



An
Bord
Pleanála

Case Reference:
ABP-304634-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 163 no. houses, creche and associated site works.
Rowlestown, Fingal, Co. Dublin.**

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Principle of Development including Core Strategy considerations

Further consideration of documents as they relate to the planning justification for the extent of lands to be developed and overall number of housing units proposed having specific regard to the local planning policy context including the Rowlestown LAP which has expired, the provisions of the Regional Spatial and Economic Strategy, Eastern and Midlands Regional Assembly in relation to commuter towns in

the Metropolitan area, and the availability of existing infrastructural and social services in Rowlestown and how such would sustain the population increase as result of this proposed development.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Urban Design Response, Layout and Density

Further consideration and/or justification of the documents as they relate to the rationale for the proposed layout and urban design response and how the proposed layout responds to the existing built village form. In addition, further consideration of the potential for the layout to create a network of linked spaces with an appropriate sense of enclosure and passive surveillance and the potential to create a more defined village edge along Church Road and Rowlestown Drive.

Further consideration should be given to the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines and also to the Design Manual for Urban Roads and Streets and set out how existing site and village characteristics informed the layout and design approach.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Green Infrastructure

Further consideration and/or justification of the documents as they relate to the consideration of Green Infrastructure and the provision of green corridors and public open space areas including ease of access for pedestrians and cyclists and passive surveillance to these areas.

Further consideration should be given to the proposed landscaping plan and the hierarchy, qualitative nature and usability of public open spaces including passive surveillance and the use/linking of green corridors throughout the scheme. All

proposed SUDs features should be clearly identified on a site layout plan with proposals as to how the features will enhance/contribute to a sense of place. Computer Generated Images and long cross-sections should be submitted to show changes in levels and inter alia, the interface of boundary treatments and SUDs to public open spaces/streetscape.

Consideration should also be given to the existing biodiversity value of the site and retention of movement corridors through the proposed scheme for wildlife including consideration of appropriate levels of set-back from new structures and any potential impact on same arising from proposed lighting scheme. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. All existing watercourses and utilities that may traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
2. A site layout plan indicating pedestrian and cycle connections through the development lands to existing public transport services in the vicinity.
3. Ecological Impact Assessment and other relevant details to address matters raised in the submission from the Department of Culture, Heritage and the Gaeltacht dated 8th July 2019.
4. A landscaping plan which clearly identifies all trees/hedgerows proposed for removal and tree protection measures for trees/hedgerows that are to be retained. Details of extent of new planting including species type and quantities and boundary details should be submitted.

5. A construction and demolition waste management plan should be provided.
6. A phasing plan for the proposed development which clearly indicates the extent of public open space and other infrastructural works that it is proposed to deliver in each phase having specific regard to the provisions of the local area plan.
7. A site layout plan indicating all areas to be taken in charge.
8. Surface water management proposals which are considered in tandem with a Flood Risk Assessment specifically relating to appropriate flood risk assessment that demonstrates the proposed development will not increase flood risk elsewhere, and if practicable, will reduce overall flood risk. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Assessment' (including the associated 'Technical Appendices').

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
3. The Heritage Council
4. An Taisce – the National Trust for Ireland
5. Transport Infrastructure Ireland
6. National Transport Authority
7. Local Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette

Assistant Director of Planning

,2019