



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 304637-19

Proposed Development: 512 no. apartments, creche, 4 no. commercial units and associated site works. Former Techrete Site, Howth Road, Howth, 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 constitute a reasonable basis for an application for strategic housing development.

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. Notwithstanding that the proposal constitutes a reasonable basis for an application:
 - (a) The prospective applicant should satisfy themselves that their Statement of Consistency adequately addresses Local Objective 108 of Fingal County Development Plan in relation to the height of the proposed development and if

considered necessary, a material contravention statement should be submitted in this regard at application stage

(b) Likewise, the prospective applicant should satisfy themselves that their Statement of Consistency adequately addresses the matter of core strategy of the Fingal County Development Plan 2017 in light of the number of units proposed, having regard to section 8.1 of the Chief Executive Opinion

2. A report including CGIs, visualisations and cross sections, as necessary, which clearly show the relationship between the proposed development and existing development along Howth Road, which includes for, inter alia, the relationship between the proposed development and nearby Protected Structures. A Visual Impact Assessment should be submitted in this regard. In addition, details should also include the interface between the proposed development and Howth Road/railway line/river; boundary treatments; public realm and ground floor elevational treatments.
3. A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overlooking, overshadowing, overbearing and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.
4. A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open space and which details exact figures for same. Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Details relating to the materiality of the proposed interface between proposed development and adjoining lands should be also submitted. Additional cross sections, CGIs and visualisations should be included in this regard.
5. A detailed phasing plan for the proposed development

6. School Demand and Concentration Report
7. Additional details in relation to surface water management for the site, having regard to the requirements of the Drainage Division as indicated section 8.2.7 of the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with a Flood Risk Assessment specifically relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk.
8. Additional details and justification for the proposed development in relation to roads, access and circulation, having regard to the report of the Transportation Division of the planning authority as detailed in section 8.2.4 of their Opinion.
9. Waste management details
10. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018). This report should specifically address proposed materials, finishes and detailing which seek to create a distinctive character for the development and which provides for active frontages and corners. The documents should also have regard to the long term management and maintenance of the proposed development.
11. A schedule of floor areas for all proposed units
12. Site Specific Construction and Demolition Waste Management Plan

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. An Taisce
2. Department of Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. Irish Water
5. National Transport Authority
6. Transport Infrastructure Ireland
7. Iarnrod Eireann
8. Inland Fisheries Ireland
9. Irish Aviation Authority
10. Dublin Airport Authority

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