



An
Bord
Pleanála

**Case Reference:
ABP-304865-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 153 no. dwellings (113 no. houses, 40 no. apartments) and associated site works.

Station Road, Portmarnock, Townlands of Portmarnock, 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. Further consideration of the documentation as it relates to compliance with the core strategy of the county development plan and the housing target for the area covered by the Portmarnock South Local Area Plan. The documentation should demonstrate that the proposed development would provide enough housing on the site to contribute to the achievement of the core strategy and local housing target to an extent proportionate to the size and location of the site.

2. Further consideration of the documentation as it relates to the provision of open space which should demonstrate that sufficient open space would be provided to serve the proposed housing and to generally comply with the provisions of the county development and local area plans with due regard to existing, permitted and planned development in this area.

3. Further consideration of the documentation as it relates to pedestrian and cycle movement through the proposed development to the railway station and neighbourhood centre. The documentation should show routes for these modes that are be in reasonable alignment with existing facilities as well as those shown on the LAP and the masterplans submitted with previous applications. In particular the documentation should show that the proposed development would provide a street network that complied with the requirements of DMURS in relation to block dimensions, footpath and carriageway widths and junction radii and that would facilitate cycle movement from the permitted development to the east and south and along Station Road on facilities that provide a suitable continuity of service and priority over vehicular movements at junctions without creating conflict with pedestrians, in line with the principles and the specific requirements of the National Cycle Manual issued by the NTA.

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. The information for the purposes of screening for EIA set out in schedule 7A of the Planning and Development Regulations 2001, as amended, which shall refer to the potential for cumulative effects in conjunction with other permitted and planned housing in the area.

2. A taking-in-charge plan and a plan for the management of the proposed neighbourhood centre including its car parking.
3. An archaeological impact report.
4. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
5. A Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.
6. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
7. A draft construction management plan
8. A draft 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. Irish Water
2. National Transport Authority
3. Irish Aviation Authority
4. Dublin Airport Authority
5. The Minister for Culture, Heritage and the Gaeltacht
6. The Heritage Council
7. An Taisce — the National Trust for Ireland

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