



An
Bord
Pleanála

**Case Reference:
ABP-304875-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 126 no. dwellings (58 no. houses, 68 no. apartments and associated site works.

Seamount Road via Seamount Abbey, Seamount Road, Malahide, 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.

Residential Density.

1. Further consideration and/or justification of documents as they relate to the proposed residential density, having regard to the existing and future accessibility of the site to surrounding public transport options, including Malahide Dart Station and to the nearest bus stops. Further consideration should be given to the provision of a pedestrian and cycle link through Oak

Hall to the west and south-west of the site which would serve to improve the accessibility of the site. Any constraints relating to the provision of same should be set out in detail in any application. While the density of 38units/ha meets the minimum thresholds, justification is required for this density, having regard to the requirements to achieve and maximise efficient use of serviced lands. Therefore, further consideration of the density, or rationale for this density on this site, is appropriate. Particular regard should be had to the criteria relating to appropriate residential density, as set out in Sustainable Residential Development in Urban Areas Guidelines (2009). Further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

Childcare Provision

2. Further consideration and/or justification of the documents as they relate to the provision of Childcare Facilities. The submitted Childcare Needs Assessment highlights that there is no capacity in existing operational creches to accommodate the predicted demand of 26 childcare spaces that would be generated by this development. The Childcare Needs Assessment assumes that this demand will be met by crèches that are permitted or constructed but not yet operational. This approach would not be acceptable to the Board, and certainty is required in relation to how the childcare demand generated by the scheme would be accommodated. Therefore, additional justification is required for the non-provision of childcare facilities. If justification is not possible, a childcare facility should be provided on the site. Particular regard should be had to the criteria as set out in Childcare Facilities – Guidelines for Planning Authorities (2001). Further consideration of this issue 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. Additional CGIs/visualisations/3D modelling showing the proposed development relative to existing development, including the surrounding residential development.
2. 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. In addition, the relationship of the raised communal open space serving the apartment block to the private amenity areas of the adjacent dwellings should be clarified and more detail provided in relation to same.
3. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.
4. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces, and demonstration of its adequacy having regard to the 'incidental nature' of some of the smaller areas of open space.
5. Additional documentation relating to flood risk having regard to the report of the Water Services Division of the Planning Authority. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including associated 'Technical Appendices'), in particular having regard to the proximity of the site to the adjacent reservoir.

6. Revised proposals in relation to surface water proposals having regard to the report of the Water Services Division of the Planning Authority, namely the need to provision more sustainable surface water measures, in line with SUDs principles and the unacceptability of the attenuation tanks proposed.

7. Additional landscaping details having regard to the report of the Parks Division of the Planning Authority including clearly delineated boundary treatments, an amended landscape plan showing existing trees and hedges to be retained and the provision of a planting plan. Clarification is also required on the exact number of play items to be provided.

8. Additional details in relation to Transport, having regard to the report of the Transportation Planning Department. In particular the prospective applicant should amend the alignment of the access route from Seamount Road and provide additional visitor cycle parking, as required. Improvements to the pedestrian access to the proposed park are also required including the provision of additional footpath infrastructure and/or additional details of the nature of the shared surface area adjacent to the proposed park.

9. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

10. Waste Management Details.

11. 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. The Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. Irish Water
5. National Transport Authority
6. Transport Infrastructure Ireland
7. Fingal County Council 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.

Rachel Kenny
Director of Planning
, 2019