



An
Bord
Pleanála

**Case Reference:
ABP-305727-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 145 no. apartments and associated site works.
Lands adjacent to the existing residential development known as The Gallery,
Turvey Walk off Turvey Avenue, To the west of Donabate Train Station,
Donabate, 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. Development Strategy

- (i) Further justification at application stage for a connectivity strategy through the site, having regard, to inter alia, the comments of the planning authority, as set out in their opinion, received by the Board on the 15th November 2019.

- (ii) Justification for the treatment along Turvey Walk having regard to the planning authority's comments, with specific reference to the creation of different unit types, which would allow own door entrances off Turvey Walk to enliven the street.

2. Residential Amenity

- (i) Further consideration and / or justification of the documents as they relate to future residential amenity, having particular regard to the proportion of single aspect and north facing units and daylight and sunlight access. Particular regard should be had to the requirements of the Sustainable Urban Housing Design Standards for New Apartments Guidelines (2018) Section 3.16 – Section. 3.19 in relation to the dual aspect ratio and north facing units.
- (ii) The clear identification on submitted floor plans at application stage of those apartments considered by the applicant to constitute dual aspect having regard to the provisions of 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).

3. Car Parking and Cycle Parking

- (i) Further consideration and / or justification of the documents as they relate to quantum of car parking spaces, having regard to, inter alia, Chapter 4 (Communal Facilities in Apartments) of the 'Sustainable Urban Housing: Design Standards for New Apartments' (2018).
- (ii) Further consideration and / or justification of the documents as they relate to a cycle strategy. This strategy should address location, accessibility, security and quantum of cycle parking spaces, having regard, inter alia, to Chapter 4 (Communal Facilities in Apartments) of the 'Sustainable Urban Housing: Design Standards for New Apartments' (2018).

4. Childcare

Should a childcare facility not be proposed, justification is required of the documents for the omission of a childcare facility. Report should be submitted on the need arising, if any, from the subject development and demographic profile of

the area and childcare capacity including analysis of services in the immediate area.

5. Infrastructural Services

- (i) Clarification with respect to upgrade works required to increase the capacity of the water network to serve the development. The clarification should include timelines involved, for completion of works, relative to the proposed development.
- (ii) Clarification with respect to the upgrade of a section of the 300mm diameter asbestos foul water sewer. This clarification should address: whether an upgrade is necessary; who is delivering this upgrade (e.g. IW or the prospective applicant?); planning consents required (if applicable) and consent of third party land owners (e.g. Irish Rail). The clarification should also address the likely timelines involved for the delivery of this infrastructure relative to the proposed SHD.

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. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address the separation distance between proposed blocks, finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along key frontages, in particular, along Turvey Walk. The statement should be supported by contextual plans and contiguous elevations and sections.

2. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments.
3. A schedule of the open space and communal / playground facilities within the development clearly delineating public, semi-private and private spaces. Details of any resolution / agreement with the p.a. in terms of contribution in lieu.
4. Details of public lighting.
5. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture drawings, and engineering plans that take account of one another.
6. Details of Architectural and Archaeological Heritage impact raised by the planning authority at pre application planning meeting stage (SHD s. 247 meeting, Friday 14th June 2019)

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. Coras Iompair Éireann
3. Commission for Railway Regulation
4. Department of Culture Heritage and the Gaeltacht
5. An Taisce
6. Heritage Council
7. An Chomhairle Ealaíonn
8. Fáilte Ireland
9. Fingal County 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

10 December, 2019.