



An
Bord
Pleanála

**Case Reference:
ABP-305856-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing public house, construction of 172 no. apartments, creche and associated site works. The Lord Mayor's Public House, Main Street, Swords, 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. Surface Water Management and Flood Risk

Further consideration of documents as they relate to the design rationale/justification for the proposed development strategy of the lands as they relate to surface and storm water management for the development lands and the risk for displaced or increased discharge of waters downstream in the Broadmeadow River and the identification of a portion of the site on Flood Zone A and B lands.

Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The

Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices') and include hydraulic modelling where considered appropriate. 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 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.

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

2. Movement and Transportation

Further consideration and/or justification of the documents as they relate to the specific objectives for Swords in the Fingal Development Plan in respect of connectivity and movement for pedestrians, cyclists and motorists within and through the site in particularly connecting the cultural quarter to the River Ward Valley.

Consideration should be given to the future road link identified in the Fingal Development Plan between Main Street and the Brackenstown Road along the northern end of the development site and whether the proposal may compromise the delivery of this future road link including a bridge if required.

Consideration should also be given to the recommendations of the Fingal South Transportation Study 2019 including, inter alia, the movement of pedestrian and cyclists along Church Road having particular regard to the current lack of footpaths at this location, site context and the difference in levels between the public road and site.

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

3. Layout and Urban Design Response

Further justification or if considered necessary further consideration of the documents as they relate to the proposed layout and urban design response vis-à-vis integration with the general area and achievement of the vision and objectives provided for within the Swords Masterplan.

The Swords Masterplan 2009 provides that “applications which propose deviations from the Masterplan Guidance must be set within a detailed urban design rationale and in the context of the urban design appraisal and guidelines set out within the Masterplan before they can be considered favourably”. Should the existing design strategy be maintained then a written response should be submitted that addresses/responds to the concerns raised by the planning authority in their opinion and which demonstrates that the proposed urban design strategy supports the achievement of the vision and objectives of the Swords Masterplan.

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. A statement justifying the quantum of proposed residential use versus the proposed retail floor space having regard to the land-use zoning objective ‘Major Centre’ for the site and consideration as to whether the dominance of residential use at this location is appropriate and/or would impact on the vitality and viability of Swords town centre. You should consider the use of a vitality and viability health check assessment to inform the statement of justification. Annex 2 of the ‘Guidelines for Planning Authorities, Retail Planning 2012’ may be of assistance in this regard.

2. A contextual layout plan which indicates the layout of adjoining developments, photomontages and cross section at appropriate intervals for the proposed development including details of how the proposed development interfaces with contiguous lands and adjoining roads in particular Forest and Church Road.
3. Details demonstrating that the qualitative and quantitative standards of the proposed residential units having specific regard to the provisions of Specific Planning Policy Requirements contained in inter alia the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2018.
4. All existing 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.
5. A site layout plan indicating pedestrian and cycle connections through the development lands including the river front.
6. A construction and demolition waste management plan should be provided.
7. A Building Life Cycle Report as per Section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities 2018.
8. A site layout plan indicating all areas to be taken in charge.
9. A management plan for the proposed development including clarity regarding access to and through the development to public amenity areas.
10. Information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018

11. An Appropriate Assessment screening report and/or Natura Impact Statement if considered necessary, which should consider inter alia the issue of surface water management and flood risk (as outlined in Item 1 of the Opinion) and in-combination effects of relevant Natura 2000 sites.

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

7th January, 2020