



An
Bord
Pleanála

Case Reference:
ABP-306942-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 354 no. residential units (122 no. houses, 232 no. apartments), childcare facility and associated site works.

Kellystown, Clonsilla, Dublin 15.

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. Kellystown LAP

The prospective applicant should demonstrate that the proposal is not premature pending the finalisation of an LAP for the area (Kellystown LAP). In particular, the prospective applicant should demonstrate that the proposal does not prejudice the delivery of housing on a phased basis, in tandem with the necessary infrastructure, and does not prejudice the delivery of the overarching objectives for the Kellystown

Area, as set out in 'Objective Blanchardstown 18' of the Fingal Development Plan 2017-2023. Further consideration of this issue may require amendments to the documents and/or design proposals submitted.

2. Kellystown Link Road

The prospective applicant should demonstrate that the proposal does not prejudice in any way the delivery of the Kellystown Link Road Objective, as set out in Table 7.1 'Road Schemes' and Sheet 13 'Blanchardstown South' of the Fingal Development Plan 2017-2023, pending the finalised design of same. The applicant should also ensure that the technical specifications (including, but not limited to, the alignment, width and finishes) of the portion of the link road proposed as part of this development are to the satisfaction of the Planning Authority. Further consideration of this issue may require amendments to the documents and/or design proposals submitted.

3. Residential Density

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 existing rail stations at Coolmine and Clonsilla, any future rail stations in the Porterstown Area, and to the nearest existing and proposed bus stops/routes. 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 amendments to the documents and/or design proposals submitted.

4. Massing/Detailed Design/Ground Floor Treatment of Block A

The prospective applicant should provide further justification and/or detail in relation to the proposed massing and detailed design of Block A. In particular, the prospective applicant should provide further justification and/or detail in relation to the treatment of the ground floor of Block A, having regard to the level of active frontage provided at ground floor level. Further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

5. Compliance with DMURS

The prospective applicant should provide further justification and/or detail in relation to compliance with DMURS, in particular the creation of active street edges along Kellystown Avenue, Porterstown Road and Diswellstown Road Overpass, the prioritisation of safe walking and cycling routes both within and around the development, the treatment and nature of the proposed 'Homezones' and the number of cul-de-sacs within the site. 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 details in relation to Transport, having regard to the report of the Transportation Planning Department, in particular the provision of a parking layout drawing/schedule, details of cycle parking, details of the set-down parking area for the crèche, details of upgrade works to the Porterstown Road and details of any other road upgrades that are required, impacts of the Irish Rail Electrification Project on vehicular, cycle and walking routes; sightline drawings; connections and permeability to adjoining sites and the provision of a taking in charge drawing.
2. Additional details and/or revised proposals in relation to site services, having regard to the report of the Water Services Division of the Planning Authority, and having regard to the detailed comments included in the Irish Water Submission on this pre-application (dated 15th May 2020). These include confirmation in relation to the adequate capacity of the foul water sewer network to accommodate the development, details of the proposed foul water pumping station; upgrades required to connect to the water supply network and additional detail and/or revised proposals in relation to the SuDS measures proposed; Further consultation is required with Irish Water and/or the Planning Authority (as

appropriate) in relation to foul water capacity/infrastructure and in relation to required upgrades to the water supply network.

3. Additional details and/or revised proposals in relation to open space/landscaping, having regard to the report of the Parks and Green Infrastructure Division, including clarification of the quantum of public open space being provided, the location of the proposed pump station details of play provision, the layout of the public open space within the development and management of tree and hedgerow retention.
4. Additional CGIs/visualisations/3D modelling.
5. 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.
6. 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.
7. A plan of the proposed open space within the site clearly delineating public, communal and private spaces.
8. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
9. Waste Management Details.
10. Site Specific Construction and Demolition Waste Management Plan.
11. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

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. Iannród Éireann
5. Commission for Railway Regulation
6. Transport Infrastructure Ireland
7. National Transport Authority
8. Irish Water
9. Inland Fisheries Ireland
10. Waterways Ireland
11. 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.

Tom Rabbette

Assistant Director of Planning

July, 2020