



An
Bord
Pleanála

**Case Reference:
ABP-308478-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 344 no. residential units (39 no. houses, 305 no. apartments), creche and associated site works. Hacketstown, in the townland of Milverton, to the east of the Golf Links Road, Skerries, 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 constitute a reasonable basis for an application for strategic housing development.

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. Clarity should be provided of the site ownership and any works to take place outside of the site ownership extent. As part of this, a layout map and written documentation is required, with any necessary letters of consent and heads of agreement for phasing works to ensure integration with adjoining works (in particular the provision of roads, SUDs, or Openspace along the Riparian Strip), to also be provided. If areas of road are proposed on Open Space Zoning, compliance with the zoning objective should be considered.

2. EIAR screening should consider the level of integration and collaboration with adjoining existing, permitted and proposed developments adjacent to the site.
3. The approach to unit typology should be explained further, with detail of how units will be appropriately designed for, and accessible to, a wide variety of different occupiers (i.e. mobility constrained / elderly / families). With particular regard to the checklist under chapter 4 of the Sustainable Residential Development in Urban Areas Guidelines, which ask how the development will ensure accessibility for everyone, including people with disabilities.
4. A plan of landscape proposals clearly delineating public, communal and private spaces to be provided, as well as a detailed breakdown of the total area of same. Consideration of how the design of the landscape and provision of furniture/equipment will facilitate use of these spaces for both adults and children should be provided. Details of how the edge of the parkland area will be treated where it meets streets should be provided. The design treatment and enclosure of communal residential gardens should also be explained. A response to the comments from the Planning Authority in relation to the landscape proposals is required.
5. Topographical survey of the site and associated commentary on how this has impacted the design of the proposed development and arrangement of open space.
6. Additional detail of the access points to duplex units and how the design of duplex blocks engages with adjacent spaces.
7. Identify the location of cycle storage, its allocation to units and how appropriate security is achieved.
8. Demonstrate accordance with DMURS. The inclusion of surface car parking should be considered in light of any impact upon the quality of the proposed landscape, and further detail and/or justification should be provided around this.
9. Submission of a building life cycle report in accordance with section 6.3 of the 'Sustainable Urban housing: Design Standards for New Apartments (2020)'. Details should include 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.

- 10.** A Housing Quality Assessment with regard to relevant national and local planning policy on residential development.
- 11.** Submission of a Daylight, Sunlight and Overshadowing Assessment providing analysis of both the proposed accommodation and any potential impact upon surrounding dwellings/amenity spaces.
- 12.** Detail of infrastructure upgrades to Golf Links Road and the timeframe for delivery in context with the phasing programme for the proposed development.
- 13.** Additional detail of arrangement for future connections to water supply and wastewater services is required in consultation with Irish Water.
- 14.** 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.
- 15.** Address each of the 15 no. recommendations outlined in the Planning Authority opinion.

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. Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)**
- 2. The Heritage Council**
- 3. An Taisce**
- 4. Irish Water**
- 5. Transport Infrastructure Ireland**
- 6. National Transport Authority**
- 7. Córas Iompair Éireann**
- 8. The Commission for Railway Regulation**
- 9. Iarnród Éireann**
- 10. Fingal 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
January, 2021