



An
Bord
Pleanála

**Case Reference:
ABP-308497-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 162 no. apartments and associated site works. Lands to the west of the entrance to Howth Castle, Howth Road, Howth, Dublin 13.

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. A report that addresses and provides a clear design rationale for the proposed design, scale and character of the buildings, materials and finishes of the proposed development in the context of the site and the transition in building height. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. Additional CGIs and visual assessment, having regard to

the local objectives pertaining this site, the cumulative impact of the Techrete site located opposite the site, and recognising the visual sensitivity of this area/site with photomontages and 3D modelling, to include consideration of impacts on the protected structures identified below.

2. The inclusion of all works to be carried out within the red line boundary.
3. Heritage Assessment to consider impacts on RPS No. 556- Howth Castle (incl. wings, towers, stables and 19th Century entrance gates), RPS No. 557 Church (in ruins) , Grounds of Howth Castle, RPS No. 695- St. Mary's Church of Ireland Church, Howth Road. The report shall include a statement response to the specific concerns raised by the Conservation Officer Section of Fingal County Council report dated 23rd October 2020.
4. Archaeological Impact Assessment.
5. Landscaping proposals to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site; (ii) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces; (iii) permeability plan of the proposed open space within the site clearly delineating public, semi-private and private spaces, areas to be gated, treatment of interface areas and provision of future connections to adjoining lands.
6. Additional cross-sections demonstrating the extent of cut and fill required to accommodate the development of the site.
7. A Site-Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report.
8. Submission of a Traffic and Transport Assessment.
9. Submission of a Stage I Road Safety Audit
10. A statement of compliance with the applicable standards set out in DMURS, and a mobility management plan which justified the proposed provision of parking for cars and bicycles.

11. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments, including its specific planning policy requirements.
12. A building life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).
13. Proposals for compliance with Part V of the planning act.
14. Childcare demand analysis, having regard to the existing childcare facility in the vicinity of the site, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.
15. Inclusion of a Social and Community Audit of the schools in the vicinity in particular school going children and the accommodation of additional requirement resulting from the proposed development.
16. A draft construction management plan.
17. A draft waste management plan.
18. A material contravention statement, in respect to any and all elements of the development that may materially contravene the Development Plan objectives or policies applicable to the site.

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. Department of Culture, Heritage and the Gaeltacht**
- 3. The Heritage Council**
- 4. An Taisce**
- 5. An Chomhairle Ealaíon**
- 6. Fáilte Ireland**

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
January, 2021