



An
Bord
Pleanála

**Case Reference:
ABP-308583-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 149 no residential units (33 no. houses, 116 no. apartments), creche, and associated site works. Ballygossan Park, 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 taking place on lands outside the ownership of the applicant. 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 Open space 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, in the context of in combination effects, in particular noting the level of integration and collaboration with adjoining existing, permitted and proposed developments adjacent to the site.
3. Notwithstanding that the proposal constitutes a reasonable basis for an application, demonstrate/justify the suitability of the proposed site to accommodate the proposed height particularly in the context of the site within a highly sensitive landscape identified in the Development Plan.
4. A Housing Quality Assessment which provides the specific information regarding the proposed apartments required by the 2020 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2020 guidelines should also be submitted. 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.
5. A Visual Impact Assessment that is supported by Verified Imaged / Photomontages from key vantage points given the location of the site in a 'Highly Sensitive Landscape' area.
6. An Ecological Impact Assessment.
7. An Archaeological Impact Assessment.
8. Social Infrastructure Capacity Assessment including School Demand Assessment and Childcare Assessment.
9. A Site Specific Management Plan which includes details on management of the communal areas, public space, residential amenity and apartments.
10. A draft Construction Waste Management Plan, draft Construction and Environmental Management Plan and a draft Operational Waste Management Plan.

11. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
12. Address the issues raised in the Irish Water Submission dated 20th November 2020.
13. Respond to issues raised in the Planning Authority Opinion received by An Bord Pleanála on the 1st December 2020.
14. Address the issues raised by the Transportation Planning Section Report dated 25th November 2020 contained in the Planning Authority Opinion received by An Bord Pleanála on the 1st December 2020.
15. Address the issues raised by the Water Services Department Report dated 19th November 2020 contained in the Planning Authority Opinion
16. Address the issues raised by the Parks and Green Infrastructure Division Report dated, 20th November contained in the Planning Authority Opinion received by An Bord Pleanála on the 1st December 2020.
17. 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.
18. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant Development Plan or Local Area Plan, other than in relation to the zoning of the land, a statement indicating the plan objective(s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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