



An
Bord
Pleanála

**Case Reference:
ABP-308853-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 177 no. apartments, creche and associated site works.

Cantebury Gate, Old Navan Road, Mulhuddart, 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. Further consideration/justification of the documents as they relate to proposed realignment of the R121 refused under FW20A/0043, pedestrian and cycle improvements to the R121, and Objective of the development plan to upgrade the N3 from Littlepace to the M50.
2. Further consideration/justification of the documents in relation to Flood Risk Management, in accordance with the Guidelines for Planning Authorities on the

Planning System and Flood Risk Management issued by the Department of the Environment, Heritage and Local Government in November 2009.

3. Further consideration/justification of the documents in relation to the design/layout and ground level interaction with the R121.

The 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. An overlay of the site layout plan and zoning map is required. Further consideration/justification in relation to any uses proposed on the lands zoned OS is required.
2. Additional details in relation to surface water management for the site. Any surface water management proposals should be considered in tandem with an appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk.
3. Further consideration/justification in relation to accessibility of communal spaces; connection from within blocks to the communal open space and residential amenity facilities; location and accessibility of play area; pedestrian movement between and around the blocks.
4. A plan detailing the hierarchy and function of public open space across the site, and access to immediately adjoining amenity of Tolka Valley Park and delivery of any planned entrance/infrastructure relating to the park, to be considered in consultation with FCC.
5. Details of the proposed materials and finishes to the scheme. 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, when viewed from both the R121 and the N3.
6. Details of boundary treatment across the site, including boundary treatment along the N3 and the R121.

7. Ecological Impact Assessment and review of tree survey and bat survey submitted, to reflect accurately the boundaries of the site, with due consideration of proximity to the Tolka Valley Park.
8. Noise Impact Assessment.
9. Wind micro-climate study.
10. Sunlight, daylight and overshadowing analysis, having regard to the requirements of BRE209/BS2011.
11. A detailed Construction Environmental Management Plan.
12. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018, including its specific planning policy requirements.
13. A building life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.
14. Response to issues raised by the Parks and Green Infrastructure Division (dated 21.01.21), Transportation Planning Section (dated 20.01.20, and Water Services Division (dated 14.01.21), as per the reports submitted in Appendix B of the Planning Authority Report, received on 26th January 2021.
15. 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.
16. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.
17. An Appropriate Assessment screening report and/or Natura Impact Statement.

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, as amended:

- 1. Irish Water**
- 2. Transport Infrastructure Ireland**
- 3. National Transport Authority**
- 4. Health and Safety Authority**
- 5. Minister for Housing, Local Government and Heritage**
- 6. An Taisce (nature conservation)**
- 7. Fingal Childcare Committee**

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Rachel Kenny
Director of Planning
June, 2021