



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-309049-20

Proposed Development: 815 no. residential units (377 no. houses, 438 no. apartments), creche and associated site works.

Castlelands, in the townland of Hampton Demesne, Kilsough North and Balbriggan, Balbriggan, 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. A detailed statement of consistency and planning rationale, clearly outlining how in the prospective applicant's opinion, the proposal is consistent with local

planning policies and objectives of the Fingal County Development Plan 2017 – 2023.

2. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where the proposed development materially contravenes the statutory Plan for the area other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.
3. Clarification around the compliance, or otherwise, of the proposed development with the Castlelands Masterplan 2021 (noting, inter-alia, Objective Balbriggan 16 of the Fingal County Development Plan 2017 – 2023).
4. Seek to demonstrate how the proposed development ties in with the overall Balbriggan Area, with regard to delivery of pedestrian / cycle / vehicular accesses through the site.
5. Further clarification of the vehicular T junction and pedestrian crossing proposed over the railway line. Further clarification and detailed cross sections in relation to ground levels at the junction of the new proposed Link Road, bridge crossing and tie in with the R127.
6. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments.
7. Justification of hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standard and location of underground attenuation tanks and storage systems under public open space, as part of SuDS solution. A response to the contribution suggested by the planning authority in accordance with Section 48(2) (c) of the Planning and Development Act 2000 in lieu of public open spaces provision.
8. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way

finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.

9. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture drawings, and engineering plans that take account of one another.
10. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
11. A visual impact assessment. Long range views / photomontages of the proposed development from the surrounding area.
12. A response to matters raised within the PA Opinion and Appended County Council Department comments submitted to ABP on the 17th February 2021.
13. Response to issues raised in transportation department report dated 02.02.21, and the Parks and Green Infrastructure dated 18.01.2021 accompanying the PA Opinion dated 17th February 2021.
14. Clarification at application stage regarding connection to water and drainage infrastructure having regard to the Irish Water submission dated 10.02.2021

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. **Commission for Railway Regulation**
3. **Iarnrod Eireann**
4. **Railway Safety Commission**

5. **Coras Iompair Eireann**
6. **Department of Culture Heritage and the Gaeltacht**
7. **An Taisce**
8. **Heritage Council**
9. **An Chomhairle Ealaíonn**
10. **Fáilte Ireland**
11. **Fingal County 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.

Tom Rabbette
Assistant Director of Planning
May, 2021