



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-309783-21

Proposed Development: 274 no. residential units (212 apartments, 62 duplexes), creche, Montessori, community facilities, co- working hub and retail / commercial space.

Kilmartin Local Centre, Hollywoodrath, Dublin 15.

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. Seek to demonstrate how the proposed development ties in with the overall Tyrrellstown Area, with regard to delivery of pedestrian / cycle / vehicular

accesses through the site, in particular, into the existing Tyrrellstown neighbourhood centre to the south, to the educational lands to the north west, to Bellingsmore to the north and to the Bus Stop to the east on the R121.

2. Further clarity on possibility of rerouting the Bus network and provision of a Bus Stop within any future proposal for the Local Centre. Details of discussion with National Transport Authority and other relevant bodies.
3. Justification of the car parking quantum proposed.
4. 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 and LAP 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.
5. Further clarification with respect to the area of culverted lands (hatched on the submitted site layout plan) within the ownership of FCC and lands to the east between the subject site and the R121 also within the ownership of FCC and how / if these lands are to be included or treated as part of any future application. Clear delineation of what lands are to be included within the red line boundary and appropriate consent for lands within FCC ownership included, if applicable, in any future application.
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 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartment which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating

which of the apartments are considered by the applicant as dual / single aspect, single aspect north facing and which apartments exceeds the floor area by 10%.

7. Response to issues raised, in point 6.6.2 specifically, of the planning authority opinion, dated 26/04/2021 in particular, relation to the potential for unreasonable overlooking between habitable rooms in Blocks C and D. Also quantum of north facing single aspect apartments in Blocks C and H and justification for same.
8. 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.
9. 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.
10. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:
 - (i) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
 - (ii) Impact to any neighbouring properties devoid of proposed and existing landscaping and trees.
11. A Noise Impact Assessment of the proposed development, specifically with regard to location of the site within Noise Zone C associated with the airport and compliance with Objective DMS31 of the Fingal County Development Plan 2017.

- 12.** A visual impact assessment. Long range views / photomontages of the proposed development from the surrounding area.
- 13.** A response to matters raised within the PA Opinion and Appended County Council Department comments submitted to ABP on the 26th April 2021.
- 14.** Response to issues raised in the Water Services report dated 20th April 2021, the Transportation Department report dated 21st April 21, and the Parks and Green Infrastructure dated 21st April 2021 accompanying the PA Opinion submitted 26th April 2021.
- 15.** Clarification at application stage regarding connection to water and drainage infrastructure having regard to the Irish Water submission dated 22.04.2021
- 16.** A life cycle report shall be submitted in accordance with section 6.13 of the Sustainable Urban housing: Design Standards for New Apartments (20120. The report should have regard to the long-term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, child friendly spaces, pathways, and all boundary treatments. 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.
- 17.** Childcare demand analysis by way of assessment and report on demographic profile of the wider area, regard being had to public safety zone designation and including analysis of childcare capacity / services in the immediate area and the likely demand for childcare places resulting from the proposed development and development of lands to the north within the PSZ within the applicant's ownership.
- 18.** A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

19. Site Specific Construction and Demolition Waste Management Plan.

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. National Transport Authority (NTA)**
- 3. Transport Infrastructure Ireland (TII)**
- 4. Irish Aviation Authority (IAA)**
- 5. Dublin Aviation Authority (DAA)**
- 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
September, 2021