



An
Bord
Pleanála

**Case Reference:
ABP-309926-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 428 no. residential units (401no. houses, 27 no. apartments) and associated site works.

Kilmartin Sites 2 and 3, 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 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 justification/consideration and/or design modifications of the proposed courtyard house typology which, it is stated, seek to create dual frontage houses to the public realm either side of the subject house. The applicant should seek to satisfy the Board that such housing can operate as dual frontages over the lifetime of those dwellings. Consideration should be given to, inter alia, implications of certain 'exempted development' allowed for under the Planning and Development Act and associated Regulations behind the front building line

and to the rear of houses and the implications that such exemptions (if applied) could have to the design strategy/intent of these dual frontage houses. The prospective applicant may wish to submit at application stage examples of such typologies that have been successfully implemented. The prospective applicant should also seek to demonstrate that this typology complies with statutory plan requirements (see specific information request item 3 below).

2. Development and Phasing Strategy - The documentation at application stage requires further justification with regards to:
 - (i) how the subject application forms part of a wider development strategy for the landholding
 - (ii) how the childcare requirement to serve this development will be provided in tandem with housing. Given the Public Safety Zone (PSZ) and Noise Safety Zone (NSZ) designations associated with the airport and restrictions on provision of Childcare facilities with Noise Zone B and Dublin Airport Outer Public Safety.

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 demonstrating how the proposed development ties in with wider development strategy for the landholding and the overall Tyrrellstown Area, with regard to delivery of public open space, connectivity, way finding, pedestrian / cycle / vehicular accesses through the site, in particular, into the existing Bellingsmore development to the south, to the recently granted planning permission under FW21A/0042 to the east, to the designated GAA playing pitches to the north and to the adjoining educational lands to the south.
2. Detailed cross sections demonstrating the relationship with Bellingsmore to the south, the permitted development under FW21A/0042 and any future proposed development.

3. Clarity that all housing typology proposed comply with Development Plan Standards in relation to accommodation size, garden size, car parking and separation distances and where not that it is clearly set out and justified. Regard should be had to, inter alia, Objective DMS 24, Objective PM37 Objective PM38 Objective PM41.
4. Clarity of compliance with Local Objective 72, the requirement for delivery of 2.5 ha of lands for GAA pitches.
5. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where / if 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.
6. 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. 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.
7. 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.
8. 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.
 - Impact to any neighbouring properties devoid of proposed and existing landscaping and trees.

9. A Noise Impact Assessment of the proposed development, specifically with regard to location of the site within Noise Zone B associated with the airport and compliance with Objective DMS31 of the Fingal County Development Plan 2017.
10. A visual impact assessment. Long range views / photomontages of the proposed development from the surrounding area.
11. A response to matters raised within the PA Opinion and Appended County Council Department comments submitted to ABP on the 21st May 2021.
12. Response to issues raised in the Water Services report dated 12th May 2021, the Transportation Department report dated 13th May 2021, the Environmental Health and Noise Report dated 30th April 2021 and the Parks and Green Infrastructure dated 14th May 2021 accompanying the PA Opinion submitted 21st May 2021.
13. Clarification at application stage regarding connection to water and drainage infrastructure having regard to the Irish Water submission dated 13th May 2021
14. A life cycle report shall be submitted in accordance with section 6.13 of the Sustainable Urban housing: Design Standards for New Apartments (2020). 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.
15. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
16. 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. Department of Culture Heritage and the Gaeltacht**
- 5. Irish Aviation Authority**
- 6. Dublin Aviation Authority (DAA)**
- 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