



An  
Bord  
Pleanála

**Case Reference:  
ABP-310235-21**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 172 no. residential units (150 no. houses, 22 no. apartments) and associated site works. Station Road, Portmarnock, in the Townlands of Portmarnock and Maynetown, Portmarnock, 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 / amendment of documents as they relate to water and wastewater proposals to service the development. The documents should provide details of necessary upgrade works required to facilitate the development to include, *inter alia*: plans and particulars, having regard to the network constraints raised by Irish Water in their report dated 18<sup>th</sup> June 2021 and in the report of the Planning Authority's Water Services Department dated 24<sup>th</sup> May 2021. In the event that Irish Water infrastructure is not available, a justification

should be submitted that seeks to address the potential negative impact of the development on the existing infrastructure, in particular the temporary pump station and clarify any upgrades that may also be required to allow additional connections to this pump station.

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. Notwithstanding the sites location in the outer safety zone for Dublin Airport demonstrate and / or justify the suitability of the proposed site to accommodate the proposed residential density with regard to the previously approved developments on the LAP lands, the provisions of the current Fingal County Development Plan, the Portmarnock South Local Area Plan 2013 – 2019 (as extended) and relevant national and regional planning policy.
2. A report that addresses and provides a clear design rationale for the proposed design and layout, character areas, materials and finishes of the proposed development including specific detailing of finishes and frontages for the proposed duplex blocks, and the maintenance of same. Particular regard should be had to the requirement to provide high quality, robust and sustainable finishes and details which seek to create a distinctive character for the development.
3. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority, and the phased delivery of such public open spaces.
4. Childcare Demand Report, which identifies demand for childcare places likely to be generated by the proposal and existing facilities in the vicinity to cater for such demand.
5. School Demand Report, which identifies demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.

6. A Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.
7. A phasing plan for the proposed development, includes the phasing arrangements for the delivery of the public open spaces and Part V provision.
8. A report addressing the issues raised in the planning authority's Transportation Planning Section's report.
9. A report addressing the issues raised in the planning authority's Parks and Green Infrastructure Division dated 14<sup>th</sup> June 2021.
10. A material contravention statement, in respect to any and all elements of the development that may materially contravene the Local Area Plan and Development Plan objectives or policies applicable to the site.
11. 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.

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. Irish Water**
- 2. The Commission for Railway Regulation**
- 3. Iarnrod Eireann**
- 4. Transport Infrastructure Ireland**
- 5. The National Transport Authority**
- 6. Fingal County Childcare Committee**
- 7. Irish Aviation Authority**
- 8. Dublin Airport Authority**
- 9. Department of Education and Skills**

**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.

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Tom Rabbette  
Assistant Director of Planning  
August, 2021