



An
Bord
Pleanála

**Case Reference:
ABP-311441-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 677 no. residential units (266 no. houses, 411 no. apartments), creche and associated site works. Lands to the south of Rathbeale Road, Mooretown, Swords, 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. Development Strategy

Further consideration and/or justification of the documents as they relate to the urban design response of the proposed development along the proposed Western Distributor Link Road (WDLR). The documentation should demonstrate how the design, scale and massing of the proposed development takes into consideration the indicative building blocks/line illustrated in the Oldtown Mooretown LAP and complies with the 12 Criteria of the Urban Design

Manual – A best practice guide (in particular Criteria No. 1). The further consideration and/or justification may require an amendment of the documentation to ensure the proposed development can ensure a high-quality design response to the permitted WDLR.

2. Irish Water

Further consideration and/or justification of the documents as they relate to the proposed treatment of the wastewater. In particular, the consideration/clarification should address the contents of the submission from Irish Water (dated 18th of October 2021) concerning the need to deliver a storage tank to facilitate an increase in the capacity of the wastewater infrastructure. Clarity is required at application stage as to what upgrade works are required, who is to deliver these works, when are the works to be delivered relative to the completion of the proposed housing development and whether such upgrade works are to be the subject of separate consent processes.

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 quantitative and qualitative assessment which provides a breakdown of the public and communal open space areas. This assessment should include a detailed landscape plan including the provision of communal amenity spaces and play facilities in line with the Sustainable Urban Housing: Design Standards for New Apartments (2020) and the requirements of Fingal County Council Parks Department.
- 2.** A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the WDLR, public open spaces, surface water management proposals and Part V provision.

3. A Traffic and Transport Assessment including, *inter alia*, a rationale for the proposed car parking provision should be prepared, to include details of car parking management, car share schemes and a mobility management plan.
4. 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.
5. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances, boundary treatment/s and Village Centre. 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. The documents should also have regard to the long-term management and maintenance of the proposed development and a life cycle report for the apartments in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
6. Additional Computer-Generated Images (CGIs) and visualisation/cross section drawings showing the proposed development in the context of the existing residential properties surrounding the site and the proposed development at key landmark views.
7. An updated Community & Social Audit indicating the likely additional demand for community facilities and the available capacity to accommodate this demand.

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. Transport Infrastructure Ireland.**
- 3. National Transport Authority**
- 4. Minister for Culture, Heritage and the Gaeltacht (built heritage)**
- 5. Heritage Council (built heritage)**
- 6. An Taisce — the National Trust for Ireland (built heritage)**
- 7. The relevant Childcare Committee**
- 8. The 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.

Tom Rabbette

Assistant Director of Planning

October, 2021