



An
Bord
Pleanála

**Case Reference:
ABP- 311861-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 283 no. residential units (123 no. houses, 160 no. apartments), creche and associated site works.

Within townland of Newcastle South, Newcastle, 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 and amendment of the documents having regard to the specific objective of the South Dublin County Development Plan 2016 - 2020 to *Provide for Traveller Accommodation* on lands at Newcastle South.

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 statement demonstrating consistency with the Development Plan settlement strategy for the County and for Newcastle, having regard to the extent of existing and permitted development in the area. Justification of the proposed density, with reference to the relevant county and local area statutory plans, s.28 guidelines and SPPR3 (criteria 3.2) should be included.
2. The application should indicate how the development will facilitate the sequential development of the settlement and should ensure that the proposal would not compromise the development of Village Core lands in line with the provisions of the Local Area Plan or where there is potential for impact, justification of same should be included with the application documentation.
3. Site layout plans illustrating how the proposed development is aligned with the roads, movement / connections, open space and other framework elements that apply to these lands under the County Development Plan and the Newcastle Local Area Plan, and/or DMURS. This should include pedestrian and cycle connections between neighbourhoods, parks and the Main Street in line with the objectives of the LAP. Where there is potential for deviation or divergence from the Plans, justification of same should be included with the application documentation.

The documentation should, in so far as is practical, also illustrate how the development will integrate with and facilitate the development of adjoining undeveloped zoned lands in accordance with the principles and guidance of the LAP.

4. A statement describing how the design and layout of each neighbourhood addresses the requirement of the Local Area Plan to create its own distinct identity in keeping with the varying Character Areas and landscape contexts.
5. A design rationale, including a response to the comments of the planning authority, in relation to the proposed apartment blocks, having regard to the surrounding pattern of development and the provisions of the Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning

Authorities and the Urban Development Building Height Guidelines. The rationale should also address, inter alia, the requirements of SPPR3 (criteria 3.2), and SPPR4 in relation to the proportion of dual aspect apartments proposed.

6. A detailed phasing plan for the proposed development. Such plan should demonstrate how the phasing provisions of the Local Area Plan are addressed within the proposed development or as part of adjoining permitted developments.
7. In relation to access and transportation, the following information should be submitted:
 - a) A mobility management plan and a statement describing how the proposed development will contribute to sustainable travel patterns and reduced dependency on private car.
 - b) A Quality Audit in accordance with Annex 4 of the Design Manual for Urban Roads and Streets (DMURS) which shall include as a minimum a Street Design Audit, Road Safety Audits and Pedestrian and Cycling Audits.
 - c) Proposals to address existing deficiencies in pedestrian and cycle facilities along the Athgoe Road, between the entrance to the proposed development and the Main Street.
 - d) Further consideration and justification for the extent of bicycle parking for apartment units and compliance with the provisions of the Sustainable Urban Housing, Design Standards for New Apartments - Guidelines for Planning Authorities in this regard.
 - e) A report addressing other matters raised in the report of the South Dublin County Council Roads Department, dated 22/11/2021.
8. An Archaeological Impact Assessment. The assessment should have regard, inter alia, to the potential impacts of proposed attenuation measures in Tower Park, adjoining the recorded monument at the Athgoe Road junction.
9. A plan clearly identifying the areas intended to be taken in charge by the local authority.
10. A report addressing the matters raised in the Water Services report of the local authority, dated 25th November 2021, including the design of surface water management and attenuation measures. A SSFRA should also be provided which

shall address, inter alia, the risk of downstream flooding arising as a result of the proposed development.

- 11.** A comprehensive daylight and sunlight assessment examining the proposed dwelling units and amenity / open spaces, as well as potential impacts on daylight and sunlight to adjoining properties. In preparing such assessment regard should be had to the provisions of section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and to the approach outlined in guides like the BRE 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.

The assessment should provide a comprehensive view of the performance of the entire development in respect of daylight provision, including accommodation at ground and first floor levels. Where any alternative, compensatory design solutions in respect of daylight are proposed, these should be clearly identified, and their effect appropriately described and / or quantified.

- 12.** The Environmental Report / Environmental Impact Assessment Report (as appropriate) should include the results of all surveys undertaken in respect of these lands, including in particular breeding bird surveys, and mammal and bat surveys. The documentation should confirm that all surveys were undertaken at the appropriate times of the year.

- 13.** Detailed landscaping proposals for the lands which shall be aligned with, and informed by, an Arboricultural Impact Assessment.

- 14.** The application should demonstrate that the design and layout of development provides for suitable overlooking / passive surveillance of areas of public and communal open space and pedestrian routes, to ensure adequate levels of residential amenity, privacy, and security. Unsupervised spaces which may give rise to anti-social behaviour should be actively designed out of the proposed development.

- 15.** 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, as amended:

- 1. The Minister for Housing, Local Government and Heritage.**
- 2. The Heritage Council**
- 3. An Taisce**
- 4. Irish Water**
- 5. National Transport Authority**
- 6. Transport Infrastructure Ireland**
- 7. Inland Fisheries Ireland**

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.

Rachel Kenny
Director of Planning
March, 2022