



An
Bord
Pleanála

**Case Reference:
ABP-312259-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 200 no. residential units (194 no. houses, 6 no. apartments), creche and associated site works.
Coolquay Common, The Ward, 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 of, and possible amendment to the documentation submitted in respect of the scale of development proposed for this location, identified as a Rural Village in the Fingal County Development Plan.

Application documentation should provide a detailed and robust planning rationale and justification for the nature and scale of development proposed in the context of local and regional planning policy, as well as national policy as

set out in the *Sustainable Residential Development in Urban areas, Guidelines for Planning Authorities* (2009). The documentation should describe how the proposed development will provide for managed and sustainable growth of the settlement and avoid over-development, in line with the objectives of the National Planning Framework.

This may require possible amendment to the documents and or design proposals submitted.

2. Having regard to the scale of development proposed, and in the absence of a Local Area Plan or Masterplan for this settlement, the application should give consideration to, and provide further justification for the proposed development in terms of its contribution to the character and structure of the settlement. In this regard, the application should describe how the development integrates with, and is informed by the existing character, scale and grain of the village. The rationale for the layout of development, including the siting and design of community and commercial elements, and the vision for the future structure of the settlement, should be clearly described.

This may require possible amendment to the documents and/or design proposals submitted.

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 social and community infrastructure audit.
2. A phasing plan for the proposed development, which should include the delivery of associated road and drainage infrastructure and public open spaces. A rationale for such phasing plan having to the sequential development of the settlement should be described.

3. A response to the issues raised in the Written Opinion of the Planning Authority, in respect of the design and layout of development, and concerns regarding the supervision of open spaces and security of housing backing onto open space and surface car parking.
4. In relation to access and transportation, the following information should be submitted:
 - (a) A revised Traffic Impact Assessment (TTA). The assessment should provide a clear justification and validation for the trip rates used in the assessment and any assumed modal split.
 - (b) A Travel Plan / Mobility Management Plan and a statement describing how the proposed development will contribute to sustainable travel patterns and a reduced dependency on the private car.
 - (c) 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.
 - (d) A review of existing pedestrian and cycle connections to services and amenities in the surrounding area.
 - (e) A report addressing other matters raised in the report of the Fingal County Council Transportation Planning Section.
5. Plans identifying all areas intended to be taken in charge by the local authority. The application should clearly describe proposals for the ownership, management, and maintenance of the proposed Biodiversity Park and the Community Centre.
6. A report addressing the matters raised in the report of Fingal County Council Water Services Department, dated 05/01/2022.

Application documentation should clearly identify all existing drains and watercourses traversing and bounding the development site and describe their treatment as part of the proposed development.

7. A review of, and rationale for the extent of hedgerow removal, and a complete tree survey including an Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement in accordance

with BS 5837: 2012, Trees in relation to Design, Demolition and Construction - Recommendations.

8. Confirmation that the Ecological Impact Assessment (EclA) Report considers the full extent of hedgerow removal and works / modifications to existing drains and watercourses proposed as part of the development.

The Ecological Impact Assessment (EclA) report should be accompanied by the results of all surveys undertaken as part of the assessment, including bat and breeding / wintering bird surveys.

9. A report that specifically addresses the proposed materials and finishes to the scheme, including specific detail of external finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site.
10. A noise assessment demonstrating that good acoustic design has been followed and that relevant internal noise guidelines will be met. Any noise mitigation / insulation measures, and their effectiveness, should be clearly identified and described. The assessment should also include an external amenity area noise assessment.
11. Documentation accompanying the planning application should describe the management of the risk of septicity in the wastewater network and any interim and longer-term requirements for dosing in this regard. The application should clearly set out the intent with regard to responsibility for the management and operation of the proposed pumping station.

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. Irish Water
2. Inland Fisheries Ireland
3. Meath County Council
4. Fingal County Childcare Committee
5. Transport Infrastructure Ireland
6. National Transport Authority

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.

Stephen O'Sullivan
Assistant Director of Planning
April 2022