



An  
Bord  
Pleanála

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

### Notice of Pre-Application Consultation Opinion

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**Case Reference:** TC0023

**Proposed Development:** Residential development of 536 units (104 no. houses, 432 no. apartments), crèche facility, private open space, access road from Sybil Hill Road and associated site works. Lands east of St Paul's College, Sybil Hill Road, Raheny, Dublin 5.

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.

#### **Z15 Masterplan**

1. Further consideration of the documents as they relate to the replacement of the existing sports facilities at the site as provided for under the Z15 zoning objective. This consideration and justification should have regard to the detailed Z15 zoning provisions as set out in the Dublin City Development Plan 2016-2022. The further consideration of this issue may require an amendment

to the documents and/or design proposals submitted relating to density and layout of the proposed development.

### **Residential Amenities**

2. Further consideration of the documents as they relate to potential impacts on the residential and visual amenities of properties within The Meadows. This consideration and justification should have regard to the provisions of the Dublin City Development Plan 2016-2022. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

### **Impacts on St. Anne's Park and Sybill Hill House**

3. Further consideration of the documents as they relate to potential impacts on the visual amenities of St. Anne's Park and on the setting of Sybill Hill House protected structure. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

### **Car Parking**

4. Further consideration of the documents as they relate to justification for the proposed quantum of car parking in view of (i) the proximity of the site to Harmonstown Dart station and the Howth Road QBC and (ii) the location of the site within development plan parking zone 2. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

### **Appropriate Assessment**

5. Further consideration of the documents as they relate to potential effects on adjoining designated sites with regard to their conservation objectives, specifically potential effects associated with the usage of the development site by Brent Geese for winter feeding. The further consideration of this issue may require amendments 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. Planning report to address consistency with the Z15 zoning objective, specifically use of the existing sports facilities at the site by community groups, use of the proposed new sports facilities at St. Paul's College and the availability of other sports / community facilities in the wider area.
2. A site layout plan, cross sections, landscaping details, visual impact analysis and detailed shadow analysis to indicate potential impacts on the residential and visual amenities of adjacent properties within The Meadows.
3. Photomontages, cross sections and landscaping details to indicate potential impacts on St. Anne's Park and on the setting of Sybill Hill House protected structure.
4. Planning report providing a detailed rationale for the proposed car parking provision with regard to the location of the site within 500m of Harmonstown Dart Station and Howth Road bus facilities, to be supplemented by a Transportation Impact Assessment and a Mobility Management Plan.
5. Natura Impact Statement to assess potential effects on relevant designated sites with regard to their conservation objectives, including potential effects associated with the usage of the development site by Brent Geese for winter feeding.

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. The Minister for Culture, Heritage and the Gaeltacht (in relation to archaeological heritage protection and nature conservation)
2. The Heritage Council
3. An Taisce
4. An Comhairle Ealaíonn
5. Fáilte Ireland
6. Irish Water
7. Transport Infrastructure Ireland

8. National Transport Authority
9. Relevant Childcare Committee

**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 An Bord Pleanála, 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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Rachel Kenny  
Director of Planning  
November, 2017