



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0027

Proposed Development: 198 no. dwellings (102 no. houses, 96 no. apartments), local centre, associated landscaping and infrastructural works. Station Road, 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 of the documents as they relate to the design of the local centre adjacent to Station Road including its location, footprint, usability, elevational treatment and materials/finishes, together with the interface between the proposed local centre and Station Road. The treatment and usability of the public realm surrounding the proposed local centre and its interface with the adjoining area of parking may also require consideration and/or justification in the documentation submitted at application stage. The mix of uses proposed including the lack of a community facility should also be addressed in the documentation at application stage. Further consideration of the documents as they relate to the development of a gateway building at this

location having regard to the prominent location of this element of the proposal adjacent to Station Road. In this regard the submission of additional photomontages showing the proposed local centre from the public realm, in particular when viewed from the surrounding roadways in the vicinity would be appropriate.

2. Further consideration of the documents as they relate to the layout of the proposed development, in the context of the approved Local Area Plan and the Design Manual for Urban Streets and Roads. This consideration should have regard to the interface between the proposed development and Station Road in terms of setbacks and layout; the creation of an active streetscape, together with roads and parking layout. In this regard, the provision of parallel roads, hammer heads and large extent of parking without appropriate separation, may require further justification and/or consideration in the documentation submitted at application stage. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.
3. Further consideration of the documents as they relate to the density proposed in the proposed development. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such sites. This consideration should also address the requirements of the Dublin Airport Outer Public Safety Zone in relation to same. Should the further consideration of the density result in an increase in the number of units, the documentation at application stage should include a justification for any such proposal that exceeds the provisions of the statutory plan for the area in this regard. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.
4. Further consideration of the documents as they relate to pedestrian facilities connecting the proposed development with Portmarnock train station. In this regard, the provision of a more pronounced link, at an appropriate location between the train station and the subject site may require further consideration in the documents submitted at application stage. Further consideration of these issues may require an amendment to the documents and/or design proposal submitted.
5. Further consideration/justification of the documents as they relate to the Part V provision proposed in the subject development. This consideration and justification should address the location of proposed Part V units relative to the proposed phasing arrangements and the provision of the Portmarnock Pumping Station, together with their location close to an area of possible

archaeological significance. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

6. Further consideration and/or amendment of the archaeological report, having regard to the submission of the Department of Culture, Heritage and the Gaeltacht to An Bord Pleanála (dated 23/10/17). This consideration should address inter alia an assessment of the impacts and likely impacts from the construction of the proposed regional wetland area and the associated development including the outfall into Baldoyle Bay.
7. Further consideration/clarification of the documents as they relate to the wastewater infrastructure constraints in the network serving the proposed development. The documentation at application stage should clearly indicate the nature of the constraints, the proposals to address the constraints and the timelines involved in addressing these constraints relative to the construction and completion of the proposed development.

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. Details showing compliance with the requirements of the ERM Report for Outer Public Safety Zones in relation to proposed density.
2. A site layout plan and relevant documentation indicating pedestrian and cycle connections through the proposed development to transport modes (train station/bus stops) in the vicinity.
3. A detailed landscaping plan which clearly shows the proposed treatment of boundaries and retention of existing trees or hedgerow, where applicable. In addition, further details relating to the treatment of the proposed wetland area should be included.
4. Additional photomontages showing the proposed development from various locations along Station Road.
5. A site layout plan showing, which if any, areas are to be taken in charge by the planning authority.
6. Site specific flood risk assessment

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. Department of Culture, Heritage and the Gaeltacht (in the interests of nature conservation; archaeological and architectural heritage protection)
3. An Taisce-the National Trust for Ireland (in the interests of nature conservation; archaeological and architectural heritage protection)
4. Heritage Council (in the interests of nature conservation; archaeological and architectural heritage protection)
5. Failte Ireland (in the interests of archaeological and architectural heritage protection)
6. An Comhairle Ealaíonn (in the interests of archaeological and architectural heritage protection)
7. National Transport Authority
8. Irish Aviation Authority (in the context of the site location relative to Dublin Airport)
9. Dublin Airport Authority (In the context of the site location relative to Dublin Airport)
10. HSE

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