



An
Bord
Pleanála

S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016

Inspector's Report on Recommended Opinion ABP-302888-18

Strategic Housing Development

Demolition of existing public house and restaurant. Construction of shared living residential accommodation with 223 bedspaces.

Location

Brady's Public House, Old Navan Road, Dublin 15.

Planning Authority

Fingal County Council

Prospective Applicant

Bartra Property Ltd.

Date of Consultation Meeting

4th December 2018

Date of Site Inspection

21st November 2018

Inspector

Sarah Moran

1.0 Introduction

- 1.1. Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

- 2.1. The site is located in an established suburban area northwest of the N3 junction with the M50. The section of the Old Navan Road on which the site is located is a cul de sac that has arisen on foot of the construction of the interchange between the N3 and the M50 c. 200 m to the east. The site is c. 600m from Castleknock railway station. It has a stated area of 0.317 ha and is currently occupied by a 2 storey public house located at the northwest corner of the site. The pub building comprises part of the northwest and northeast boundaries of the site and the area to the southwest and southeast of the existing building is laid out as surface car parking. There is vehicular access to the site from the Old Navan Road.
- 2.2. Development in the vicinity of the site comprises predominately 2 storey residential development. There is a residential estate road, Talbot Downs, to the immediate northwest with 2 storey houses on the far side of the road. There is an area of public open space to the northeast that connects the Talbot Downs and Talbot Court residential areas and which is bound to the north by the N3. The site is bound to the east by the rear of properties in Talbot Court and by the site of an older dwelling (Ashgrove) that is accessed off the Old Navan Road. The site is bound to the south by the Old Navan Road and by older 2 storey semi-detached houses on the southwestern side of the Old Navan Road. The site and the immediate environs including the area of amenity space to the north are characterised by mature trees and planting. There are street trees on the Talbot Downs frontage and on part of the boundary along the Old Navan Road.

3.0 Proposed Strategic Housing Development

3.1. The development comprises the demolition of the existing building on the site and the construction of a 1-5 storey over basement shared living residential development with 223 no. bedspaces (6,914 sq.m.). It also includes the following:

- Provision of communal kitchen / dining rooms at each floor level to serve residents of each floor.
- Communal residents amenity spaces including laundrette, cinema room, gym, café / lounge / reception room, library / study and private dining room.
- Vehicular access from Old Navan Road. 2 no. car share spaces, delivery bay, bicycle parking, bin storage.
- Boundary treatments and landscaping. Pedestrian access to the park adjoining the site.

4.0 Planning History

4.1. Ref. Ref. FW16A/0079 PL06F.248037

4.1.1. Permission sought for demolition of public house and construction of 41 no. apartments in 4 no. 4 storey blocks and all site development works. Fingal County Council granted permission subject to 22 conditions including the omission of the second floor of Blocks A and C, reducing the total no. of residential units to 38. The Board granted permission subject to a condition omitting the second floors of Blocks A and C and the second floor of Block D, a total reduction of 5 no. apartment units leaving 36 no. units in total, for the stated reason of 'protecting the residential amenities of adjoining property from undue overshadowing, overlooking and visual intrusion'.

5.0 National and Local Planning Policy

5.1. Section 28 Ministerial Guidelines

5.1.1. Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of

the opinion that the directly relevant section 28 Ministerial Guidelines and other national policy documents are:

- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') (2009)
- 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' (2018)
- 'Design Manual for Urban Roads and Streets' (2013)
- 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018)
- Dept. of Housing, Planning and Local Government Circular PL 11/2016 'Ensuring Delivery of Build-To-Rent Housing Projects'.

5.2. Fingal County Development Plan 2017-2023

- 5.2.1. The settlement strategy designates Blanchardstown as a 'Consolidation Town' in the Metropolitan Area of the county, with a capacity of 11,757 residential units. The key tenet of the overall settlement strategy is the continued promotion of sustainable development through positively encouraging consolidation and densification of the existing urban built form. Objective SS01 is to consolidate the vast majority of the county's future growth into the strong and dynamic centres of the Metropolitan Area while directing development in the hinterland to towns and villages. Objective SS12 is to promote the Metropolitan Consolidation Towns of Swords and Blanchardstown as Fingal's primary growth centres for residential development in line with the settlement hierarchy. Development plan section 2.8 notes that Blanchardstown is one of the largest and most important retail centres in the State and that there are several large public sector employers in the area including Fingal County Council, Connolly Hospital and the Institute of Technology, also a number of large ICT and pharmaceutical companies. Development plan objective Blanchardstown 1 is to prepare an urban framework plan for Blanchardstown to guide future development including infill development that would not exceed 3 storeys. The development site is identified on Sheet 13 of the Plan as located within the area to be the subject of this framework plan. However, no urban framework plan in accordance with this objective has, to date, been prepared.

- 5.2.2. The site has the standard residential zoning objective 'RS', 'Provide for residential development and protect and improve residential amenity'. Surrounding residentially developed lands are also zoned Objective RS. The lands to the north of the site are zoned Objective 'OS' (open space). There is an indicative alignment for a cycle route along the Old Navan Road in front of the site.
- 5.2.3. Development plan section 3.4 sets out design criteria for residential development. Chapter 12 Development Management Standards includes standards for residential developments and parking provision. There are no specific objectives relating to shared housing developments.

6.0 Forming of the Opinion

6.1. Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

6.2. Documentation Submitted

- 6.2.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, the following:

Completed application form; Planning Report; Plans, sections and elevations; Statement of Consistency; Justification Report; Environmental Report; Design Statement; Architectural Drawings; Design Statement; roads layout; drainage design details; Mobility Management Plan; DMURS Statement of Consistency; Traffic & Transport Design Statement; Infrastructure and Engineering Report; Flood Risk Assessment; Outline Construction Management Plan; Outline Demolition Management and Construction Waste Management Plan; Sustainability Statement; Tree Constraints Plan; Tree Impacts Plan; Tree Protection Plan; Arboricultural Survey and Report; AA Screening Statement; Landscape Masterplan; Landscape Report; Operational Waste Management Plan; Report on 'The Socio Economic

Potential of Shared Living Accommodation in Ireland – An Opportunity to Contribute to the Needs of Ireland’s Housing Market’.

Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant’s opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required.

6.2.2. I have reviewed and considered all of the above mentioned documents and drawings.

6.3. Planning Authority Submission

6.3.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Fingal County Council, submitted a copy of their section 247 consultation with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 26th November 2018. The planning authority’s ‘opinion’ included the following matters.

6.3.2. PA Comment on the Principle of Development

- A key consideration is that the development site is not located in the city centre but in an outer suburban location that is not appropriate for the type and scale of shared living proposed. The apartment guidelines refer to shared accommodation in areas where there is a need to cater for particular employee needs and refer to city centre locations in this context. Shared living accommodation is not acceptable in principle at this location being contrary to the ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’.
- The development should be assessed against the draft RSES.
- Shared living accommodation is not a use class defined in the Fingal Development Plan 2017-2023. Uses which are neither ‘Permitted in Principle’ nor ‘Not Permitted’ will be assessed in terms of their contribution towards the achievement of the RS zoning objective and vision and compliance and consistency with the policies and objectives of the Development Plan.

- It is not sufficiently clear that the proposed shared living accommodation will provide a level of affordability that is more advantageous than the existing rental market. The documentation provided by the applicant is weak and lacking in evidence in outlining the contribution that the proposed accommodation may make to the Blanchardstown area. No figures have been given to support the proposal. Provision of such accommodation associated with Connolly Hospital could be better accommodated within the hospital grounds. Difficulties of accessibility between the site and Connolly Hospital. Reference is also made to the National Sports Campus, however the long term proposal for the campus is to include accommodation to cater for visiting teams, etc. The submission concludes that no substantial evidence has been provided to convince the planning authority that the development site is suitable for shared living accommodation.
- There is no timescale for the preparation of an Urban Framework Plan for Blanchardstown. The absence of such a plan will not preclude consideration of the proposed development.

6.3.3. PA Comment on Residential Amenities

- The applicant has not provided sufficient details about potential impacts on adjacent residential amenities. Due to the scale, bulk and lack of parking, the development would not have a minimal impact on or enhance the existing residential area or be in line with the vision for the area outlined in the development plan. It is not considered that the development meets with the 'RS' objective.
- The development involves an additional floor level than that permitted under FW18A/0079 PL06F.248037. The surrounding area is characterised by relatively low density 2 storey residential developments in a suburban setting. The draft Building Height Guidelines are noted but the planning authority considers that the location of the development site is not one where the Guidelines were necessarily intended to apply. The development would be visually incongruous by reason of its scale, bulk and height. The planning authority permission for a more modest apartment development is noted, also the Board decision to omit 5 no. apartments for reasons of visual and residential amenity. The planning authority

considers that the scale and height of the development are totally out of keeping with the character and appearance of the area.

- The planning authority has serious concerns about the integration of the site with surrounding residential properties and open space and concerns about how the development will operate on a daily basis with particular concern over traffic and car parking.
- The applicant has not sufficiently demonstrated how the scale of the proposal will be accommodated. 3D visualisation is required, also full shadow analysis to demonstrate impacts on neighbouring properties and public open space.

6.3.4. PA Comment on the Design of the Scheme

- Concerns about the residential amenity of the proposed scheme:
 - Daylight penetration to basement rooms.
 - Amenity of ground floor rooms adjacent to the drop off / layby and entrances.
 - Amenity levels in rooms adjacent to lift / stair cores due to noise. Also noise impacts of extraction fans from communal areas.
- The applicant is required to provide 10% public open space as per development plan objectives DMS57A and DMS57B. The proposed development is gated and does not provide any public open space or play area. A financial contribution is required.
- The landscape plan lacks detailed information about how the development will be integrated into the surrounding area in terms of boundary treatment, access to the adjoining public open space and landscaping within the site. Need for informal seating in the courtyard areas. Tree planting is proposed over attenuation tanks. Need for detailed consideration of impacts on existing trees within / adjacent to the site. It is acceptable that trees along the north western boundary should be removed but there is a need for greater consideration of tree planting proposals. No reference to an existing stone wall along the western boundary to Talbot Downs. Greater consideration required of the southeastern / southwestern boundaries if vegetation is to be removed, potential impacts on adjacent residential amenities. The replacement of trees along the boundaries of

the site needs to be fully addressed in order to compensate for the loss of amenity and to provide a level of screening to soften the development and improve the amenity of the area.

- No details regarding areas to be Taken in Charge are submitted, these are required as part of any final submission.

6.3.5. PA Comment on Part V

- Shared living developments are not required to provide for Part V as set out in the Apartment Guidelines.

6.3.6. PA Comment on Environmental Impact Assessment

- The submitted Environmental Report is noted. It is considered that the development is sub threshold for EIA and can be screened out for the purposes of EIAR. This is a matter for the Board as the competent authority to determine.

6.3.7. PA Comment on Movement and Transport

- Movement and Transport including report of Transportation Planning Section. There are no parking standards for the proposed development type. The Transportation Planning Section would not consider the location to be a central location comparable to the city centre, as provided for in the apartment guidelines with regard to the requirement for parking for shared accommodation. Public transportation options and provision would be significantly more and of higher frequency at such locations. The applicant has not provided any evidence based source data from comparable developments in similar geographical locations in order to justify and support the proposal of providing only 2 shared car parking spaces. The applicant has not provided any assumptions regarding the trip generation and distribution for a development of this type. The proposal does not consider adequate provision of visitor parking. The development could generate uncontrolled car parking in the vicinity resulting in traffic hazard. Significant car parking already occurs on the Old Navan Road. The Transportation Planning Section would have significant concerns that the applicant has not adequately demonstrated the transport requirements of the development or the supporting information to justify the current proposal.

- Development plan cycle parking standards require 334 no. spaces based on 223 units. The applicant proposes to provide 285 no. cycle parking spaces in a stacked arrangement which is below the standards recommended in the apartment guidelines. The report of the Transportation Planning Section outlines specific requirements in relation to the proposed cycle storage area. A revised cycle storage design and quantum should be agreed with the Transportation Planning Section including a management plan for the effective operation and maintenance of cycle parking. A cycle sharing scheme should be provided for within the development.
- Revised layout for access and drop-off to be agreed with the Transportation Planning Section, to include emergency vehicle access. Specific requirements regarding the Mobility Management Plan and the Outline Construction Management Plan.
- The Transportation Planning Section recommends refusal in the absence of the lack of justification for the proposed parking provision.

6.3.8. PA Comment on Water Supply and Drainage

- Includes initial assessment of Water Services Section.
- Records indicate no public surface water sewer at the applicant's proposed connection point. Applicant to address this prior to commencement of construction.
- Proposed connection to drainage services to traverse the public park north of the site. Developer to agree with the Parks Dept.
- Issues surrounding water supply and foul and surface water drainage can be adequately secured by condition.
- The submitted FRA is noted. It is recommended that a Site Specific FRA will need to be submitted. The applicant is requested to clarify what extent of the development falls within Flood Zone C.

6.3.9. Conclusion of PA

The concept of shared living accommodation as proposed by the prospective applicant is fully understood and impacts such proposals can have as one means of

providing a level of accommodation to meet the current housing crisis is acknowledged. However, upon review of the submitted documentation and having particular regard to the location and characteristics of the site it is the opinion of the Planning Authority that the proposal as submitted does not fully comply with the relevant guidelines issued by Minister under Section 28 of the Planning and Development Act 2000 (as amended). It is also considered that the proposal would not be in compliance with the relevant objectives of the Fingal County Development Plan 2017-2023. For reasons indicated in the opinion document, the proposal would not be in accordance with the proper planning and sustainable development of the area.

6.4. Submission of Irish Water

6.4.1. Irish Water has issued a Confirmation of Feasibility for the development of '217 student bedspaces'. The development is a standard connection requiring no network or treatment plant upgrades for water or wastewater by either the customer or Irish Water. No third party consents are required for these connections to take place. Based on the Confirmation of Feasibility, Irish Water confirms that subject to a compliance water and wastewater layout and a valid connection agreement being put in place between Irish Water and the developer, the proposed connections to the Irish Water networks can be facilitated.

6.5. Consultation Meeting

6.5.1. A section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 4th December 2018. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

6.5.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advanced and contained the following issues:

1. Principle of shared housing development.
2. Residential amenity of shared housing development - quantum and distribution of communal facilities, internal amenity and open space.
3. Impacts on adjacent residential and visual amenities.
4. Access and mobility.

5. Any other matters

6.5.3. In relation to the principle of shared housing development, ABP representatives sought further elaboration / discussion on:

- The principle of the proposed shared housing development at this location with regard to the Fingal County Development Plan and the National Apartment Guidelines.

6.5.4. In relation to the residential amenity of the shared housing development - quantum and distribution of communal facilities, internal amenity and open space, ABP representatives sought further elaboration / discussion on:

- The rationale for the design and layout of the proposed scheme.
- The number of bedrooms per kitchen area.
- Dimensions and design of individual rooms.
- Design and management of communal areas with regard to noise impacts and their interaction with residential accommodation within the scheme.
- Examples of how shared accommodation has worked successfully at similar locations elsewhere.

6.5.5. In relation to impacts on adjacent residential and visual amenities, ABP representatives sought further elaboration / discussion on:

- Quality of the proposed public realm and its interaction with surrounding areas. Importance of pedestrian connection to and overlooking of the adjoining park.
- Important that there is good quality hard and soft landscaping.
- Impacts on existing trees at the site and in the vicinity. Provide a Tree Survey and Arboricultural Assessment.
- Consider elevations presenting to adjacent residences to the east and west. Visual Impact Assessment to take into consideration impacts of tree removal.
- Consider visual impacts in the wider area.
- Recent changes in National policy are noted, however any development would be considered on its merits with regard to the existing site context.

6.5.6. In relation to access and mobility, ABP representatives sought further elaboration / discussion on:

- Applicant to address issue of car parking with regard to development plan policy.
- Examine access and mobility of the site
- Applicant advised to submit a detailed Mobility Management Plan

6.5.7. In relation to Any Other Matters, ABP representatives sought further elaboration / discussion on:

- No substantial matters raised.

6.6. Both the prospective applicant and the planning authority were given an opportunity comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-302888-18' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

7.0 Conclusion and Recommendation

7.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

7.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines, and local policy, via the statutory development plan for the area.

7.3. Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following elements:

Principle of Shared Accommodation provision at this location

Residential amenity of proposed Shared Accommodation units.

Impacts on the visual and residential amenities of the area.

Parking, traffic and transport.

details of which are set out in the Recommended Opinion below.

- 7.4. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act **requires further consideration and amendment in order to constitute a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.5. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

8.0 Recommended Opinion

- 8.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.
- 8.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted **requires further consideration and amendment to constitute a reasonable basis for an application** for strategic housing development to An Bord Pleanála.

- 8.3. In the opinion of An Bord Pleanála, the following issue needs to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

Principle of Shared Accommodation provision at this location

Further consideration of the documents as they relate to the principle of Shared Accommodation at this location. This consideration and justification should have regard to, inter alia, (i) the vision for the development of Blanchardstown and the relevant housing and settlement policies set out in the Fingal County Development Plan 2017-2023; (ii) the Sustainable Urban Housing: Design Standards for New Apartments, specifically the guidance on Shared Accommodation Developments and in particular sections 5.18, 5.19 and 5.22 and SPPR 9 of same and (iii) the suitability of this location for Shared Accommodation with regard to accessibility and connections to employment centres and community facilities. Comprehensive information regarding the nature of the proposed use should be submitted to facilitate assessment of this issue including details of the occupation, operation and management of the scheme. 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 amenity of proposed Shared Accommodation units.

Further consideration and / or justification of the documents as they relate to the residential amenity of the proposed development particularly in relation to the access, design and layout of the scheme and the provision of resident support facilities and amenities and their location within the overall development, having regard to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments including SPPRs 7 and 9 of same. 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 the visual and residential amenities of the area.

Further consideration of the documents as they relate to the design and height of the development and to potential impacts on visual and residential amenities. In this regard the prospective applicant should satisfy themselves that the design strategy for the site provides the optimal architectural solution for this location and that it is of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. The submitted documents should allow for further consideration of the overall height, elevational treatments and the proposed materials with regard to impacts on visual and residential amenities. The proposed development shall have regard to inter alia, national policy including the National Planning Framework, the Sustainable Urban Housing: Design Standards for New Apartments, the Urban Development and Building Heights Guidelines for Planning Authorities, the Fingal County Development Plan 2017-2023 and the site's context and locational attributes, in particular adjacent residential properties and the adjoining public open space. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

Parking, traffic and transport.

Further consideration of the documents as they relate to parking, traffic and transport, having regard to the proximity of the site to Castleknock Train Station and to the availability of other public transport services in the area. Further consideration of vehicular, cycle and pedestrian connections to the Old Navan Road and the pedestrian connection to the adjoining public open space. 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.

- 8.4. 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 proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains in use as Build to Rent accommodation. There shall be a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residents units are sold or rented separately for that period (Your attention is drawn to the provisions of Specific Planning Policy Requirement 7 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2018).
2. Design rationale for the scheme to demonstrate a high quality of residential amenity for residents, to address the requirements of sections 5.15, 5.16, 5.17, 5.23 and SPPR 9 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2018.
3. Photomontages, cross sections, visual impact analysis, shadow analysis and landscaping details to indicate potential impacts on the visual and residential amenities of Talbot Downs, Talbot Court and Old Navan Road and on the wider area, to include 3D visualisation of the scheme.
4. Tree Survey, Arboricultural Assessment and landscaping proposals to address (i) impacts on existing trees at the site and in its vicinity; (ii) the quantity, type and location of all proposed hard and soft landscaping; (iii) boundary treatments; (iv) the provision of a high quality public realm for residents of the scheme and as a contribution to the amenities of the area and (v) the interaction with the adjoining public open space including clarification of any pedestrian connection to same. The proposed landscaping scheme shall be integrated with parking, roads and access proposals and detailed SUDS measures.
5. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, 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.

6. Rationale for the proposed car and cycle parking provision with regard to the standards set out in Chapter 12 of the Fingal County Development Plan 2017-2023 and the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, to include (i) evidence based data from comparable developments in similar geographical locations to justify the proposed car and cycle parking provision; (ii) details of car and cycle parking management measures and the provision of visitor parking and (iii) a Mobility Management Plan.
 7. A Site Specific Flood Risk Assessment to clarify the extent of the development located in any Flood Zone.
- 8.5. 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

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.



Sarah Moran

Senior Planning Inspector

12th December 2018