



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-303228-18

Strategic Housing Development

Replacement of 97 units (35 houses and 62 apartments) and crèche with 174 apartments and crèche (including associated amendment to condition no. 22 of F17A/0113).

Location

Hearse Road, Donabate, Co. Dublin

Planning Authority

Fingal County Council

Prospective Applicant

Glenveagh Homes Limited

Date of Consultation Meeting

29th January 2019

Date of Site Inspection

16th January 2019

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 at the southern edge of Donabate, Co. Dublin, c. 300 m from the railway station and the town centre. It is c. 250m north of the Donabate Distributor Road which is currently under construction with LIHAF funding, completion is expected late 2019. The site is accessed via Hearse Road (R126), which connects to the M1 Junction 4 to the west. The road was originally rural in character but is currently undergoing upgrade works. Newbridge Demesne is to the immediate west, on the other side of Hearse Road with a substantial stone wall along much of the road frontage. The development site has a stated area of 2.4715 ha and was previously in agricultural use. It is at the northern end of a larger site as permitted under Reg. Ref. F17A/0113. The overall site has an irregular shape with 2 separate frontages to the R126, wrapping around a steel works and auto yard. There is a development of large, detached houses, Prospect Hill, to the immediate north at a higher ground level than the development. The development is bound to the east by the Dublin – Belfast railway line and to the south by agricultural lands. There are mature trees at site boundaries, including that shared with Prospect Hill. Construction works on the development permitted under F17A/0113 were underway at site inspection, including associated upgrade works to Hearse Road. A bridge over the railway line is to be provided via the Part VIII process. Archaeological investigations carried out at the overall site have discovered a burnt mound on the eastern side of the site, south of the subject site and beyond the current site boundary.

3.0 Proposed Strategic Housing Development

3.1. The proposed development is to replace part of the development permitted at the subject site under Reg. Ref. F17A/0113 (see planning history below). The permitted and proposed developments on this part of the overall site may be compared as follows:

	F17A/0113 (subject site)	Proposed Development
Houses		
3 bed	18 (19%)	
4 bed	16 (16%)	
5 bed	1 (<1%)	
Apartments		
Studio		5 (3%)
1 bed	12 (12%)	58 (33%)
2 bed	50 (52%)	96 (55%)
3 bed		15 (9%)
Total Res. Units	97	174
Res. Density	31 units / ha	70 units / ha within dev site 39 units / ha overall site
Height	3 + penthouse	5 apt blocks of 3-4 storeys
Open Space provision	Total provision of c. 19,198 sq.m. (c. 10% of site)	Results in a total provision of 21,504 sq.m. for entire development, increase of 1,556 sq.m.
Crèche	322 sq.m. on ground floor of Block 3	369 sq.m. 71 childcare spaces Standalone unit

3.1.1. The proposed development also involves:

- Amendment to condition no. 22 of F17A/0113, which requires the crèche to be operational prior to the occupation of the first 75 units. It is proposed that this condition be amended to refer to 154 units, having regard to the revised location of the crèche in the 3rd phase of the overall development.
- Part V comprising transfer of 17 units in Block 2.

- Connection to the foul drainage system permitted under F17A/013, which connects to the public sewer with outfall to Portrane WWTP via Donabate Pumping Station.
- Surface water disposal to the drainage system permitted under F17A/0113. The development will result in a reduction in the hardstanding area in this part of the site and a corresponding reduction in surface water runoff. Attenuation control is provided within this part of the overall development with interception storage, also SUDS measures in the form of pervious paving, swales, bioretention areas and infiltration trenches.
- Connection to the public water supply via the watermain layout permitted under F17A/0113.
- 200 car parking spaces comprising 189 residential spaces (1 space per 1 and 2 bed res unit, 2 spaces per 3 bed unit), 4 visitor spaces and 7 crèche spaces.
- 400 cycle spaces.

3.1.2. The overall development is to be phased as follows:

- Phase 1 at the southern end of the site. 115 no. res units.
- Phase 2 at the centre of the site, including the southern access to Hearse Road. 30 no. units.
- Phase 3 at the northern end of the site, to the immediate south of Prospect Hill with access to Hearse Road and Prospect Hill. Crèche and 9 no. res. units.
- Phase 4 adjacent to the northern access to Hearse Road. 174 apartments in 5 blocks.

4.0 Planning History

4.1.1. F17A/0113 Lands Including the Development Site

4.1.2. Relating to the development site and adjoining lands with a total site area of c. 8.5 ha. Permission sought for 196 houses, 62 apartments and a crèche, with 2 no. vehicular access points from Hearse Road and access to 2 houses from Prospect Hill. The development included a route to a future pedestrian bridge over the railway, also works to Hearse Road including 2 access points, new footpaths and a new

pedestrian and cycle entrance to Newbridge Demesne and also the provision of 1.075 ha open space in the proposed nature park on the coast road at Corballis, Donabate. There were 3 no. apartment blocks (3 storey with penthouse) with ground floor crèche (c.322 sq.m.) in Block 3. Associated site works and infrastructure included landscaped open spaces, internal roads, paths, cycle-paths, public lighting, utilities, pump station, drainage and surface water attenuation and works to Hearse Road and associated entrance to Newbridge Demesne.

- 4.1.3. The development was reduced by 1 unit as a result of a Further Information Request. Conditions nos. 2 and 5 of the permission required the omission of 6 units south of Prospect Hill at the north western end of the site, to be replaced by public open space, resulting in a permitted residential development of 251 units. Condition no. 6 required a new pedestrian and cycle bridge over the railway line. The permitted development had the following housing mix:

Unit Type	No. of Units	%
Houses		
3 bed	119	47%
4 bed	57	23%
5 bed	13	5%
Total houses	189	
Apartments		
1 bed	12	5%
2 bed	50	20%
Total apts	62	
Total Res Units	251	

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 are:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated 'Urban Design Manual')
- Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities
- Design Manual for Urban Roads and Streets (DMURS)
- Urban Development and Building Heights – Guidelines for Planning Authorities
- The Planning System and Flood Risk Management (including the associated Technical Appendices).
- Childcare Facilities Guidelines for Planning Authorities
- Architectural Heritage Protection Guidelines for Planning Authorities

5.2. Fingal County Development Plan 2017-2023

5.2.1. The subject is within the development boundary for Donabate (Sheet No. 7) and is zoned 'RA' in the Fingal Development Plan 2017-2023 which seeks to provide for new residential communities subject to the provision of the necessary social and physical infrastructure.

5.2.2. Donabate is designated as a 'Moderate Sustainable Growth Town (i)' in the Metropolitan Area of the county. Table 2.8 identifies a potential capacity of 4056 residential units for Donabate. Development plan objective SS17 applies:

Manage the development and growth of Malahide and Donabate in a planned manner linked to the capacity of local infrastructure to support new development of the area and taking account of the ecological sensitivity of qualifying features of nearby European Sites.

The development plan sets out a strategy for Donabate to:

Protect and enhance the natural amenities and heritage of the Peninsula by consolidating future development within well-defined town boundaries. Promote the development of a vibrant town core by providing a high quality living environment for the existing and future population and providing for the development of the necessary community, commercial, cultural and social facilities in tandem with new residential development.

The northern part of the site sits within the Urban Framework Plan (UFP) boundary for Donabate.

5.2.3. The whole of the site is designated as ‘highly sensitive landscape’ Green Infrastructure 1 Sheet No. 14. Newbridge Demesne located to the west of the subject site is designated as an Architectural Conservation Area (ACA).

5.2.4. Local Objective 39 states:

Seek the provision of a public walkway/cycleway on land west of the train line in Donabate and along the existing railway embankment across the Malahide Estuary, in consultation with IAnród Éireann within the lifespan of this Development Plan.

5.3. Donabate Local Area Plan 2016

5.3.1. The overall site at Hearse Road includes ‘Phase 1’ zoned lands at the northern end of the site and ‘Phase 2’ zoned lands to the south. The development site is within the ‘Phase 1’ lands, closest to the railway station and the village centre. The first phase of housing here is to be effectively integrated into the established village and community as a logical urban extension to the urban core area. The site is part of a larger ‘Development Area’ at Corballis on the southern side of Donabate, straddling the railway line. The Donabate Distributor Road Alignment runs along the southern end of the Corballis lands. LAP table 9.1 sets out the following site specific infrastructure requirements for the Phase 1 lands at Corballis west:

- Prior to any residential unit being sold and occupied in Phase 1 of the Corballis West development, a footpath to connect development within these lands continuously to Donabate Village along the Hearse Road shall be provided.
- Prior to Unit No. 201 being sold and occupied in Phase 1 of the Corballis West development, a new pedestrian and cycle overbridge over the Dublin – Belfast rail line connecting the development to Donabate Village via Smyths Pub and a link to Newbridge Demesne shall be provided and shall be operational.

5.3.2. LAP objective 3.6 is to ensure the construction of cycleway/footpath improvements in tandem with development including a link path/route from Newbridge Demesne to Donabate Village via the Corballis lands. Objective 3.10 provides:

Prior to Unit No. 201 being sold and occupied in Phase 1 of the Corballis West development, a new pedestrian and cycle overbridge over the Dublin –Belfast rail

line connecting the development to Donabate Village (via Smyths Pub) and a link to Newbridge Demesne shall be provided and shall be operational.

- 5.3.3. LAP section 8.2.4 states that the Corballis lands have the potential to provide approximately 1,850 units based on a density of 35 units / ha and taking into account the land-take for the Donabate Distributor Road; the lands excluded from the development areas which are outside of the distributor road alignment; and those that are unsuitable for development based on the findings in the SFRA. Family homes are to be the primary housing form. Apartments and other multi-occupancy units are to be encouraged on the lands closest to the village and at other appropriate locations with higher residential densities to be provided closest to public transport (bus / rail) and the village core.
- 5.3.4. LAP objective 8.5 is to protect and enhance views along Hearse Road and retain the mature trees along the Newbridge Demesne boundary / approach road to the village. The LAP seeks to ensure that any new development along the southern side of Hearse Road (Corballis Lands) takes Newbridge Demesne into consideration. LAP objective 5.1 requires development proposals to include Visual Impact Assessments and Landscape Impact Assessments demonstrating compliance with LAP landscape and heritage objectives.
- 5.3.5. LAP section 9.1.1 states that a footpath to connect development within the Corballis West lands to Donabate Village, via a new footpath along Hearse Road is required to facilitate the development of the Phase 1 lands. A new pedestrian / cycle bridge over the rail line is proposed to connect new development in this area to the village and train station. LAP section 8.2.4 states that a higher density of development will be essential at this location to ensure strong passive surveillance and good pedestrian footfall on the bridge link into the village. Architecturally significant frontage definition is required along this link route, to reinforce its importance and attraction as a key route from the village to the Demesne. The railway edge treatment must be carefully considered to allow for any future widening of the rail corridor, with buildings set back an adequate distance to cater for the rail reservation.
- 5.3.6. LAP section 8.3.1 notes that there is opportunity for increased heights and densities at locations closest to the village and railway station and states:

The area providing the link between Newbridge Demesne and Donabate Village (via the new pedestrian/cycle bridge over the railway) also provides a key opportunity for higher density development, the design of which should sensitively extend the village of Donabate.

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 and Statement of Consistency including details of Part V compliance; Draft Environmental Report; Site Location Plan, Site Layout Plan and Part V Layout Plan; plans, elevations and sections; Architectural Design Statement; Schedule of Areas and Housing Quality Assessment; Engineering Services Report incorporating DMURS Statement of Consistency and Irish Water Confirmation of Feasibility Letter; Draft Construction and Environmental Management Plan; Site Specific Flood Risk Assessment; Engineering Drawings; Construction Phase Waste Management Plan; Operational Phase Waste Management Plan; Energy Statement; Landscape Development Report and Landscape Masterplan; Appropriate Assessment Screening Report; Ecological Impact Assessment Report; letter prepared by IAC Archaeology; Arboricultural Assessment Report, Arboricultural Impact Report, Tree Protection Strategy Report; Lighting Layout; Noise Impact Assessment Report.

6.2.2. 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.

6.2.3. 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 18th January 2019. The planning authority's 'opinion' included the following matters.

6.3.2. PA Comment on the Principle of Development

- The development would provide for residential development with a crèche on suitably zoned lands. The principle of the development of apartments, network of public open space and streets and infrastructure closest to the public transport and the village core is considered acceptable to the Planning Authority.

6.3.3. PA Comment on Design and Layout of Development

- Includes comment of FCC Parks and Green Infrastructure Division.
- The overall urban design strategy for Donabate, as set out in the LAP, is to build upon existing characteristics of Donabate and to develop a cohesive movement network promoting a mix of unit types, designs and materials. The submitted design statement does not sufficiently address the change in the design approach from that previously approved, nor does it appraise fully how the current design builds upon existing characteristics of Donabate.
- It is imperative that the importance of the approach vista to Donabate Village is acknowledged and sensitively responded to in the design concept. Special attention should be given to the proposals impact on Newbridge Demesne. Particular attention must be given to:
 - Landscaped buffer zone for the north west of the site to protect the visual amenity on the Hearse Road approach and the residential amenities of

adjoining residential development established by planning condition no. 5 on F17A/0113 to omit housing from this specific area of the site;

- Visual impact of the crèche and associated hard standing area;
 - The proposed repositioning of the 4 storey Block 2 closer to this boundary;
 - The dominance of car parking spaces on entry and throughout the revised proposal. The previous development permitted under F17A/0113 utilised car parking courtyards to the rear of the principal elevation.
- Development should establish character areas with regard to those within the permitted development. The proposed campus style set back from the road and pathways of the buildings in conjunction with the splayed layout will not help to create pedestrian scale streets with good passive surveillance, in particular along the route to the pedestrian/cycleway bridge over the railway to the village
 - Applicant appears to have miscalculated the public open space provision, it appears that public footpaths and incidental open space are included in error in some locations. Applicant should ensure that any increase in units / bed spaces is done in parallel to any required increase in open space provision, with regard to development plan open space requirements.
 - The layout and segmentation of the proposed public open space areas and the location of SUDS on the open space impacts on the usability of these areas. Open space shall be useable and practical. Small incidental areas shall be omitted if they are not practical and applicants need to carefully consider these. Need for a clear distinction between communal open space and public open space.
 - Applicant has not met development plan playground provision requirements, need for further consideration of this. The limited size of each individual area of open space is such that there is no appropriate site for a playground. (recommends that a playground facility should be > 20m from residential units). Applicant could reconfigure the open space to provide one larger open space area which could accommodate a playground or could provide a financial

contribution towards the provision of a playground in Corballis Nature Park, located off site.

- Full schedule of open space and playground areas should be provided.
- Lack of consistency between the submitted landscape plan and tree retention proposals and the surface water drainage layout.
- No taking in charge plan has been submitted. The applicant has included areas in the open space plan that would not be considered for taking in charge.
- Bike stands shall not be located on public open space but instead on areas directly adjoining the apartment blocks with they serve. Lines of parking bays need to be broken up or softened by street tree planting.

6.3.4. PA Comment on Residential Amenity of Proposed Apartments

- It is important that the building orientation and building form takes into account the amount of sunlight reaching an apartment as this significantly affects the amenity of the occupants.
- The design of the balconies by reason that they project from the front facades and have limited screening may reduce the usability of these private amenity spaces.

6.3.5. PA Comment on Conservation Issues

- Includes comment of FCC Conservation Officer.
- Importance of the approach to Donabate and the need for a sensitive design to protect the existing special character including that associated with Newbridge Demesne ACA.
- LAP objective to protect views along Hearse Road and to retain mature trees located along the Newbridge Demesne boundary and approach to Donabate.
- Applicant should demonstrate clearly the likely visual impact of the proposed development to be considered from within the demesne, taking both a close and long range view towards the proposed development.

- The scope of the Statement of Consistency should be broadened and the Environmental Report should fully consider impacts on the Newbridge Demesne having regard to the Architectural Heritage Protection Guidelines.

6.3.6. PA Comment on Movement and Transport

- The LAP identifies a pedestrian / cycle link from Newbridge Demesne through the subject lands to Donabate Village via a new Pedestrian and Cycle Bridge over the railway line, part of which is within the development site. The proposal includes part of this route. Architecturally significant frontage definition is required along this link route to reinforce its importance and attraction. The revised road and pedestrian route layout in the proposal has resulted in the central vehicular access to the north of the site from the southern section of the landholding being repositioned to run parallel to the railway line. The road layout as previously approved may provide better legibility for circulation within the site and improved passive surveillance of the public open spaces.
- Development plan standards required a total of 271 car parking spaces. Offsetting the visitor parking requirement there is still a parking demand for 237 parking spaces. The development provides 189 parking spaces. The Transportation Planning Section has concerns about this provision due to the location of the site in a satellite town and the level of public transport available. A minimum of 1 space / unit should be provided for the studio, 1 bed and 2 bed units and 2 spaces / 3 bed unit.
- The creche set-down area should be a teardrop arrangement with better set-down and a circulation route. Set-down should be achieved by parallel parking only. The use of perpendicular parking spaces should be restricted to staff use and should not exceed the staff demands or development plan standards. The level of perpendicular parking should be reduced.
- The parking layout does not facilitate taking in charge. The parking areas would either remain private parking spaces surrounded by public footpaths, roads or open space, or, would have to become public parking spaces which may encourage fly parking associated with the train station. Other options such as

undercroft parking, semi-basement parking or underground parking should be considered.

6.3.7. PA Comment on Water Supply and Drainage

- The development discharges into the surface water network permitted under F17A/0113. It mimics the drainage principle previously approved and whilst it is acceptable in principle, several elements to it require clarification. It is possible to deal with these queries through condition rather than a request for additional information.
- At the S247 consultation meeting the prospective applicants were advised to examine the feasibility and incorporation of the use of a green roof design. This item is not addressed in the submission.

6.3.8. PA Comment on Part V

- The proposed provision of units on site to the equivalent value of 10% of the site and the unit type designation and location are all acceptable to the Housing Department, subject to negotiation on unit costs within the Part V process.
- Consideration should be given a broader distribution of Part V units throughout the development. There is a concern about the amount of sunlight reaching a number of the north facing apartments (including single aspect studios) proposed to be allocated as Part V units.

6.3.9. PA Comment on Childcare Provision

- The crèche caters for 71 no. children. The calculations to determine the required number of childcare spaces have eliminated the one bedroom apartments. Working out the childcare need based on the Childcare Guidelines would equate to 87 no. childcare spaces to accommodate the houses and apartments. External play area courtyard is north facing which may reduce its amenity value.

6.3.10. Conclusion of PA

6.3.11. The proposal is substantially in compliance with the relevant objectives within the Fingal Development Plan 2017 – 2023, the Donabate Local Area Plan 2016-2022 and relevant S28 guidelines. With regard to the NPF's National Policy Objective 33

(NPO 33) to “Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location” this location is one that can support sustainable development, however, an appropriate response to the issues indicated in this opinion document would be recommended to ensure a high standard of life to future residents as well as delivering on creating a development with a sense of place that integrates well into the highly sensitive landscape of its existing environment 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 166 residential units at this location. The development is a standard connection requiring no network or treatment plant upgrades for water or wastewater by either the applicant or Irish Water.

6.5. Consultation Meeting

- 6.5.1. A section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 29th January 2019. 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. Residential Density, Housing Mix, Phasing
2. Design and Layout
3. Roads Layout, Parking Provision, Pedestrian and Cycle Connections
4. Conservation Issues
5. Childcare Provision
6. Any other matters

- 6.5.3. In relation to Residential Density, Housing Mix and Phasing, ABP representatives sought further elaboration / discussion on:

- Density in the context of the LAP and National Guidelines

- Phasing status
- Creche location in the context of phasing
- Current status of road works in the wider area

6.5.4. In relation to Design and Layout, ABP representatives sought further elaboration / discussion on:

- Current status of the railway crossing, when it is to be provided.
- Provision of a link route between the railway line and Hearse Road and Newbridge Demesne
- Which areas of the site are to be taken in charge and related issues associated with parking and site layout

6.5.5. In relation to Roads Layout, Parking Provision, Pedestrian and Cycle Connections, ABP representatives sought further elaboration / discussion on:

- The current status of road works in the area including works on Hearse Road to facilitate the overall development.
- Details of proposed parking provision
- Pedestrian and cycle routes through the site

6.5.6. In relation to Conservation Issues, ABP representatives sought further elaboration / discussion on:

- Applicant to consider visual impacts on the village of Donabate, Hearse Road and on Newbridge Demesne

6.5.7. In relation to Childcare Provision, ABP representatives sought further elaboration / discussion on:

- Quantum of childcare

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

- Part V outstanding issues.

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-303228-18' 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 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: **constitutes a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.**
- 7.4. 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 **would constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**
- 8.3. 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 arising from this notification:
1. Detailed phasing proposals, in the context of the development permitted on the overall site under F17A/0113, to include the creche provision and the railway overbridge.
 2. Construction and Environmental Management Plan, to include details of traffic management, waste management and tree protection measures.
 3. Photomontages, cross sections, visual impact analysis, shadow analysis and landscaping details to indicate potential impacts on visual and residential amenities including in particular impacts on Newbridge Demesne, Hearse Road and Prospect Hill, to include 3D visualisation of the scheme.
 4. Detailed cross sections indicating levels relative to Hearse Road, the railway line, Prospect Hill and the development permitted under F17A/0113.

5. Tree Survey, Arboricultural Assessment and landscaping proposals to address (i) impacts on existing trees at the site and in its vicinity; (ii) the purpose and nature of each of the communal open spaces; (iii) the provision of play areas; (iv) the quantity, type and location of all proposed hard and soft landscaping; (v) details of all boundary treatments; (vi) the provision of a high quality public realm for residents of the scheme and as a contribution to the amenities of the area and (vii) retention of trees at the Hearse Road frontage and along the boundary with Prospect Hill and provision of enhanced landscaping at these locations, in accordance with LAP objective to protect views along Hearse Road and to retain mature trees along the Newbridge Demesne boundary and approach road to Donabate. The proposed landscaping scheme shall be integrated with parking, roads and access proposals and detailed SUDS measures.
6. 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.
7. 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.
8. Details of pedestrian and cycle connections to Hearse Road and to the railway line overbridge, to include those provided under F17A/0113.
9. A site layout plan showing which, if any, areas are to be taken in charge by the planning authority

10. Assessment of noise and vibration impacts on residential units from the Dublin / Belfast railway line, to include noise and vibration mitigation measures if necessary.
 11. Details of proposed archaeological mitigation measures.
 12. AA Screening Report and Ecological Impact Assessment updated from those prepared for Reg. Ref. F17A/0113.
 13. Rationale for proposed childcare provision in the context of the Childcare Facilities Guidelines for Planning Authorities and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.
- 8.4. 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
 3. Transport Infrastructure Ireland
 4. National Transport Authority
 5. An Taisce-the National Trust for Ireland
 6. Heritage Council
 7. Failte Ireland
 8. An Comhairle Ealaíonn
 9. Fingal County 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 the

Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated in the performance 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 application process or in legal proceedings.

Sarah Moran

Senior Planning Inspector

18th February 2019