

An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
305727-19**

Strategic Housing Development	145 no. apartments and associated site works.
Location	Lands adjacent to the existing residential development known as The Gallery, Turvey Walk off Turvey Avenue, To the west of Donabate Train Station, Donabate, Co. Dublin.
Planning Authority	Fingal County Council
Prospective Applicant	Elchior Construction limited
Date of Consultation Meeting	2 nd December 2019
Date of Site Inspection	8 th November 2019
Inspector	F. Fair

1.0 Introduction

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 and the documentation received from the prospective applicant, 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

- 2.1.1. The proposed site with a stated area of 1.092 hectares comprises partially greenfield and partially vacant undeveloped lands, which is relatively flat and is regular in shape. It is located to the south of 'The Gallery' residential development and is accessed off Turvey Avenue to the south. Donabate railway station and the Dublin-Belfast railway line lie c.100m to the east and Donabate village centre lies a further 100m east. Boundaries consist of hedgerows, trees, shrubs and security fencing.
- 2.1.2. The surrounding lands consist of residential development in 'The Gallery' (3 / 4 storey apartment blocks) to the north, 'Wrens Hill' Apartments (4 storey apartment blocks) to the east, adjoining the train station, Turvey Grove (semi-detached two storey houses) to the west, as well as individual single storey houses / cottages and their private gardens along the public road, Turvey Avenue to the south. The site is directly bounded to the east by the access road, Turvey Walk. A pedestrian link is present from the site to Turvey Avenue along its south west corner.
- 2.1.3. The wider area is characterised by residential development in the form of individual houses and more recent larger residential schemes. Newbridge Demesne, ACA and extensive 18th-century parklands lie to the south west of Turvey Avenue.

3.0 Proposed Strategic Housing Development

3.1.1. The proposed development consists of a new residential development of 145 no. apartments arranged in 3 no. blocks ranging from 3 – 5 storeys, set out over a single basement, together with a commercial / retail area of 295 sq. m, all on a site of c. 1.092 ha on lands adjacent to the existing residential development known as The Gallery, Turvey Walk off Turvey Avenue, to the west of Donabate Train Station, Donabate, Co. Dublin.

3.1.2. The following details are noted: **Table 1**

Parameter	Site Proposal
Application Site	1.092 ha
No. of Units	145 apartments
Commercial / retail area	295 sq. m
Residential Density	133 units / ha
Site Coverage	28.5%
Plot Ratio	1:3
Building Height	3 / 5 Storey
Public Open Space requirement:	0.11 ha and a playground of 580 sq. m
Public Open Space provision:	0.2698 ha
Car Parking	195 spaces (basement)
Bicycle Parking	164 spaces
Vehicular Access	From Turvey Walk
Part V	14 units (10%)

Table 2: The breakdown of proposed residential unit types is as follows:

Unit Type	1 bed	2 bed	3 bed	
GFA (m ²) / Unit	49 – 54	69 - 84	95 – 102	
Apartment	20	104	21	145
% Total	14%	72%	14%	100%

4.0 National and Local Planning Policy

4.1.1. National

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’) including Section 5.8 (minimum net densities of 50 dwellings per hectare, subject to appropriate design and amenity standards should be applied within public transport corridors, with the highest densities being located at rail stations/bus stops and decreasing with distance away from such nodes).
- ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2018)
The standards are broadly the same as those in the Fingal Development Plan.
Chapter 4 (Communal Facilities in Apartments) includes guidance on car parking as follows:
 - The quantum of car parking provision for residential developments generally is a matter for individual planning authorities having regard to local circumstances (notably location and access to public transport). As a benchmark guideline for apartments, one car parking

space per unit should generally be required. However, car parking provision should be reduced or avoided in very accessible areas such as central business districts and a confluence of public transport systems, or should be increased within an overall maximum parameter in a more suburban context.

- Car parking requirements for apartment schemes should generally be expressed as maximum car parking standards and should exceed 1 space per apartment only in more suburban contexts, to a maximum of 1.5 spaces per apartment dwelling.
- 'Architectural Heritage Protection- Guidelines for Planning Authorities
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)
- Rebuilding Ireland Action Plan for Housing and Homelessness, (Government of Ireland, 2016),
- Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March, 2013

4.1.2. Local

4.1.3. **Fingal County Development Plan 2017-2023**

The site is governed by the policy and provisions contained in the Fingal County Development Plan 2017-2023. The site is zoned 'TC' with a stated objective to 'Protect and enhance the special physical and social character of the town and district centres and provide an/or improve urban facilities'. Residential development is permitted within this zoning category. Chapter 12 of the Plan addresses development management standards. The following objectives are considered relevant.

- Objective DMS24 - Requires that new residential units comply with or exceed minimum standards set out in Tables 12.1, 12.2 and 12.3 of the Plan. In the case of one and two bedroomed apartments, the minimum gross floor area shall be 45 square metres and 73 square metres respectively with minimum storage areas of 3 square metres and 6 square metres respectively. In the

case of 3 bed apartments the minimum gross floor area is 90 sq. m with 9 metres storage area.

- Objective DMS57A – Require a minimum 10% of a proposed development site area be designated for use as public open space.
- Section 12.7 Open Space (Extract) - Public and/or communal open spaces should be overlooked and designed to ensure that potential for anti-social behaviour is minimised through passive surveillance.
- Objective DMS28 - A separation distance of a minimum of 22 metres between directly opposing rear first floor windows shall generally be observed unless alternative provision has been designed to ensure privacy. In residential developments over 3 storeys, minimum separation distances shall be increased in instances where overlooking or overshadowing occurs.
- Objective DMS88 - Require private balconies, roof terraces or winter gardens for all apartments and duplexes comply with or exceed the minimum standards set out in Table 12.6.
- Objective DMS30 - Ensure all new residential units comply with the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.E. 1991) and B.S. 8206 Lighting for Buildings, Part 2 2008: Code of Practice for Daylighting or other updated relevant documents.

5.2. Other Policy

The Donabate Local Area Plan (2016).

Extract from the Donabate LAP (2016) - The LAP lands comprise approx. 138 hectares (340 acres) in four land parcels at Corballis (c. 65 ha), Ballymastone (c. 50.2 ha), Rahillion (c. 5.5 ha) and at Turvey (c. 16 ha). The LAP proposes to establish a framework for the planned, co-ordinated and sustainable development of undeveloped lands. The proposed LAP is consistent with Fingal's Core Strategy and identifies the quantum, location and phasing of development for the plan period, which correlates with the regional population targets already established.

5.3. Natural Heritage Designations

There are no designated areas within or immediately adjacent to the appeal site. The closest such sites are:

- Rogerstown Estuary SPA (Site Code 004015) and Rogerstown Estuary SAC (Site Code 000208) located 1.3m north of the appeal site;
- Broadmeadow/Swords Estuary SPA (Site Code 004025) and Malahide Estuary SAC (Site Code 000205) located 1km south of the appeal site.

5.0 Planning History

Planning history relating to the site includes the following:

5.1.1. ABP 248756 / P.A. Ref. D17A/0192

Permission was Refused by the Planning Authority (May 2017) and by An Bord Pleanala (January 2018) for:

Revisions to apartment Block C (3 storey's in height comprising 9 apartment units) of granted residential development Reg. Ref. F16A/0268 to now provide for an additional 6 units.

Reasons for Refusal:

1. Having regard to the pattern of development in the area, it is considered that the proposed development of an additional six apartments in this location without commensurate provision of additional car parking or public open space would give rise to the overdevelopment of the site and would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development in its current form, by virtue of its proximity, height and scale relative to adjoining private gardens associated with the residential properties to the south, would seriously injure the residential amenities of these established properties at Turvey Avenue for reasons of overlooking and loss of privacy. The proposal referenced at appeal stage to incorporate 1.8m high balcony screens to the south side of the balconies on the south element of the proposed development, would, when taken in conjunction with the proposal for the use of opaque glass in the living room windows at this location, result in a reduction of the amenity for future occupants of the scheme to an unacceptable level because of loss of outlook and reduced daylight. The proposed development would seriously injure the residential

amenities of adjoining property would, therefore, be contrary to the proper planning and sustainable development of the area.

5.1.2. P.A. Reg. Ref. F16A/0605

Permission granted (February 2018) by Fingal County Council for a mixed use development comprising 1 no. 2 storey commercial unit with 1 no. retail unit at ground floor and 1 no. childcare facility on ground and first floor with associated elevational signage and car parking. Permission is also sought for 2 no. 3 storey apartment blocks with roof gardens comprising 33 apartment units (21 no. two bed units and 12 no. one bed units all with associated car parking and bin storage, utilisation and upgrades to existing access from Turvey Avenue, landscaping, boundary treatments and all associated site and engineering works necessary to facilitate the development.

5.1.3. ABP 248756 / P.A. Ref. D18A/0587 – Site located to the south west accessed off Turvey Avenue.

Permission granted (June 2019) by Fingal County Council for a 3 storey mixed use development in lieu of the granted 2 storey office development approved under Reg. Ref. F16A/0605. The proposed development provides for 1 no. retail unit at ground floor, 1 no. office unit at first floor and 1 no. two bed apartment at second floor with associated elevational signage and car parking, landscaping, boundary treatment and all associated site and engineering works necessary to facilitate the development.

5.1.4. P.A. Reg. Ref. F16A/0268

Permission granted by Fingal County Council for three no. 3 storey apartment blocks comprising 45 apartment units. (Note: 51 apartments had been applied for, however, six apartments were omitted by condition no.2).

- 5.1.5. P.A. Reg. Ref. F15A/0181 (adjoining site located to the south east corner of the subject proposed site)

Permission granted for a mixed-use development within three blocks.

- 5.1.6. P.A. Reg. Ref. F15A/0175

Permission granted for four additional apartment units for a total of 25 number apartment units in Block 1 only as originally approved under F04A/1163.

- 5.1.7. P.A. Reg. Ref. F15A/0174 (site located to the north east corner of the subject proposed development site)

Permission granted for 3 additional apartment units providing for a total of eighteen apartment units in Block 1 only, as approved under F04A/1163.

- 5.1.8. P.A. Reg. Ref. PL 06F.231532 / F08A/0978

Permission refused for 2 no. additional penthouse apartments located at roof level over the previously approved apartment Block 01 under Reg. ref 04A/1163;

- 5.1.9. P.A. Reg. Ref. PL 06F.231529 / F08A/0979

Permission refused for 4 no. additional apartments within the roof structure of the previously approved apartment Block 02 under Reg. ref 04A/1163;

- 5.1.10. P.A. Reg. Ref. F08A/0083

Permission refused for the provision of 2 no. additional penthouse apartments, extending the roofline at the same height of previously approved apartment Block 01 under Reg. ref 04A/1163;

- 5.1.11. P.A. Reg. Ref. F08A/0084

Permission refused for 4 no. additional apartments within the roof space of previously approved apartment Block No. 2 (Reg. ref F04A/1163);

5.1.12. P.A. Reg. Ref. F04A/1163

Permission granted for a residential development on 0.48 hectares. The proposal includes 1 no. 3.5/3 storey block with roof terrace (Block 1) and 1 no. 3 storey block (Block 2) comprising 37 apartments. The duration of this grant of permission was extended under F04A/1163E1 until 17th April 2015 and further extended under F04A/1163/E2 until the 16th April 2020.

6.0 **Section 247 Consultation(s) with Planning Authority**

- 6.1.1. It is stated by the prospective applicant that one pre-application consultation took place with the planning authority on 14th June 2019. The minutes of the meeting are attached to the file.

7.0 **Submissions Received**

7.1.1. Irish Water

Irish Water advises that subject to a valid connection agreement being put in place, the proposed connection to the Irish Water network for this development for 165 apartments can be facilitated.

The IW submission states that 'Upgrade works are required to increase the capacity of the water network. IW currently has a project on our current investment plan which will provide the necessary upgrade and capacity. This upgrade project is scheduled to be completed in Q1 2020 (this may be subject to change) and the proposed connection could be completed as soon as practicable after this date.

Upgrades to the foul water network running under the nearby railway line will have to take place to make this connection feasible. As IW have no current works planned in this area, the customer will need to undertake this work and obtain consent from Irish Rail'.

8.0 Forming of Opinion

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 brief detail on each of these elements hereunder.

9.0 Documentation Submitted

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, completed application form, architectural drawings, a confirmation of feasibility from IW, A Statement of Consistency with Planning Policy, Community and Social Infrastructure Audit, Appropriate Assessment Screening Report, EIA Screening Report, Ecological impact Assessment, Archaeological Impact Assessment, Aborigicultural Report, Sunlight and Daylight Analysis, Photomontages, Housing Quality Assessment, Landscape Design Report, Architectural Urban Design Statement, Engineering Report, Childcare provision Assessment, Transportation Assessment Report and Architectural Drawings. I have considered all of the documentation submitted by the prospective applicant, relating to this case.

10.0 Planning Authority Submission

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 note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 15th November 2019.

The planning authority's 'opinion' included the following matters: copies of record of section 247 consultation, planning history; site location, Development Plan Policy, Zoning and Site-Specific Objectives, Built Heritage, Urban Design, Residential Amenity, Childcare Provision, Access and Transportation, Water Services, Open

Space and Landscaping together with appendices containing reports of internal departments.

The report addresses the following:

- The p.a. consider that the scheme is inward looking in layout as opposed to more appropriately addressing its context.
- The proposed arrangement of perimeter blocks serve to visually and functionally close off the site. It is considered that there is a missed opportunity to create a new link through the site from Turvey Grove to Turvey Walk to increase accessibility to the train station.
- The p.a. have concern with regards to the design of the buildings themselves. Residential amenity of the proposed development is raised as an issue. Extensive corridors with no natural light. Depths of a number of single aspect kitchen / living / dining rooms extends to 9.7m. separation between balconies and glazed screens / windows serving habitable rooms. It is a reasonable expectation that a kitchen should have a satisfactory level of daylight and not require artificial lighting. Proximity of opposing windows in Blocks B and C. Block B contains a number of single aspect north facing apartments.
- Report recommends that provision is made for a childcare facility and that the applicant engage with the Fingal County Childcare Committee with respect to the appropriate size of this facility.
- The number of car parking spaces proposed is considered to be adequate.
- The number of cycle parking spaces is considered inadequate in terms of quantum, nature and location.
- Swept path analysis should be prepared to demonstrate that emergency access into the site is achievable.
- A green Infrastructure Plan / Landscaping Plan / Arboricultural drawings are required, landscape plan and engineering plans to take account of one another.
- More detail is required on open space, type, location, quantity and provision of child play facilities.

- Preservation of existing trees and the provision of underground water storage tanks under the area of OS to the north east corner of the site is conflicting.

Report concludes that there is outstanding documentation. In addition to revising the aspects of the development as referred to in the preceding section, the p.a. considers that the following should also be submitted with the application:

1. Green Infrastructure Plan
2. Details of proposed public art
3. A plan indicating area to be taken in charge.

I have reviewed and considered all of the documentation submitted by the planning authority relating to this case.

11.0 Consultation Meeting

11.1.1. A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 02 December 2019, commencing at 11.30 am. 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.

The main topics raised for discussion at the tripartite meeting were as follows:

1. Development Strategy having regard to urban and architectural design context of the proposed development within Donabate.
2. Proposed Residential Amenity in the context of the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', March 2018.
3. Car Parking and Cycle Parking
4. Childcare Provision
5. Upgrade to the water and foul water network and confirmation of agreements being put in place between the developer and Irish Water.

6. Response to the Issues Raised in the Planning Authority Opinion, submitted to An Bord Pleanála on the 15th November 2019.

7. Any Other Matters

11.1.2. In relation to development strategy, having regard to urban and architectural design context of the proposed development within Donabate, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Creation of links through the site, in particular, to the train station. Possibility for opportunity to create a new link through the site from Turvey Grove to Turvey Walk to increase accessibility to the train station.
- Justification of the three-number apartment block design proposed in light of the p.a. comments.
- Different unit types which would allow for own door entrances off Turvey walk which would enliven the street.

11.1.3. In relation to residential amenity in the context of the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', March 2018, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Details of the number and percentage of dual and single aspect apartments in the context of the minimum standards set out in 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018). It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect (33%) given the sites location at a central / accessible location within Donabate town centre and adjoining Donabate Train Station. In the interests of clarity clear delineation / colour coding of floor plans indicating which apartments are considered by the applicant as dual / single aspect.

- Block B and C are located at right angles to each other, with a separation distance of 13 meters at the northern end of Block C. Windows are present in the opposing elevations. The separation distance may be considered inadequate and there are concerns regarding overlooking and loss of light to windows and a sense of oppression from these rooms, particularly at lower levels. Opaque glazing to some of the habitable room windows to prevent undue overlooking between windows and balconies is questionable.
- Concern that Block B contains a number of north facing single aspect apartments.
- Further details required of natural light to rooms, depth of habitable rooms and positioning of single aspect kitchen / living / dining rooms.

11.1.4. In relation to car parking and cycle parking An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- The number / quantum of car parking spaces proposed in light of the Guidelines, location of the development 100m from the train station, recent SHD board decisions and future precedent which will arise following the subject development.

11.1.5. In relation to childcare provision, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Justification for the omission of a childcare facility / details or report on demographic profile of the area and childcare capacity including analysis of services in the immediate area.

11.1.6. In relation to Infrastructural Services I.e. upgrade required to the water and foul water network and confirmation of agreements being put in place between the developer and Irish Water.

- The applicant was requested to clarify details of the upgrade of a section of the 300mm diameter asbestos foul water sewer crossing the railroad. Whether this upgrade is necessary to serve the development and, if so, is it to be done by IW and with agreement of Irish Rail. Who is taking responsibility for the upgrade and whether a contribution is appropriate or whether the

upgrade will be facilitated by IW. This matter needs to be resolved satisfactorily prior to submitting an application.

- Confirmation of the upgrade of the water supply network, proposed for Q1 of 2020

11.1.7. In relation to the issues raised in the Planning Authority Opinion, submitted to An Bord Pleanála on the 15th November 2019, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Drainage (underground storage tanks under Open Space, foul sewer connection)
- Green Infrastructure Plan / Landscaping Plan / Arboriculture drawings, landscape plan and engineering plans to take account of one another.
- Open space provision (% and location of public and communal). Clear delineation of location of public open space, quantum having cognisance to County Development Plan requirements and quality.
- Tree planting and the provision of underground water storage tanks under the area of OS to the north east corner of the site is conflicting.
- The applicant to consider agreement with the p.a. for a contribution in lieu of a playground and the deficit of open space in advance of an application being submitted.
- The open space area to be designed to taking in charge standards.

11.1.8. In regard to other matters, An Bord Pleanála sought further elaboration / discussion / consideration of the following:

- Clarification regarding finishes and height of Blocks proposed.
- Requirements for public art, as required by the Development Plan, to be discussed with the p.a. in advance of an application being submitted.
- Conservation Issues. Applicant advised to address Architectural and Archaeological Heritage concerns / impact raised by the p.a. at pre application planning meeting stage (SHD s. 247 meeting, Friday 14th June 2019)

12.0 Conclusion and Recommendation

- 12.1.1. 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.
- 12.1.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicants, 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 plans for the area.
- 12.1.3. Having regard to all of the above and to the preliminary nature of the submitted documentation, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following elements: development strategy, linkages through the site, residential amenity, car parking and cycle parking, childcare, upgrade to the water and foul water network and confirmation of agreements, as sets out in the Recommended Opinion below.
- 12.1.4. 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.
- 12.1.5. 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.

13.0 Recommended Opinion

13.1.1. 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.

13.1.2. 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.

13.1.3. In the opinion of An Bord Pleanála, the following issues need 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:

1. Development Strategy

- (i) Further justification at application stage for a connectivity strategy through the site, having regard, to inter alia, the comments of the planning authority, as set out in their opinion, received by the Board on the 15th November 2019.
- (ii) Justification for the treatment along Turvey Walk having regard to the planning authority's comments, with specific reference to the creation of different unit types, which would allow own door entrances off Turvey Walk to enliven the street.

2. Residential Amenity

- (i) Further consideration and / or justification of the documents as they relate to future residential amenity, having particular regard to the proportion of single aspect and north facing units and daylight and sunlight access. Particular regard should be had to the requirements of the Sustainable

Urban Housing Design Standards for New Apartments Guidelines (2018) Section 3.16 – Section. 3.19 in relation to the dual aspect ratio and north facing units.

- (ii) The clear identification on submitted floor plans at application stage of those apartments considered by the applicant to constitute dual aspect having regard to the provisions of 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).

3. Car Parking and Cycle Parking

- (i) Further consideration and / or justification of the documents as they relate to quantum of car parking spaces, having regard to, inter alia, Chapter 4 (Communal Facilities in Apartments) of the 'Sustainable Urban Housing: Design Standards for New Apartments' (2018).
- (ii) Further consideration and / or justification of the documents as they relate to a cycle strategy. This strategy should address location, accessibility, security and quantum of cycle parking spaces, having regard, inter alia, to Chapter 4 (Communal Facilities in Apartments) of the 'Sustainable Urban Housing: Design Standards for New Apartments' (2018).

4. Childcare

Should a childcare facility not be proposed, justification is required of the documents for the omission of a childcare facility. Report should be submitted on the need arising, if any, from the subject development and demographic profile of the area and childcare capacity including analysis of services in the immediate area.

5. Infrastructural Services

- (i) Clarification with respect to upgrade works required to increase the capacity of the water network to serve the development. The clarification should include timelines involved, for completion of works, relative to the proposed development.
- (ii) Clarification with respect to the upgrade of a section of the 300mm diameter asbestos foul water sewer. This clarification should address: whether an upgrade is necessary; who is delivering this upgrade (e.g. IW or the

prospective applicant)?; planning consents required (if applicable) and consent of third party land owners (e.g. Irish Rail). The clarification should also address the likely timelines involved for the delivery of this infrastructure relative to the proposed SHD.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.


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. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address the separation distance between proposed blocks, finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along key frontages, in particular, along Turvey Walk. The statement should be supported by contextual plans and contiguous elevations and sections.
2. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments.
3. A schedule of the open space and communal / playground facilities within the development clearly delineating public, semi-private and private spaces. Details of any resolution / agreement with the p.a. in terms of contribution in lieu.
4. Details of public lighting.
5. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture drawings, and engineering plans that take account of one another.

6. Details of Architectural and Archaeological Heritage impact raised by the planning authority at pre application planning meeting stage (SHD s. 247 meeting, Friday 14th June 2019)
- 13.1.4. 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. Coras Iompair Eireann
 3. Commission for Railway Regulation
 4. Department of Culture Heritage and the Gaeltacht
 5. An Taisce
 6. Heritage Council
 7. An Chomhairle Ealaíonn
 8. Fáilte Ireland
 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, 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.



Fiona Fair
Planning Inspector
16.12.2019

