



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-306942-20

Strategic Housing Development	354 no. residential units (122 no. houses, 232 no. apartments), childcare facility and associated site works.
Location	Kelystown, Clonsilla, Dublin 15
Planning Authority	Fingal County Council
Prospective Applicant	Castletown Construction Unlimited Company & Castlethorn Developments (Kelystown) Unlimited Company
Date of Consultation Meeting	11 th June 2020
Date of Site Inspection	22 nd May 2020
Inspector	Ronan O'Connor

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, 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

The pre-application site is approximately 8.7Ha in area. It is irregular in shape and is located to the north and south of the partially completed 'Kellystown Avenue' Road. The site is bisected by the Porterstown Road, which runs roughly in a north-south direction. At the easternmost extent it is bounded by the Diswellstown Road Overpass. The northernmost extent it is bounded by the Dublin-Maynooth Train Line with the Royal Canal beyond. The westernmost extent is bounded by agricultural fields which form part of the 'Kellystown LAP' Lands. To the east of the site, along the Porterstown Road, is St. Brigid's Lawn Traveller Accommodation and St Mochta's Football Club. Scoil Choilm National School, Luttrellstown Community College and Porterstown Scout Den are located to the south-east of the application site.

The site is located approximately 1.5km from Coolmine and Clonsilla rail stations, to the east and west respectively. To the north of the rail line are Clonsilla and Blanchardstown. Clonsilla village is located approximately 500m to the north. Blanchardstown major town centre is approximately 2km to the north.

3.0 Proposed Strategic Housing Development

The proposed residential development comprises 354 no. residential units (122 no. houses, 232 no. apartments), childcare facility and associated site works.

The following details are noted:

Parameter	Site Proposal
Application site	c8.7Ha
No. of Units	354 units (122 houses/232 apartments)
Residential Density	63 units/ha
Height	Houses – 2 to 2.5 storey Apartments – 4 to 8 storeys
Car Parking	427 car parking spaces (246 surface to serve houses/177 undercroft/surface to serve apartments/4 surface to serve commercial).
Vehicular Access	Two entrances off Kellystown Avenue
Part V	41 units
Other Uses	Childcare Facility (c290 sq. m) 1 no. retail unit (c96 sq. m) New Public Park (c2.2Ha)
Other Works	Greenway/Pedestrian Route along Porterstown Road Western extension of Kellystown Avenue Pumping Station

The breakdown of the accommodation is as follows:

Unit Type	No.	%
1-bed (Apartment)	82	23
2-bed (Apartment)	145	41
3-bed (Apartment)	5	2
3-bed (House)	114	32
4-bed (House)	8	2
Total	354	100

4.0 Planning History

Site

None.

5.0 National and Local Policy

5.1. National Planning Framework

The National Planning Framework includes a specific Chapter, No. 6, entitled 'People Homes and Communities'. It includes 12 objectives among which Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to

both existing and proposed developments and integrating physical activity facilities for all ages.

- Objective 33 seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
- Objective 35 seeks to increase densities in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

5.2. Section 28 Ministerial Guidelines

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 S.28 Ministerial Guidelines are:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual').
- Design Manual for Urban Roads and Streets (2019).
- Sustainable Urban Housing: Design Standards for New Apartments (2018).
- Urban Development and Building Heights – Guidelines for Planning Authorities 2018.
- The Planning System and Flood Risk Management' (including the associated 'Technical Appendices') (2009).
- Childcare Facilities – Guidelines for Planning Authorities.

5.3. Fingal County Development Plan 2017-2023

Zoning

Part of the site is zoned RA 'Provide for new residential communities subject to the provision of the necessary social and physical infrastructure' and part of the site is zoned OS Open Space 'Preserve and provide for open space and recreational amenities'

Chapter 2 relates to the Core Strategy and Settlement Strategy. Objectives of particular relevance include;

Objective SS16 – Examine possibilities of higher densities in urban areas adjoining Dublin City.

Chapter 3 relates to Placemaking. Objectives of particular relevance include;

Objective PM31 – Promotes high quality environments; Objective PM32 – have regard to DMURS; PM38 – Appropriate Mix; PM41 Encourage increased densities while protecting amenities; Objective PM44 – Development of underutilised sites; PM52 – minimum open space provision of 2.5ha per 1000 population;

Chapter 4 is titled ‘Urban Fingal’. Objectives of particular relevance include;

Objective Blanchardstown 18 - Prepare and/or implement the following Local Area Plans and Masterplans during the lifetime of this Plan – which includes *inter alia* the Kellystown Local Area Plan. The main elements which are to be included within the Kellystown Local Area Plan include:

- Provide for a programme for the phasing of construction of residential and commercial development in tandem with the delivery of transport, recreational, community and educational infrastructure.
- Facilitate the development of a new railway station on the existing Dublin-Maynooth line at Porterstown if required.
- Facilitate re-location of St. Mochtas FC grounds to a new site north of the Luttrellstown Road. This new site will be in addition to a proposed 8 hectare public park.
- Provide pedestrian and cyclist access routes to the subject lands from the Riverwood/ Carpenterstown area.
- Create a new neighbourhood public park of a minimum of 8 hectares. This park shall be linked to Porterstown Park, Luttrellstown Road and Beech Park by dedicated pedestrian and cyclist facilities.
- Protect the rural character and setting of Luttrellstown Road and enhance its use for pedestrians and cycling.

- Provide a study of the trees, hedgerows and other features of biodiversity value suitable for retention and a programme agreed with the Council's Biodiversity Officer as to how these features can be protected or improved and the biodiversity value of the Canal maintained or improved.

Chapter 9 relates to Natural Heritage. The site is located within the River Valley and Canal Landscape Character Type, which is considered to have a high landscape value and high landscape sensitivity. The following landscape character objectives are relevant

Objective NH33: Ensure the preservation of the uniqueness of a landscape character type by having regard to the character, value and sensitivity of a landscape when determining a planning application.

Objective NH34: Ensure development reflects and, where possible, reinforces the distinctiveness and sense of place of the landscape character types;

Objective NH36: Ensure that new development does not impinge in any significant way on the character, integrity and distinctiveness of highly sensitive areas and does not detract from the scenic value of the area.

Chapter 12 relates to Development Management Standards.

Specific Local Policies and Objectives:

The site forms part of a wider area subject to Objective Blanchardstown 18 (as noted above) which prescribes it as an area for which an LAP (Kellystown Local Area Plan) is to be prepared and/or implemented during the lifetime of the Fingal Development Plan 2017-2023.

Link road - A Development Plan objective to provide a Link Road connecting the existing Diswellstown Road Extension to the proposed Ongar Barnhill Distributor Road (not yet constructed) traverses the application site.

There is an objective to 'Protect and Preserve Trees, Woodlands and Hedgerows' on the site.

The site lies within an Area which is designated as a 'Highly Sensitive Landscape'.

Nature Heritage Designations

The Royal Canal proposed Natural Heritage Area (Site Code 002103) is located to c15m to the north of the site.

The closest Natura 2000 site is the Rye Water Valley/Cartron SAC (Site Code 001398), the nearest boundary of which is located approximately 5.5km to the south-west of the site.

6.0 Section 247 Consultation(s) with Planning Authority

The Local Authority submitted there was a formal S 247 meeting held between the applicant and the planning authority on 4th December 2019. The issues raised are summarised below:

- Premature nature of the SHD pending the delivery of a LAP for Kellystown/determination as to the design and alignment of Kellystown Road.
- Biodiversity.
- Impact of the electrification and expansion of the Maynooth line.
- Location of new train station if required, to be determined in the LAP.
- Potential closure of Porterstown Lane to vehicular traffic.
- Home Zones/ shared surfaces/Finishing materials to be clarified/ SuDS compatibility.
- Parking provision.
- Parks/Open Space.
- Location and type of play equipment to be specified.
- Connectivity to proposed Kellystown graveyard/landscaped buffer to boundary.
- Foul/Surface Water Drainage and Water Supply incl requirement for a foul pumping station- Facility to be appropriately located- not suitable on open space.
- Part V requirements to be tabled.
- EIAR/ AA Screening
- Social Infrastructure - National and secondary schools to serve the area.
/Conduct audit of social Infrastructure in the locality.

- Noise Sensitive Uses - Noise Assessment/identification of noise mitigation measures having regard to the proximity of noise sensitive uses to main rail line.

7.0 Prospective Applicant's Case

7.1. The application was accompanied by the following:

- Cover Letter and SHD Application Form for Section 5 Consultation
- Letter from Irish Water dated 09/07/2018
- Letter dated 12/02/2020 relating to Part V proposals
- Archaeological Assessment
- Letter from Scott Cawley dated 07/02/2020
- Noise Impact Assessment
- Planning Report & Statements of Consistency
- Engineering Assessment Report
- Traffic and Transport Assessment
- Arboricultural Report
- Flood Risk Assessment
- Energy Statement
- Preliminary Construction and Waste Management Plan
- Travel Plan
- Landscape Design Development Report
- SHD Pre Application to An Bord Pleanála

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.

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

8.0 Planning Authority Submission

A response was received from the planning authority which is summarised as follows:

Principle

- The longstanding position of the Planning Authority is that a plan led, strategic planning approach is necessary in order to realise the full potential of the subject site and wider area.
- The County Development Plan prescribes the main elements to be included in the Kellystown LAP which are of particular relevance to this proposal/ It is important that these are reflected in the SHD proposal.
- Would be premature pending the adoption of a Local Area Plan as required by an objective of the Fingal Development Plan 2017-2023.
- The LAP is at an advanced state of preparation. It is anticipated that the Plan will go on public display in Q3 2020.
- Would be premature pending the determination by the Planning Authority of a road layout for the area/ proposed SHD under consideration contains a road layout and design which has the potential to conflict with the design and delivery of this piece of critical infrastructure which is necessary to secure the development both the Kellystown lands and adjoining lands.
- Fails to take account of the Sustainable Residential Development in Urban Areas Guidelines (May 2009);
- LAP lands will include blue/green routes as an integral feature in the LAP lands.

Layout/Design

- Concerns in relation to the design of Block A/architectural detailing of the buildings requires further consideration/ground level to Block A represents an inactive design frontage/massing of this building could be refined to present a more elegant tower as a gateway building to the scheme/entrance to apartments

in Block B has a similar lack of expression/urban design rationale for the location of this block in the location proposed is not clear.

- Concerns regarding the inclusion of rear garden boundaries fronting onto the Porterstown Road.

Transport

- The Fingal Development Plan includes for the provision of a Link Road connecting the existing Diswellstown Road Extension to the proposed Ongar Barnhill Distributor Road (not yet constructed).
- Consultants were commissioned by Fingal County Council to identify the preferred route for the proposed Kellystown Link Road Scheme/This route will be included in the proposed future LAP.
- Access and transportation has been poorly considered in the proposal/application makes a number of assumptions in relation to the proposed Kellystown Road/the design is not finalised.
- Excessive inclusion of cul-de-sacs in the layout/need to integrate with adjoining lands.
- Not clear how the proposed development reacts to Irish Rail modernisation proposals including new rail/canal bridges, road closures/future canal crossing
- Upgrade works to Porterstown Road are required and boundary in terms of the provision of a continuous footpath, public lighting, drainage as well as the cycle network over the full length of the site boundary.
- Concern in relation to the shared pedestrian and cycle route
- Details of the proposed upgrade on Porterstown Road over the full boundary of the site and a revised cycleway design should be provided.
- Dart Electrification Project contains proposals to close the Porterstown road level crossing to through traffic/ TIA does not take this into account/not clear from the information provided how access over the railway and canal is to be accommodated/
- Other issues include also number of junctions with the Kellystown Road/Lack of information on modal split and car ownership trends/Provision of EV parking and

E-bike parking/Creche set down area/Footpath and cycleway design/Design of home zones.

Foul Water

- The pumping station proposed on lands zoned for open space use/not compatible the land use zoning objective.
- Excessive pumping will be required across the LAP lands, making inefficient use of public expenditure and substantially increasing the carbon footprint of development on the LAP lands.
- The proposed sewage pumping station is designed to be expanded to cater for 1900 residential units/extent of the additional land take and inherent intensification is not clear/requires a fundamental reconsideration of the approach to foul water drainage.

Landscape/Open Space

- Insufficient regard has been given to the existing landscape and landscape features/arborist report postdates the design of the proposed layout.
- Issues also include quantity of play space provided and location of adult exercise equipment/Open space to serve Block A/Quality of some areas of public open space.
- Pump Station and its immediate surroundings as well as two SuDS areas are also included in the calculation of Public Open Space provision.

Social Infrastructure

- No assessment has been submitted or consideration given to the potential impact of the proposed development on schools in the area.

9.0 The Consultation Meeting

A Section 5 Consultation meeting took place via Microsoft Teams on the 11th Day of June 2020, commencing at 11.30am. 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. Principle/Expected Kellystown LAP timeline
2. Transport
3. Design including density/height/layout/detailed design
4. Landscape/Trees/Ecology
5. Residential Standards
6. Site Services
7. Any Other Matters

In relation to *Principle/Expected Kellystown LAP timeline*, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The current status of the Kellystown LAP and expected timeline for implementation.

The Planning Authority noted the following:

- Draft LAP is due to be published in the third quarter of this year.
- Key considerations of the LAP include the relocation of the football grounds and provision of the train station.
- The County Development Plan lays out key issues linked to the delivery of infrastructure and phasing.
- Concerned that the pre-application does not address the County Development Plan.

The Prospective Applicants noted the following:

- Lands have been zoned though previous Development Plans (2011, 2017).
- The existing football grounds are in Fingal's ownership.
- Further consultation will take place with Iarnrod Eireann in relation to works proposed, including the prospective train station.
- Approximately three landowners in the LAP area.
- The applicant is the only developer.

- The football club has a sporting lease and lands to the western site contain a protected structure – therefore available residential lands available at this location are small in extent.

In relation to *Transport*, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Status of the 'Kellystown Avenue' Road project/delivery mechanism for same.
- Entrances/Exits from the proposed development and the impact on the proposed cycleways.
- Required road upgrades/potential closure of Porterstown Road.
- Proposed shared cycle ways and pedestrian routes on Porterstown Road.
- Footpath and cycle connections to surrounding areas.

The Planning Authority noted the following:

- Porterstown Road closure is an Irish Rail led project/No timeline of when the works will start.
- The road alignment and design (Kellystown Avenue) are subject to a Part 8 procedure.
- Cyclist and pedestrian access to and from the site is important.
- The number of junctions onto Kellystown Avenue should be minimised.
- In relation to the TIA, the Porterstown road closure could impact on results/different scenarios should be modelled.
- There is some capacity at certain junctions/Other junctions are over capacity.
- More detail regarding cycle routes is needed/Width of the cycle lanes are important.
- The proposed Kellystown road route could change.
- A footpath route south of the canal is being examined by the Planning Authority.

The Prospective Applicants noted the following:

- In relation to Kellystown road, there is already 280 metres of road and the applicant is adding 160 metres of new road.

- There will be frontage onto 440 metres of road.
- Footpath is 1.8 metres in width/The cycle lane is 1.5 metres in width/An increase to 1.75 metres in width is possible.
- 7 metre road can be reduced to 6.5 metres.
- A separate pedestrian footpath and cycleway is being proposed on Porterstown Road/There are some shared spaces.
- Future connections are available for cycle lanes and pedestrian footpaths to the north east of the site.
- Part of the LAP objective is to provide connections to adjacent lands.

ABP further noted the following:

- Detail the entrances onto the cycle ways.
- Show potential upgrades and have regard to the potential closure of Porterstown road.
- Shared access for cycle ways, pedestrian routes and footpaths must be detailed/nature of proposed cycleways and footpath on Porterstown Road is not clear from the drawings submitted.
- Prospective applicant should consult with Irish Rail and the NTA.

In relation to *Design including density/height/layout/detailed design*, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Proposed density.
- Walking routes from the canal to the train stations.
- Treatment of Block A/Ground floor frontages.
- Location of Block E.
- Treatment of the rear gardens.
- Open space strategy.
- DMURS compliance.

The Planning Authority noted the following:

- The centre of the site is 4.2 hectares and contains 122 units and the net density is for this part of the site is approximately 29 units per hectare.
- In relation to Block A, it is acknowledged there is capacity for height.
- The proximity of Block A to other residential developments is a concern.
- There is a dominance of 2 storey housing within the development.
- Explain the urban design function and relationship to roads.

The Prospective Applicants noted the following:

- Overall density is 63 units per hectare.
- Two thirds of the units are apartments.
- There is a gradual increase in height towards Coolmine train station.
- Walking time to the train station is 18 minutes.
- There is a direct connection to Coolmine station along the southern boundary.
- There are cycle and pedestrian connections to the schools.
- Blocks contain active edges.
- Massing of Block A will be reviewed.
- There will be more active uses on the southern end.
- Houses on Porterstown road have front doors onto the road and there are no blank gables.
- Open space - usability and interlinkages will be shown.

ABP further noted the following:

- Submit a rationale/justification for the density proposed.
- Show walking distances to train stations.
- Detail the treatment for block A.
- Justification required for layout/open space strategy including the relationship of the built form to the existing street/road network.

- More detailed drawings required including detailed elevations.
- CGI'S and photomontages would be useful.

In relation to *Landscape/Trees/Ecology*, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Tree retention.
- Landscape Impacts.
- Ecology.

The Planning Authority noted the following:

- Landscape is designated as Highly Sensitive.
- Hedgerows need protection.
- SUDS proposals need to be shown.
- Show open space layout and strategy.
- Location of the pumping station is a concern.
- Clarify tree impacts and retention.
- Show interaction between green and blue corridors.
- Detail the open space use at Block A.

The Prospective Applicants noted the following:

- The pumping station will be relocated to the edge of the open space
- Swails, permeable paving and bio retention are being proposed.
- There are 889 linear metres of hedgerows on site.
- Some hedgerows will be cut back and not removed.
- 74% of hedgerows will be retained.

ABP further noted the following:

- Outline the impacts on trees/hedgerows.
- Detail the impacts on ecology including wider impacts such as canal based habitats/species.

In relation to *Residential Standards*, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Quality of open space including courtyards.
- Landscaping.
- Balconies on the ground floor and at podium level.

The Planning Authority noted the following:

- Address any outstanding issues in the PA opinion.
- Ensure relevant standards are addressed.

The Prospective Applicants noted the following:

- Issues will be addressed

ABP further noted the following:

- Outline overshadowing impacts on communal spaces.
- Show landscaping at the podium level.
- Detail balconies at the ground floor level and defensible space relating to same.
- Submit CGI's and a Housing Quality Assessment.

In relation to *Site Services*, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- The proposed pumping station including location and sizing of same.
- If the upgrades to the existing pumping station are required.

The Planning Authority noted the following:

- Proposed pumping station serves 80% of the LAP lands.
- The station is pumping to the east/Irish Water (IW) submission states that IW requires pumping to the west.
- Clarify pumping station drainage, ownership and maintenance
- More green roofs should be provided.

The Prospective Applicants noted the following:

- Pumping station will be relocated to the edge of the public park.
- It can be sunk down by 1.8 metres, if needed, thereby allowing all of the LAP lands to be serviced.
- The rising main at Porterstown will be pumped west
- Apartment blocks do contain SUD's and onsite attenuation.
- The size of the pond could be increased to allow for additional attenuation.
- An upgrade to the existing pumping station is not needed.

ABP further noted the following:

- Address any outstanding issues.
- There is no further information sought at application stage.

7. Any Other Matters

The Planning Authority noted the following:

- Outline phasing and the delivery of infrastructure.

The Prospective Applicants noted the following:

- A crèche and retail are also being being delivered.

ABP further noted the following:

- Submit a social infrastructure capacity survey.

10.0 Consultation

Irish Water

- Irish Water had issued a Confirmation of Feasibility for this development for 1160 residential units subject to the following.
- Wastewater - a pump station and rising main will be required, the rising main will be required to travel North West along the R121, cross the railway line and canal and connect to the 525mm foul sewer at point at Porters Gate Green, a distance of approx. 800m in the public domain. Presently there is capacity in the network to cater for this development but the capacity is limited, phasing of the

development maybe required, this will be determined at connection application stage.

- The development is subject to a hydraulic modelling assessment due to a significant number of developments in the area. The assessment is currently ongoing and due for completion shortly by Irish Water. The results of this modelling will confirm downstream foul network capacity and any specific upgrades and or works required to service the site.
- Water - To connect this development to Irish Waters water network significant upgrades are required. These include but are not limited to, 900m of 6" and 200m of 5" watermain to be upsized to 250mm Nominal Bore watermain and 1350m of 200mm Nominal Bore required through the development site looping the main. Irish Water currently has no plans to carry out work in this area. Should the applicant wish to progress with the upgrades these will be carried out by Irish Water and funded by the developer.

11.0 Assessment

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.

I have examined all of the information and submissions before me including the documentation submitted by 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.

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 – Kellystown LAP; Kellystown Link Road; Residential Density; Massing/Detailed Design/Ground Floor Treatment of Block A; Compliance with DMURS.

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.

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.

12.0 Recommended Opinion

The Board 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.

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.

In the opinion of An Bord Pleanála, the following issues will need to be addressed in the documents submitted to which section 5 (5) of the Act of 2016 relates that could result in the constituting a reasonable basis for an application for strategic housing.

Kellystown LAP

The prospective applicant should demonstrate that the proposal is not premature pending the finalisation of an LAP for the area (Kellystown LAP). In particular, the prospective applicant should demonstrate that the proposal does not prejudice the delivery of housing on a phased basis, in tandem with the necessary infrastructure, and does not prejudice the delivery of the overarching objectives for the Kellystown Area, as set out in 'Objective Blanchardstown 18' of the Fingal Development Plan 2017-2023. Further consideration of this issue may require amendments to the documents and/or design proposals submitted.

Kellystown Link Road

The prospective applicant should demonstrate that the proposal does not prejudice in any way the delivery of the Kellystown Link Road Objective, as set out in Table 7.1 'Road Schemes' and Sheet 13 'Blanchardstown South' of the Fingal Development Plan 2017-2023, pending the finalised design of same. The applicant should also ensure that the technical specifications (including, but not limited to, the alignment, width and finishes) of the portion of the link road proposed as part of this development are to the satisfaction of the Planning Authority. Further consideration of this issue may require amendments to the documents and/or design proposals submitted.

Residential Density

Further consideration and/or justification of documents as they relate to the proposed residential density, having regard to the existing and future accessibility of the site to surrounding public transport options, including existing rail stations at Coolmine and Clonsilla, any future rail stations in the Porterstown Area, and to the nearest existing and proposed bus stops/routes. Particular regard should be had to the criteria relating to appropriate residential density, as set out in Sustainable Residential Development in Urban Areas Guidelines (2009). Further consideration of this issue may require amendments to the documents and/or design proposals submitted.

Massing/Detailed Design/Ground Floor Treatment of Block A

The prospective applicant should provide further justification and/or detail in relation to the proposed massing and detailed design of Block A. In particular, the

prospective applicant should provide further justification and/or detail in relation to the treatment of the ground floor of Block A, having regard to the level of active frontage provided at ground floor level. Further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

Compliance with DMURS

The prospective applicant should provide further justification and/or detail in relation to compliance with DMURS, in particular the creation of active street edges along Kellystown Avenue, Porterstown Road and Diswellstown Road Overpass, the prioritisation of safe walking and cycling routes both within and around the development, the treatment and nature of the proposed 'Homezones' and the number of cul-de-sacs within the site. Further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

Pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:

1. Additional details in relation to Transport, having regard to the report of the Transportation Planning Department, in particular the provision of a parking layout drawing/schedule, details of cycle parking, details of the set-down parking area for the crèche, details of upgrade works to the Porterstown Road and details of any other road upgrades that are required, impacts of the Irish Rail Electrification Project on vehicular, cycle and walking routes; sightline drawings; connections and permeability to adjoining sites and the provision of a taking in charge drawing.
2. Additional details and/or revised proposals in relation to site services, having regard to the report of the Water Services Division of the Planning Authority, and having regard to the detailed comments included in the Irish Water Submission on this pre-application (dated 15th May 2020). These include confirmation in relation to the adequate capacity of the foul water sewer network to accommodate the development, details of the proposed foul water pumping station; upgrades required to connect to the water supply network and additional detail and/or revised proposals in relation to the SuDS measures proposed;

Further consultation is required with Irish Water and/or the Planning Authority (as appropriate) in relation to foul water capacity/infrastructure and in relation to required upgrades to the water supply network.

3. Additional details and/or revised proposals in relation to open space/landscaping, having regard to the report of the Parks and Green Infrastructure Division, including clarification of the quantum of public open space being provided, the location of the proposed pump station details of play provision, the layout of the public open space within the development and management of tree and hedgerow retention.
4. Additional CGIs/visualisations/3D modelling.
5. A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overlooking, overshadowing, overbearing and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.
6. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.
7. A plan of the proposed open space within the site clearly delineating public, communal and private spaces.
8. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
9. Waste Management Details.
10. Site Specific Construction and Demolition Waste Management Plan.
11. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the

following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. The Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. Iannród Éireann
5. Commission for Railway Regulation
6. Transport Infrastructure Ireland
7. National Transport Authority
8. Irish Water
9. Inland Fisheries Ireland
10. Waterways Ireland
11. Fingal County Council 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.

Rónán O'Connor
Senior Planning Inspector

01st July 2020