



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-307633-20

Strategic Housing Development	1,368 no. residential units (353 no. houses, 1,015 no. apartments), 7 no. retail / commercial units, 2 no. community use buildings, 3 no. childcare facilities and all associated site works.
Location	Corballis East, Donabate, Co. Dublin.
Planning Authority	Fingal County Council
Prospective Applicant	Aledo Donabate Limited
Date of Consultation Meeting	19 th October 2020
Date of Site Inspection	9 th October 2020
Inspector	Elaine Power

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 northern portion of the site is located approx. 250m south of Donabate town centre and approx. 50m south of Donabate Train Station. The site has a stated area of 43.6 ha. It is irregular in shape and comprises several agricultural fields and field boundaries. It is divided by the Donabate Distributor Road (DDR). The site located to the north of the DDR has a stated area of 27.3 ha and the site located to the south of the DDR has a stated area of 13.6 ha. The site is generally open and undulating.
- 2.2. The area is transitional in character. The northern portion of the overall site is bound by a mix of commercial and residential uses in Donabate town. The southern portion of the overall site is bound by a local road Corballis Cottages and the Malahide Estuary SAC (000205) and Malahide Estuary SPA (004025). To the east the site is bound by agricultural lands and to the west by the railway line.
- 2.3. There is an existing access to the site from the north west corner of the site via the car park of Smyth's Bridge House, public house, which is a protected structure (RPS 0509).

3.0 Proposed Strategic Housing Development

- 3.1. It is proposed to construct 1,368 no. residential units, comprising 353 no. houses, 1,015 no. apartments. The following details as submitted by the applicant are noted:

Parameter	Site Proposal
Application Site Area	Gross 43.6 ha / Net 27.3 ha
No. of Units	1,368 no.
Density	51 units per ha
Other Uses	7 no. retail / commercial units (599sqm) at 2 no. locations 2 no. community use buildings 3 no. childcare facilities
Public Open Space	3.3ha of communal / public open space in the northern portion of the site 13.6 ha - Corballis Nature Park on the southern portion of the site.
Height	2-storey houses 3 /4-storey duplex units 5-storey apartments blocks
Car Parking	1,897 no. car parking spaces
Bicycle Parking	2,291 no. spaces
Vehicular Access	Phase 1& 2 from new access off the DDR and from north west portion of the site Phase 3 – from second access off the DDR and new access from Balcurriss Street at the north east portion of the site.

3.2. A wide variety of units are provided including apartments, maisonettes, duplexes, terraced, semi-detached and detached dwellings within 6 no. character areas. The development includes 353 no. 2 and 3-storey houses comprising 16 no. house types ranging in size from 80sqm to 120sqm. 375no. 3-storey duplex / maisonettes units ranging in size from 49sqm to 126sqm and 640 apartments provided in 14 no. blocks,

(12 no. residential blocks, 1 no. sheltered housing block and 1 no. mixed use block) ranging in height from 4 to 5-storeys. The apartments range in size from 49sqm to 125sqm. The sheltered housing block comprises 46 no. units. This block would be purpose built for older persons and would be managed by an approved housing body.

3.2.1. The breakdown of unit types as follows: -

Unit Type	1-bed	2-bed	3-bed	4-bed	Total
Houses	-	10 no.	224 no.	119 no.	353 no.
Apartments	193 no.	447 no.	-	-	640 no.
Duplexes	59 no.	125 no.	168 no.	-	352 no.
Maisonettes	-	23 no.	-	-	23 no.
Total	252 no.	605 no.	392 no.	119 no.	1,368
% Total	18.4%	44.2%	28.7%	8.7%	-

3.3. A new neighbourhood centre is proposed in the centre of the scheme and includes 4 no. retail / commercial units. An additional 3 no. retail / commercial units are located in the north west portion of the site. The scheme also includes 2 no. community buildings in the north west portion of the site and 3 no. childcare facilities with capacity for 279 no. children, located centrally within the scheme.

3.4. The southern portion of the site would be developed as Corballis Nature Park to provide a natural amenity area, with associated active recreational uses and cycle and pedestrian routes.

3.5. The works include upgrading the public road to the north of the site and a section of land to the east of the site to provide access to foul water services. Letters of consent from both Fingal County Council and the landowner to the east of the site - Glenveagh Homes to the making of this application are included.

4.0 Policy Context

4.1. *Donabate Local Area Plan 2016 – 2022*

Three separate zoning objectives apply to the northern portion of the overall site. The majority of the northern portion of the site is zoned RA 'Residential Area' with the associated land use objective '*to provide for new residential communities subject to the provision of the necessary social and physical infrastructure*'. The north west portion of the site is zoned TC – 'Town and District Centre' with the associated land use objective '*to protect and enhance the special physical and social character of town and district centres and provide and or improve urban facilities.*' The north eastern portion of the site is zoned OS 'Open Space' with the associated land use objective to preserve and provide for open space and recreational amenities. The southern portion of the site is zoned HA – 'High Amenity' with the associated land use objective '*to protect and enhance high amenity areas*'

Strategic aims of the LAP include:

- Provide a framework for a growing population with phased development of new housing in tandem with supporting community and physical infrastructure.
- Provide infrastructural investment to address traffic, pedestrian safety and movement challenges including the early delivery of a new road & bridge providing an alternative access to Donabate and Portrane.

The subject lands at Corballis East comprise part of one of four residentially zoned (RA) development areas in the LAP. At an approx. density of 35 units per hectare the LAP lands have an overall capacity to accommodate approx. 4,000 units. Section 8, Urban Design Framework, sets out specific provisions for the development of these lands. The lands at Corballis have the potential to provide approximately 1,850 units. The plan states that '*in the interests of protecting residential and visual amenities, no buildings shall be built above the 20m contour line and the maximum ridge / roof heights at this location shall be limited to 26m OD which is below the ridge height of the existing houses at 'The Strand*'.

The southern portion of the site is identified as Corballis Nature Park. This area is to be managed as a natural landscape to ensure it continues to play host to a variety of bird/wildlife with controlled public access.

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

Donabate is identified as a Moderate Sustainable Growth Town within the Dublin Metropolitan area with 116ha of remaining land supply with the potential to yield 4056 residential units.

Chapter 2 – Core Strategy and Settlement Strategy, Chapter 3 – Placemaking, Chapter 4 – Urban Fingal, Chapter 7 – Movement and Transport, Chapter 9 – Natural Heritage and Chapter 12 – Development Management Standards are considered relevant. In addition, the relevant policies of the Plan are set out below: -

Specific objectives include SS17, PM37, PM38, PM39, PM40, PM41, DONABATE 3, DONABATE 4, DONABATE 5, DONABATE 10 and DONABATE 12, DMS03, DMS05, DMS57/A/B, DMS59, NH51 and NH52:

4.3. ***Regional Spatial and Economic Strategy for the Eastern and Midland Region, 2019 - 2031***

It is a key principle of the strategy to promote people's quality of life through the creation of healthy and attractive places to live, work, visit and study in. Donabate is identified as a Sustainable Growth Town.

Section 4.7 - Self Sustaining Growth Towns and Self-Sustaining Towns notes that these towns support the regional driver of Key Towns and act as important local drivers, providing a range of functions for their residential population and surrounding catchment, including housing, local employment, services, retail and leisure opportunities.

4.4. ***National Planning Framework (2018)***

The National Planning Framework addresses the issue of 'making stronger urban places' and sets out a range of objectives which it considers would support the creation of high quality urban places and increased residential densities in appropriate locations while improving quality of life and place. Relevant Policy Objectives include

- National Policy Objective 4: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

- National Policy Objective 13: In urban areas, planning and related standards, including in particular building height and car parking, will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.
- National Policy Objective 33: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
- National Policy Objective 35: Increase residential density 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.

4.5. **Section 28 Ministerial Guidelines**

The following is a list of section 28 Ministerial Guidelines considered of relevance to the proposed development. Specific policies and objectives are referenced within the assessment where appropriate.

- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Area, 2009
- Urban Development and Building Heights Guidelines, 2018
- Urban Design Manual, A Best Practice, 2009
- Design Manual for Urban Roads and Streets, 2013
- The Planning System and Flood Risk Management Guidelines, 2008
- Childcare Facilities – Guidelines for Planning Authorities 2001 and Circular PL3/2016 – Childcare facilities operating under the Early Childhood Care and Education (ECCE) Scheme

5.0 Section 247 Consultation(s) with Planning Authority

5.1. It is stated by the prospective applicant that a formal pre-planning consultation meeting took place with the Planning Authority in relation to the proposed development on the 16th January 2020 and additional informal meetings also occurred. A summary of the issues raised by the planning authority are outlined below: -

- Address compliance with the core strategy of the development plan
- Provision of segregated cycle tracks and priority junctions for cyclists, cycle and pedestrian routes to be constructed to site boundaries
- Impact of car parking on the public realm
- Material / surface treatment at neighbourhood centre should be clarified
- Open space provision including additional details of SUDS, archaeological features and levels. A tree survey is required
- Additional surface water management details
- Foul water proposals should be agreed with Irish Water
- Layout should maximise overlooking of the park
- Consideration of relationship with adjoining properties
- Consideration of the design of the local centre, which is highly visible
- A Visual Impact Assessment is required
- Identify character areas within the scheme
- Phasing plan is required
- Consultation with the Housing Section regarding Part V is required

Full details of the meeting are included in the planning authority's submission.

6.0 Planning History

Subject Site

Reg. Ref. F20A/0204: Permission was granted in 2020 for the construction of 55 no. residential units, 3 no. retail units, public open spaces, road upgrades and reconstruction of an existing car park to serve Smyth's public house (protected structure) on the north west portion of the subject site. This layout is identical to that proposed within the subject scheme.

ABP-304904-19, (Reg Ref. F18A/0618): Permission was refused in 2020 for the development of strategic open spaces, upgrades to the public road, reconfiguration of the car park serving Smyths Bridge House (Protected Structure), upgrade of existing entrance onto Main Street, new access from Balcarrick Road, internal access roads, water services and a pumping station, and utilities. The reason for refusal related to potential disturbance and displacement impacts of construction activity within the proposed nature park

Surrounding Sites

Reg. Ref: F17A/0113: Permission was granted in 2017 for the construction of 196 no. houses, 62 no. apartments and a creche at Hearse Road, to the west of the site on the opposite side of the railway.

Strategic Housing Development PL06F. 304289: Permission was refused in 2019 for amendments reg. ref: **F17A/0113** to replace 35 no. houses and 62 no. apartments with 174 no. apartments and associated site works. The reason for refusal related to the poor urban design response of the scheme.

PL06F.249206 (Reg. Ref. F17A/0373): permission was granted in 2019 for the construction of 151 no. residential units and a creche to the north east of the site, on the opposite side of Balcarris Road.

Reg. Ref. F19A/0472: Permission was granted in 2020 for the development of a wastewater pumping station on a site located to the south of the subject site.

Strategic Housing Development PL06F.306794: Permission was granted in 2020 for the construction of 144 no. apartments to the north west of the site on the opposite side of the railway.

ABP304624-19: A local authority project was approved in 2020 for a Greenway between Malahide Demesne and Newbridge Demesne to be known as 'Broadmeadow Way'.

7.0 Submissions Received

Irish Water: Notes that it is feasible for connect to the public water system without any upgrades. With regard to wastewater it is noted that a connection is feasible subject to the completion of the Donabate Distributor Road Wastewater Network including all relevant wastewater pumping stations. Completion is planned for Q4 2023 (subject to change). Where the applicant is proposing to connect via third party infrastructure, they must provide evidence of all relevant permissions to connect via this third-party infrastructure ahead of any SHD application. The applicant is required to engage with IW ahead of any SHD Application to ensure program delivery timelines and/or project details, upon which, this connection is contingent, are reconfirmed with IW.

8.0 Forming of the Opinion

8.1. 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 submission and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

8.2. **Documentation Submitted by Applicant**

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.

The information submitted included the following: SHD application form, cover letter, Planning Report, Urban Design and Architectural Statement, Housing Quality Assessment, Environmental Report, Ecological Technical Note, Arboricultural Report, Landscape Development Report, Outdoor Lighting Report, Road Safety Audit, Engineering Services Report, Construction and Environmental Management Plan, Traffic Impact Assessment, DMURS Compliance Statement, Construction and Demolition Waste Management Plan, Mobility Management Plan, , Part V Costs and 3D images

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. This statement has been submitted, as required.

I have reviewed and considered all of the documents and drawings submitted.

8.3. **Planning Authority Submission**

8.3.1. In compliance with section 6(4)(b) of the Act of 2016 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 14th August 2020.

8.3.2. Fingal County Council's written opinion includes a description of the site location, legal interest in the site, record of a pre-planning meeting, planning history, departmental reports, a description of the proposed development, policy context, and an opinion of the planning authority. The content of the report is summarised as follows:

Strategic Context: The proposed uses are acceptable in principle.

Material Contravention: The proposed density is in excess of the average density indicated in the LAP (35 units per ha), however, it is considered an appropriate density for the site and that the material contravention is justified.

Layout / Wayfinding: The layout includes circuitous routes. It is recommended that more consideration is given to this issue, particularly in terms of accessibility for pedestrians through the central area.

The streetscape on the southern side of Corballis Street is dominated by long rows of housing with parking, this is not acceptable.

Sheltered Accommodation: There is a preference for these units to be relocated closer to Donabate town centre.

Primary School: it is noted that the proposed development facilitates the delivery of the school site and associated access.

Unit Types and Mix: The mix is considered acceptable.

Visual Impact and Landscape: The general form of the residential units is acceptable. A Visual Impact Assessment should be submitted to allow for the impact to be fully assessed.

Building Height: No proposed buildings within the scheme are above 20m OD as outline in the LAP. The higher buildings are located on lower lying portions of the site.

Residential Amenity: There are concerns of overlooking from dormer window of House no. 9 and potential overlooking of existing residential dwellings in 'The Strand' to the north of the site from the balcony of unit no. 5.

Ground floor units should have floor to ceiling height of 3.5 to allow for future adaptability to commercial / retail units.

Refuse Storage: Refuse storage is sufficiently provided for in the scheme.

Noise Impacts: A Noise Assessment should be submitted to fully assess the impact of the proximity of the site to the existing railway.

Childcare Provision: The provision of additional childcare capacity should be considered. A Childcare Needs Assessment should be submitted.

Access and Transportation: The access arrangements are generally acceptable. Additional details of the layout would be required. The development would provide for an important link from the Broadmeadow Way to the south and from the residentially developed lands to the west. Cycle and pedestrian facilities should be segregated.

Detailed Road Safety Audits and a Construction Traffic Management Plan are required.

Parking: A justification for any reduction in car parking from development plan standards should be submitted. Commercial, residential and visitor car parking should be clearly identified, and details of what areas are to be taken in charge.

Details of set down for the school site should be agreed with the Department of Education to future proof the road layout. The set-down for the creche facilities is unclear.

Electric Vehicle charging points should be provided within the scheme.

Cycle Parking: should be of a high standard and in accordance with development plan standards.

Water Services: A Flood Risk Assessment should be submitted.

Further details relating to surface water management should be submitted.

Open Space: there is a low level of surveillance onto a large section of the proposed linear park. This is not acceptable.

Clarity is required regarding accessibility to communal areas of open space.

Green Infrastructure: additional details regarding play provision equipment, trees, street-lamps and underground services are required.

Archaeology: clarification on how the proposed development would impact on archaeological features. An Archaeological Impact Assessment should be submitted

Corballis Nature Park: Clarification is required regarding the layout of the park including planting proposals, and the proposed uses provided including recreational uses, natural playground, dog walking and grassland for migratory birds. A summary of proposed changes to the layout is provided in the report.

Conservation: The proposed level of car parking at Smyth's public house (protected structure) in the north west portion of the site would have a negative impact on the proposed 'Village Square' concept as it would be dominated by car parking. A specific piece of artwork should be designed for this space.

A Visual Impact Assessment and an Architectural Heritage Impact Assessment are required to fully assess the impact on the protected structure.

EIAR: It is noted that the application would be accompanied by an EIAR

Appropriate Assessment: It is noted that the application would be accompanied by a Natura Impact Statement. An Ecological Impact Assessment including a comprehensive bat survey should also be submitted.

Part V: it is noted that 136 no. units would be transferred to the planning authority.

8.3.3. The Planning Authority also included a comprehensive list of documents that they considered to be outstanding including A Green Infrastructure Plan, Detailed Visual Impact Assessment and Landscape Character Analysis, EIAR, NIS, Ecological Impact Assessment, An Alien Invasive Plant Species Management and Control Plan, a Flood Risk Assessment, An Inward Noise Impact Assessment, A Building Lifecycle Report, A Daylight / Sunlight Assessment Report, details of public art to be installed, a phasing plan, a Construction and Environmental Management Plan, a Childcare Needs Assessment and a details of areas to be taken in charge.

9.0 The Consultation Meeting

9.1. A Section 5 Consultation meeting took place via a Conference Call on the 8th October 2020, commencing at 14.30. 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.

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

1. Development Strategy – density, design, layout, permeability
2. Car Parking Strategy
3. Public Open Space
4. Childcare Provision / Social Infrastructure
5. Water Services
6. Any Other Matters

Item 1

In relation to the Development Strategy, ABP representatives sought further elaboration / discussion / consideration on the following:

- Justification for any material contravention to statutory plans
- Consideration of additional permeability through the site and provision of segregated cycle and pedestrian routes.
- Consideration of potential negative impacts on the existing residential amenities of properties located within ‘The Strand’

- Rationale for the location of sheltered housing
- Consideration of design and layout of long rows of housing with associated parking
- Consideration of how public and private spaces would be managed
- Further Visual Assessments/CGIs – given local area objectives to protect visual amenity/views from across the estuary, etc.

Item 2

In relation to the proposed level of car parking associated with the apartment units ABP representatives sought further elaboration / discussion / consideration on the following:

- Justification / rationale for the level of car parking proposed and its impact on the public realm
- Consideration of undercroft / basement level car parking
- Additional details regarding how car parking spaces would be assigned and managed throughout the scheme

Item 3

In relation to public open space, ABP representatives sought further elaboration / discussion / consideration on the following:

- Consideration of design and layout of nature park with input from FCC Biodiversity Officer.
- Consideration of potential impacts of the development to be addressed in the Natura Impact Assessment
- Elaboration on the phasing of Corballis Nature Park
- Consideration of the facilities to be provided within the areas of open space on the northern portion of the site.

Item 4

In relation to Childcare, An Bord Pleanála representative sought further elaboration / discussion / consideration of the following:

- Justification / rationale for the size and capacity of the proposed childcare facility.

Item 5

In relation to the Water Services, ABP representatives sought further elaboration / discussion / consideration in relation to:

- Report of Irish Water to An Bord Pleanála dated 16th October 2020
- Issues raised in the Report of Water Services Department of planning authority dated 10th August 2020.
- Consideration of drainage to Corballis Nature Park to be addressed in the NIS.

Item 6

In relation to Any Other Matters, ABP representatives sought further elaboration / discussion / consideration of the NIS, including the early delivery of the ecological buffer area in advance of housing or in advance of significant housing to ensure the protection of the Natura site and minimise future residents desire / need to use this area for amenity purposes. The construction as well as operational impacts, including construction of any mitigating features.

The prospective applicant and the planning authority were given the opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting 307633' 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.

10.0 Conclusion and Recommendation

- 10.1. 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.
- 10.2. 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 plan for the area.

- 10.3. 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.
- 10.4. 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.

11.0 Recommended Opinion

- 11.1. 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.
- 11.2. 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.**
- 11.3. 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. Notwithstanding that the proposal constitutes a reasonable basis for an application demonstrate / justify the suitability of the proposed site to accommodate the residential density with regard to the provisions of the current Fingal County Development Plan and relevant national and regional planning policy including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
2. A report that addresses and provides a clear design rationale for the proposed design, scale and character of key buildings / street frontages, materials and finishes of the proposed development including specific detailing of finishes and frontages for the proposed apartment blocks, and the maintenance of same. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. Additional CGIs and visual assessment, having regard to the local objectives pertaining this site, and recognising the visual sensitivity of this area/site.
3. A layout plan and report that address and provides a clear rationale for connectivity and permeability within and through the site.
4. Further consideration or amendment of the proposal as it relates to the car parking layout, and a report providing a clear rationale and/or justification for the extent, location and visual dominance of car parking proposed, having regard to the location of the site and its proximity to public transport services.
5. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority, and the phased delivery of such public open spaces (in particular in respect of the proposed Corballis National Park).

6. Childcare Demand Report, which identifies demand for childcare places likely to be generated by the proposal and the capacity of the childcare facility previously granted on the subject site and existing facilities in the vicinity to cater for such demand.
7. School Demand Report, which identifies demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
8. Address issues raised in the report of the Parks and Green Infrastructure Division of the planning authority dated 11th August 2020.
9. Address issues raised in the report of Irish Water to An Bord Pleanála dated 16th October 2020 and in the Report of Water Services Department of planning authority dated 10th August 2020.
10. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of Corballis Nature Park, public open spaces and Part V provision.
11. A material contravention statement, in respect to any and all elements of the development that may materially contravene the Development Plan objectives or policies applicable to the site, whether, core strategy, density, housing typology, car parking, open space, visual sensitivity or other.
12. A NIS, clearly addressing all potential impacts (construction as well as operational, delivery and operation of mitigating features associated with the development; etc.

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. National Parks and Wildlife Service
4. Heritage Council
5. An Taisce
6. Department of Education and Skills
7. 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.

Elaine Power
Planning Inspector

29th October 2020