



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-308497-20

Strategic Housing Development	162 no. apartments and associated site works.
Location	Lands to the west of the entrance to Howth Castle, Howth Road, Howth, Dublin 13.
Planning Authority	Fingal County Council
Prospective Applicant	GLL PRS Holdco Limited
Date of Consultation Meeting	13 th January 2021
Date of Site Inspection	15 th December 2020
Inspector	Irené McCormack

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

- 2.1. The proposed development site is located to the south of the R105, Howth Road, and is approximately 500m west of the village of Howth and 1.8kms east of Sutton Cross. The site is bound to the north by a stone demesne wall and to the east by a mixture of stone and concrete walls with significant tree stands. The southern edge of the site adjoins Deer Park Golf Club and there is no defining physical boundaries. A low hedgerow forms the western site boundary and beyond it are residential dwellings on individual plots that form ribbon development in a westerly direction along the Howth Road. The Hill of Howth rises to the south of the site. There is no existing access to the site from public roads.
- 2.2. Within the wider area the lands to the south are associated with Howth Castle, Deerpark Golfclub and the National Transport Museum. The entrance to Demesne lands is provided to the east of the subject site through gates that are set back from the public road.
- 2.3. The eastern site boundary is well screened by mature trees that line the avenue leading to Howth Castle and the wider Demesne. The southern portion of the site adjoins the surrounding mature landscape associated with Howth Castle and being located with the HA-High Amenity Zoning and Buffer Zone of the Howth SAAO.
- 2.4. The designated architectural heritage within the vicinity of the site includes RPS No. 556- Howth Castle (incl. wings, towers, stables and 19th Century entrance gates), RPS No. 557 Church (in ruins) , Grounds of Howth Castle, RPS No. 695- St. Mary's Church of Ireland Church, Howth Road in addition to the Howth Castle Architectural Conservation

Area (ACA). Howth Castle is deemed to be of national importance on the National Inventory of Architectural Heritage by reason of its architectural, historical, artistic and archaeological special interest. Similarly, there are a number of Recorded Monuments in the vicinity of the site including the Castle DU015-027001, Gate House DU015-027002 and Chapel DU015-026.

3.0 Proposed Strategic Housing Development

3.1. This application is for the construction of 162 No. residential units laid out in three blocks buildings (A- C) including resident amenity floor space distributed across each building together with private amenity space in the form of balconies and ground floor terraces, communal amenity space in the form of courtyards and roof gardens, public open space in the form of a landscaped area adjacent to the Howth Road, a single storey ESB sub-station and switch room, a vehicular access on the site’s north-western boundary, a pedestrian access on the site’s northern boundary and all ancillary site development works including drainage, landscaping and lighting and undergrounding of the existing ESB overhead 10/20Kv line to facilitate the proposed development.

3.2. The 162 units proposed are propped to be provided as follows:

Parameters	Site Proposal
No. of residential units	162 29 no. – 1 bedroom(17.9%) 104 no. – 2 bedroom (64%) 29 no. – 3 bedroom (17.9%)
Height	3 no. blocks 5-6 storeys over basement
Dual Aspect	Single Aspect 201 units – 38.8 Multiple Aspect 504 units – 61%
Retail/Commercial	N/A
Childcare	None
Open Space / Communal Amenity Space	Public Open Space = 2065sqm Communal = 3835.5sqm
Car Parking	132 – 6 accessible, 13 electric spaces, 4 Go-Car
Bike Parking	325
Density	140 units per hectare (180% above threshold of 30-35 units)
Access	Howth Road

4.0 Policy Context

National Policy

4.1. The government published the National Planning Framework in February 2018. Objective 3a is that 40% of new homes would be within the footprint of existing settlements. Objective 11 is there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth. Objective 13 is that 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. Objective 27 is to ensure the integration of safe and convenient alternatives to the car into the design of communities. Objective 33 is the prioritise the provision of new homes where they can support sustainable development at an appropriate scale.

4.2. The applicable section 28 guidelines include -

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')2009
- Design Manual for Urban Roads and Streets'2013
- Guidelines for Planning Authorities on Urban Development and Building Heights, 2018. Section 2.11 states that locations with the potential for comprehensive urban development should be identified and provided with appropriate planning frameworks to deal with movement, public realm, design and other issues best addressed at neighbourhood level.
- Sustainable Urban Housing: Design Standards for New Apartments (2018),
- Childcare Facilities – Guidelines for Planning Authorities

4.3. ***Local Policy***

4.3.1. The site has two zonings , RS – Residential which seeks to 'Provide for residential development and protected and improve residential amenity' and HA- High Amenity which seeks to 'Protect and enhance hight amenity areas' of the Fingal County Development Plan 2017-2023. Indicative cycle/pedestrian routes are shown along the Howth Road and to the north of the site.

The core strategy and settlement strategy in section 2 of the plan identifies Howth as a 'Consolidation Area within a Gateway'. The core strategy is based on target populations for Dublin and Fingal set by the regional planning guidelines in force when the plan was made. The targets are that the population of the Dublin region in 2022 would be 1,464,000 while that of Fingal would be 309,285. This would require a housing stock of 142,144 in Fingal compared to the 105,392 that existed in 2015. Allowing for headroom in accordance with the method stipulated in guidelines from the minister, the current development plan zones enough land, 1,737ha, for the development of 49,541 homes in the county. 16ha of this land is in Howth. The strategy envisages that this 16ha could accommodate 498 homes. A proposed variation to the plan to comply with the RSES would change the remaining zoned area in Howth to 14ha which could accommodate 436 homes.

- 4.3.2. General objectives regarding the settlement strategy are set out in the plan including SS01 to "Consolidate the vast majority of the County's future growth into the strong and dynamic urban centres of the Metropolitan Area while directing development in the hinterland to towns and villages, as advocated by national and regional planning guidance", SS02 is to "Ensure that all proposals for residential development accord with the County's Settlement Strategy and are consistent with Fingal's identified hierarchy of settlement centres" and SS15 to "Strengthen and consolidate existing urban areas adjoining Dublin City through infill and appropriate brownfield redevelopment in order to maximise the efficient use of existing infrastructure and services".
- 4.3.3. Chapter 4 of the plan refers to urban Fingal. It includes a section about Howth. It lays out a strategy to develop village in a manner that will protect its character and strengthen and promote the provision and range of facilities with future development will be strictly related to the indicated use zones including the infilling of existing developed areas rather than further extension of these areas. Objective HOWTH 1 is to "Ensure that development respects the special historic and architectural character of the area", HOWTH 4 is to protect and manage the special amenity area.
- 4.3.4. Howth Castle and St. Mary's Church are protected structures. The castle and the church are included in an Architectural Conservation Area and the buffer zone for the Special Amenity Area which extends to the Howth Road opposite the site. Those lands are zoned HA -Amenity. The southern portion of the site is located within the Buffer Zone of Howth Special Amenity Area Order. Part of the subject site, currently within the golf course is designed as 'other areas' within the SAAO. Specific Objective 'To preserve

views' along the eastern boundary of the site.

- 4.3.5. Other objectives of the plan are PM33 “Enhance and develop the fabric of existing and developing rural and urban centres in accordance with the principles of good urban design, including the promotion of high quality well-designed visually attractive main entries into our towns and villages” ED85 “Ensure that settlements and locations within the Metropolitan Area pursue development policies of consolidation, and maximise their economic strengths and competitive advantages such as tourism and marine sectoral activities in Malahide and Howth, while the lands within the southern part of the County maximise their economic potential through the strong functional linkages to the M50”,
- 4.3.6. Objective NH27 is to protect existing woodlands, trees and hedgerows, Objective NH 36 – Ensure new development does not impinge on the character integrity and distinctiveness of highly sensitive areas, Objective NH40 – to protect views and prospects. Objective DMS57, DMS57A and DMS57B – minimum of 10% of site area to be designated as public open space.

5.0 Section 247 Consultation(s) with Planning Authority

A Pre-planning meeting took place on the 27th January 2020. It is noted that a number of other pre-planning meetings were held prior to this. The issues raised are summarised below:

Planning Department

- No. of units queried.
- Zoning objectives.
- Impact on views as you approach Howth.
- Notes view of Conservation officer.
- Core Strategy compliance.
- Separation distance between blocks.
- Query creche provision.

Architects

- Block C – Impact on entrance and view at entrance into Howth.
- Overbearing on dwelling to the west.

Transport

- Concerns pedestrian/vehicle inter-visibility.
- 1 Car parking space required per unit.
- Secure cycle parking.
- Nothing to be taken in charge.
- Recommend reference is made to Sutton Cross Traffic Analysis.
- Advised to liaise with Operations on level of activity noting other development granted. Need to work in coordination.

Parks

- Historic landscape context makes this site different from others in Howth.
- Tree survey undertaken after design proposal.
- Tree belt in southern site boundary, removal?
- Clock C will impact on the potential to retain trees.
- No public open space.
- Noise /nuisance in courtyards where plays areas proposed.
- Location of substations.
- Boundary treatment.

Water Services

- Green site little attention proposed. Scale of development/topography does allow for underground attenuation.
- Full details of water storage to be shown on drawings.
- Construction Management Plan noting extensive soil removal.
- Capacity not an issue.

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

6.0 **Planning History**

Surrounding

Strategic Housing

ABP 306102-20 – Permission granted in April 2020 to Atlas GP Ltd for the demolition of structures on site, construction of 512 no. apartments, childcare facility and associated site works. This site is located opposite the subject site.

Howth Castle

F07A/1007 – Permission granted for the change of use of old kitchen in the castle to cookery school; rebuilding of old boot room to house, a lobby and toilets; and the provision of car parking for pupils.

St. Mary's Church

F99A/1109 – Permission granted for a garden of remembrance for internment of ashes after cremation in the grounds.

7.0 **Submission Received**

Irish Water :

Irish Water has assessed and has issued the applicant a Confirmation of Feasibility for connection(s) to the Irish Water network(s).

General observations;

All development is to be carried out in compliance with Irish Waters Standards Codes and Practices and that design layouts for the development proposal have been submitted to Irish Water and that a Statement of Design Acceptance has been issued to the applicant by Irish Water ahead of any SHD Application.

Where any proposals by the applicant to build over or divert existing water or wastewater services the applicant is required to submit details to Irish Water for assessment of feasibility and have written confirmation of feasibility of diversion(s) from Irish Water ahead of any SHD Application to the board.

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:

Planning Statement & Statement of Consistency with Fingal Development Plan 2017-2023
Material Contravention Statement
Statement of Consistency with National, Regional and Section 28 Guidelines
Environment Report
Childcare Demand Report
Social Infrastructure Audit
Architectural Design Statement
Part V Proposal
Housing Quality Audit
Landscape Design Statement
Preliminary Arboricultural Impact Assessment
Site Lighting Report
Energy Statement
Infrastructure Report
Flood Risk Assessment Report
Traffic & Transport Assessment
Residential Travel Plan
DMURS Compliance Statement
Landscape and Visual Impact Assessment
Daylight & Sunlight Assessment
Photomontages & CGI

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.

9.0 Planning Authority Submission

- 9.1.1. 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 2nd July 2020.

Fingal County Council's written opinion includes a description of the site location, 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

- Noting the Material Contravention Statement submitted by the applicant and while being supportive of National Policy needs achieving high densities in not the sole benchmark by which to determine the appropriateness of an application. Consideration must be given to Howth's designation as a consolidation area within the gateway but all the carrying capacity of the environment.
- It is considered the net density at 140 units per hectare would be 180% above the general threshold of 35-50 units per hectare resulting in a development of significant scale, mass and height.
- Development at this location must have regard to the status of Howth Castle and the need to protect its character and setting.

Integration, Quality of Design and Conservation

- Given the scale and mass of the proposal it is not considered that the design and scale and massing is one that reinforces the sensitive setting of the site or is cognisant of the established character of the area and when considered cumulatively with the absence of quality open space would not provide for appropriate integration with the existing community or comply with Objective Howth 1. The design approach should be revisited.

Built Heritage

- The PA believe that the proposal is not appropriate to the sensitive historic setting as the full effect of the impact of the scale and depth would be on the entrance to Howth Castle and together with the proposal to remove trees and hedgerows would have a significant and devastating impact on the landscape and contribute to negative impact upon the setting of the Protected Structure.

Carrying capacity of the receiving built environment

- Scale of development relative to its context not appropriate. Consider should be given to the incorporation of the HA-High Amenity Lands to the south of the site into the development for use as a park. Inclusion of these lands would avoid piecemeal, ad hoc development of the overall landholding.

Carrying Capacity of the physical infrastructure

- Noted area is well served by public transport – DART and Dublin Bus and cycle path connections to the City Centre.
- Noted IW raised no issues.
- Development deficient in car parking and visitor parking has not been provided.
- Regard must be given to the cumulative impact in combination with other recently granted development.

Carrying Capacity of social infrastructure

- Further considering with respect to school and childcare capacity in the vicinity required.

Detailed Issues

Design, Integration and Conservation impacts –

- Proposed height on western approach represents a stark and abrupt difference to the established character and would be out of character.

- PA value the entrance to the Demesne to the east of the site and would consider the scale and height here disproportionately incongruous to the established character.
- Concerns expressed with respect to cumulative impact with Techrete redevelopment.
- Concerns raised the depth of blocks with would limit future development potential of lands to the west.
- Additional landscaping should supplement sensitive viewpoints.
- Further consideration is required in relation to potential views from within the castle.
- Archaeological Impacts Assessment required.
- Further consideration required in terms of scale, mass and height and how the proposal responds to the historic and sensitive setting at the entrance to Howth Village.

UNIT Mix

- Acceptable.

Residential Impact

- Development would represent an overbearing impact and would have a perception of overlooking northings separation distance on dwellings to the west.
- Concerns regarding privacy conflicts within the development.

Residential Amenity and Unit Layout -

- Floor Area exceed minimum requirement Design response to consider regard to the adaptability of homes in terms of working from home, access to bedroom directly form living areas etc.
- Dual aspect 61%.
- Sunlight/daylight analysis notes 23 units would not meet recommended ADF. Mitigation or compensatory design solution required.
- Mitigation measures required for noise impact arising from play areas.

Part V

- *Noted*

Access and Transportation

- Car parking deficient

- TTA broadly acceptable – impact Sutton Cross and other SHD proposals noted. RSA required.

Open Space, Proposed Landscaping and Impact on Trees and Hedgerows

- Proposal does not meet the requirements of Objective DMS57, DMS57A and DMS57B to provide a minimum of 10% of site area to be designated as public open space. Revised site layout in this regard required.
- Additional details required regarding suitable play areas.
- Removal of main ecological feature not acceptable
- Tree report deficient.

Water Services

- Drainage – IW indicate no difficulty in connections.
- Further details required of bioretention area along northern site boundary required.
- Flood Zone C – recommend FRA to address potential for surface water blockages.

Outstanding Issues

- Zoning - Site layout plan clearly demonstrating an overlay of the multiple-zoning objectives as they relate to the site.
- Comprehensive Development – further consideration should be given to the inclusion of lands to the south within the ownership of the applicant.
- Conservation, Visual Impact and Archaeology- further consideration with respect to scale and mass in the context of historic setting, relationship to Techrete site, enhanced planting, potential views from within the castle and AIA required.
- Residential Amenity – Further consideration in relation to impact on properties to the west and the minimisation of noise and dust levels during construction. Separation distance between blocks, quality of amenity spaces, adaptability of units, noise impact from play area. Information should be provided to demonstrate the schools and childcare services in the vicinity have available spaces.
- Open space- 10% public open space to be provided, quality of open space proposed is unacceptable, tree survey was prepared after the design and was not prepared to 'inform the design' as stated. Removal of main ecological feature not acceptable. Revised landscaping masterplan required to include all landscaping works proposed within the red line boundary.

- Transportation – Additional design details required.
- Water Services – Additional details required re. FRA and Bioretention area .
- Waste – Construction and demolition waste management plan required subject to a grant of permission being forthcoming.

Conclusion

Further consideration of the established character of the sites prominent entry to the village and surrounding low scale development all need to be appropriately considered. It is considered that the design response to the sensitive site context would not be acceptable.

10.0 The Consultation Meeting

- 10.1. A Section 5 Consultation meeting took place on the 13th January 2021, commencing at 2.30pm. 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:
- 10.2. 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 - Compliance with the Core Strategy including issues relating to zoning, density, scale and height, landscape setting, landscaping, provision of public open space.
 2. Conservation – Built Heritage and Archaeology
 3. Access and Transportation - Issues raised by the PA.
 4. Residential Amenity – Sunlight/Daylight/Overshadowing Analysis, Overlooking and Noise mitigation
 5. Any other issues.
- 10.3. In relation to the **development strategy** further consideration/ justification of the documents as the relate to the following where discussed:
- Issues raised in PA Opinion.
 - Applicant advised that the HA zoned lands is not required to meet standards. A clear overlay of the site zonings will be submitted.

- Density – Applicant advised that the density is consistent with permitted development. Residentially zoned lands are quite low in the area and there is a need to drive the efficiency of the zoned lands.
- Design – Applicant advised that the design is mindful of the need to respect the existing character but also has regard to the emerging context forming a new gateway. The scheme has evolved with regard to context, topography, views and residential amenity and the design of the blocks has been articulated to reduce their scale and presents as four storeys to shoulder fronting Howth Road, and Block C has been relocated away from the eastern boundary adjacent to the protected entrance gates to Howth Castle.
- PA set out that the Techrete site is not comparable as this site is zoned town centre with a specific objective for a landmark gateway building. PA advised that they are mindful of the established character to the west and that there is no transition between the suburban house and the site.
- Highly sensitive landscape designation- Issues relating to provision of 10% public open space, quality of open space to include areas of passive and active recreation, removal of main ecological feature and the requirement protect and enhance the biodiversity of the site and retain parkland permeability.
- Applicant outlined the availability of accessible existing and permitted amenities in the vicinity of the site. The PA advised that the ownership of Howth Castle has recently changed, and this may impact on public access arrangements.

10.4. In relation to the **Conservation – Built Heritage and Archaeology** – further consideration/ justification of the documents as they relate to the following where discussed:

- Issues raised by the PA.
- PA advised that they consider the scale of the development the concern not the design approach and that the scale and mass represent a stark and abrupt difference to the established character. Concerns expressed regard visibility of the scheme form inside the Castle and Muck Rock.
- Applicant advised that the ACA is confined to the east of the site, the protected view through the gateway is not impacted, and the site is sufficiently separated from the original demesne parkland and Howth Castle.

- Applicant advised that an Archaeological Impact Assessment will accompany the application.

10.5. In relation to **Access and Transportation** further consideration/ justification of the documents as the relate to the following where discussed:

- Issues relating to Traffic Impact Assessment to include Sutton Cross and other SHD proposals. RSA required.
- Rationale for the quantum of car parking and cycle parking spaces provided having regard to the standards in the development plan and the apartment guidelines, and access to public transport.

10.6. In relation to **residential amenity** further consideration/ justification of the documents as the relate to the following where discussed:

- Compliance with design standards - Sunlight/Daylight, overshadowing and overlooking. Design of the apartments in excess of 50% provision of dual aspect units for greenfield sites.
- Applicant advised that it is proposed to provide additional screening along the western site boundary to reduce the impact on the neighbouring dwelling.
- Applicant advised that an EIAR would accompany the application and will include a noise assessment.

10.7. In relation to **AOB** further consideration/ justification of the documents as the relate to the following where discussed:

- Drainage Issues –
 - Further details required with respect to SUDs measures including the bioretention area along northern site boundary required.
 - Revisions to Flood Risk Assessment to address potential for surface water blockages.
- Query regarding the childcare provision and the identification of available capacity. Applicant advised that such figures are difficult to obtain and may not be relevant at the time the development is completed. PA advised to include a list with available capacity.
- Concerns raised with respect to location of fire tender access. PA advised that all work works to be contained within residentially zoned lands.

- Adherence to the requirements to appropriately address any Material Contravention of the relevant development plan or local area plan, as applicable.
- Advised that there is no provision for further information at application stage, all details to be submitted at application stage; ensure consistency between documentation submitted by various consultants.
- Both the prospective applicant and the planning authority were given an 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 303497-20 of 13th January 2021 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.

11.0 Conclusion and Recommendation

- 11.1. 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.
- 11.2. 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.
- 11.3. 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.
- 11.4. 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.

12.0 Recommended Opinion

- 12.1. 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.
- 12.2. 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.**
- 12.3. 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. A report that addresses and provides a clear design rationale for the proposed design, scale and character of the buildings, materials and finishes of the proposed development in the context of the site and the transition in building height. 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, the cumulative impact of the Techrete site located opposite the site, and recognising the visual sensitivity of this area/site with photomontages and 3D modelling, to include consideration of impacts on the protected structures identified below
 2. The inclusion of all works to be carried out within the red line boundary.
 3. Heritage Assessment to consider impacts on RPS No. 556- Howth Castle (incl. wings, towers, stables and 19th Century entrance gates), RPS No. 557 Church (in ruins) , Grounds of Howth Castle, RPS No. 695- St. Mary's Church of Ireland Church, Howth Road. The report shall include a statement response to the specific concerns raised

by the Conservation Officer Section of Fingal County Council report dated 23rd October 2020.

4. Archaeological Impact Assessment
5. Landscaping proposals to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site; (ii) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces; (iii) permeability plan of the proposed open space within the site clearly delineating public, semi-private and private spaces, areas to be gated, treatment of interface areas and provision of future connections to adjoining lands.
6. Additional cross-sections demonstrating the extent of cut and fill required to accommodate the development of the site.
7. A Site-Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report.
8. Submission of a Traffic and Transport Assessment
9. Submission of a Stage I Road Safety Audit
10. A statement of compliance with the applicable standards set out in DMURS, and a mobility management plan which justified the proposed provision of parking for cars and bicycles.
11. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments, including its specific planning policy requirements.
12. A building life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).
13. Proposals for compliance with Part V of the planning act.
14. Childcare demand analysis, having regard to the existing childcare facility in the vicinity of the site, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.
15. Inclusion of a Social and Community Audit of the schools in the vicinity in particular school going children and the accommodation of additional requirement resulting from the proposed development.
16. A draft construction management plan

17. A draft waste management plan
18. 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.

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. The Heritage Council
4. An Taisce
5. An Chomhairle Ealaíon
6. Fáilte Ireland

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.

Irené McCormack
Planning Inspector

15th January 2021