



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-308583-20

Strategic Housing Development	149 no residential units (33 no. houses, 116 no. apartments), creche, and associated site works.
Location	Ballygossan Park, Golf Links Road, Skerries, Co. Dublin.
Planning Authority	Fingal County Council
Prospective Applicant	The Noonan Construction Co. Ltd.
Date of Consultation Meeting	25 th January 2021.
Date of Site Inspection	14 th January 2021.
Inspector	Daire McDevitt

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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 subject site is located south and east of Ballygossan Park and is part of same landholding. The current proposal is access via the existing access to Ballygossan Park and it intrinsically linked with it. Ballygossan Park is a new residential estate on the edge of the existing settlement area, west of Golf Links Road and east of the Dublin to Belfast railway line. The subject site is located south of Skerries town centre area and Skerries train station. Skerries Allotments are located to the west of the site on the opposite side of the Gold Links Road.
- 2.2.** The area in the immediate vicinity of the site is characterised by one off housing along the Golf Links Road which is rural nature to the south and east of the site. The area is one in transition, with a more suburban character emerging with the construction of Ballygossan Park, which consists predominantly of 2 storey houses. The site's frontage onto the Golf Links Road at present lacks pedestrian footpaths or cycleway infrastructure. A pedestrian link to the train station exists to the north of the site. To the west the site is bounded by the Belfast Dublin Rail line and embankments. There is fencing separating the application site from Ballygossan Park with ling views across the site form the existing estate.
- 2.3.** The subject site has a stated site area of 4.8 hectares, incorporating lands zoned open space and riparian corridor to the south of the site. This portion of the site also appears to include lands in the ownership of the Land Development Agency (LDA). The is has a stated developable area of 2.97 ha.

3.0 Proposed Strategic Housing Development

The proposed development is for 149 residential units, creche and associated works and infrastructure. The Development Parameters are as follows:

Site Area	Total site area 4.8ha (nett area of 2.97ha)
Proposal	149 Residential Units (116 no. Aprt. & 33 no. Hse) in 3 no. phases (Phase 1: the riparian corridor, cycle and pedestrian paths. Phase 2: apartment block and 33 no. houses. Phase 3: 16 duplex and creche).
Density	50uph (based on 2.97ha)
Unit type & Height	4 storey Apartment block (100 units), 2 no. 3 storey blocks of Duplex (16 units), 33 no. terraced/semi-detached houses.
Open Space	Public OS (25,333sq.m), Communal OS, 2 no. playing pitches, playgrounds, pedestaling/cycle links.
Parking	<u>Car:</u> Duplex (20 & 4 visitor), Houses (66 & 10 visitor), apartments (100 at basement & 16 visitor at surface), childcare (2 and 1 set down space) <u>Bicycle:</u> Duplex (32 includes 8 visitor), Houses (10 private & 14 visitor), apartments (186 at basement & in a bicycle store/gym building of 130sq.m in the communal OS & 50 visitor) childcare (8)
Childcare Part V	355.4sq.m (63 no. children) 16 units (10.7%).
Access	Main access is via Golf Links Road. Links to existing Ballygossan scheme at various points. Links to lands to the south Temporary construction access adjacent to Ballygossan Park.

Unit breakdown:

No. of bedroom	No. of Units	% of total
1	28 (apartments)	19%
2	82 (apartments)	55%
3	34 [28 (houses) & 6 (apartment)]	23%
4	5 (houses)	3%

4.0 Planning History

Noonan Lands (Ballygossan Park):

Reg. Ref.: F11A/0309 & PL.06F.240639 – refers to a 2013 grant of permission for the construction of 103 no. dwelling houses, 1 no. 2 - storey creche (455 sqm.) and all associated and ancillary site developments. Breakdown of houses: 7 no. house type A (3 bedroom, 1.5 storey, 106.4sqm.); 5 no. house type A1 (4 bedroom 1.5 storey, 131.2sqm.); 4 No. house type A2 (4 bedroom, 1.5 storey, 130.5sqm.); 8 no. house type B (4 bedroom, 2 storey, 139.8sqm.); 8 no. house type C (3 bedroom, 2 storey, 112sqm.); 11 no. house type P (3 bedroom, 2 storey, 100sq.m.); 5 no. house type P1(3 bedroom, 2 storey, 119.9 sqm.); 2 no. house type P2 (3 bedroom, 2 storey, 121sqm.); 3 No. house type E with terrace (4 bedroom, 3 storey, 149.9sqm.); 1 no. house type E1 with terrace (4 bedroom, 3 storey, 150.7sqm.); 1 no. house type E2 with terrace (4 bedroom, 3 storey, 148.4 sqm.); 2 no. house type F with garage and terrace (4 bedroom, 3 storey, 155.2sqm.); 1 no. house type F1 with garage and terrace (4 bedroom, 3 storey, 175.7sqm.); 8 no. house type G (3 bedroom, 2 storey, 105.7sqm.); 6 no. house type H with terrace (3 bedroom, 2 storey, 110.9sqm.); 7 no. house type J (3 bedroom, 2 storey, 112.5sqm.); 6 no. house type K (2 bedroom, 2 storey, 87.7sqm.); 8 no. house type L (3 bedroom, 2 storey, 95.2sqm.); 1 no. house type L1 (3 bedroom, 2 storey, 97sqm.); 1 no. house type L2 (3 bedroom, 2 storey, 97sqm.); 4 no. house type M (4 bedroom, Part 2 & Part 3 storey, 132.2sqm.); 4 no. house type N (4 bedroom, 3 storey, 140.4 sqm.)”.

Reg. Ref.: F11A/0309/E1 – Refers to an extension of duration of permission of previously permitted permission under Reg. Ref. F11A/0309 on the 5th of February 2018. The duration of permission was extended up to and including the 9th May 2023.

Land Development Agency application:

Reg. Ref.: F20A/0324 - Junctions of Townparks & Holmpatrick, Skerries, Co Dublin. An application was lodged by the Land Development Agency (LDA) for reconstruction of the Miller's Lane/Shenick Road/Golf Links Road junction to provide for a four armed mini roundabout; Upgrading and extension of the two-lane flared approach to the junction on both the northern (Dublin Road) and southeastern (Miller's Lane) arms of the existing three-arm roundabout junction; The provision of Zebra Crossing facilities on all arms of both junctions; The implementation of flat top calming ramps on all arms of both junctions (approximately 5m back from the roundabouts circulating carriageway); New street lighting system covering both junctions; The proposed development also includes upgrades to the junction of Downside Heights/Golf Links Road and a new cycle path along the Golf Links Road; New footpaths, cycle and pedestrian facilities, road gully's, road marking, signal and carriageway surfacing works; All ancillary site development works, landscaping and signage to support the development at the following junctions in Townparks and Holmpatrick, Skerries, Co Dublin: Miller's Lane/Shenick Road/Golf Links Road junction R127 Skerries Road/Miller's Lane/Dublin Road Roundabout, Downside Heights/Golf Links Road junction (and a section of the Golf Links Road)". Notification of Decision issued 15th January 2021.

5.0 Section 247 Consultation(s) with Planning Authority

The prospective applicant's representatives met the PA for a consultation under Section 247 of the Planning and Development Act 2000 (as amended) on 29th July 2020. Details of the meeting are included with the submitted documentation.

6.0 Policy Context

6.1. National

Project Ireland 2040 – National Planning Framework

The National Planning Framework is a high-level strategic plan shaping the future growth and development of Ireland to 2040.

The NPF includes 75 no. National Policy Objectives. These include inter alia **Objective 2a** is a target that half of future population growth will be in the cities or their suburbs. **Objective 13** is that, 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. **Objective 27** which seeks to ensure the integration of safe and convenient alternatives to the car in the design of communities, **Objective 33** to prioritise the of new homes at locations that can support sustainable developemtn and at appropriate scale of provision relative to location, **Objective 35** is to increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building height.

6.2 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’) (2009).
- ‘Urban Development and Building Height, Guidelines for Planning Authorities’. 2018
- ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’ (2018). As amended December 2020.
- “Design Manual for Urban Roads and Streets’ (DMURS) (2013). Interim Advice Note- Covid 19 (May 2020).
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’).
- ‘Childcare Facilities – Guidelines for Planning Authorities’.
- Architectural Heritage Protection Guidelines for Planning Authorities’ (2011).

6.2. Regional

Eastern and Midland Regional Assembly - Regional Spatial and Economic Strategy 2019-2031 (EMRA-RSES)

The RSES provides a development framework for the region through the provision of a Spatial Strategy, Economic Strategy, Metropolitan Area Strategic Plan (MASP), Investment Framework and Climate Action Strategy.

The Dublin MASP is an integrated land use and transportation strategy for the Dublin Metropolitan Area, which seeks to manage the sustainable and compact growth of the Dublin Metropolitan Area.

The strategy for the sequential development of the metropolitan area is focussed on the achievement of ambitious compact development targets of at least 50% of all new homes within or contiguous to the existing built up area in Dublin and 30% in other settlements, the MASP identifies strategic residential, employment and regeneration development opportunities on the corridors along with the requisite infrastructure investment needed to ensure a steady supply of sites in tandem with the delivery of key public transport projects as set out in the NDP.

Strategic development corridors are identified including the City Centre within the M50; North-South Corridor (DART expansion); North-West Corridor (Maynooth/Dunboyne line and DART expansion); Southwest Corridor (Kildare Line, DART expansion and Luas red line); and Metrolink – LUAS Corridor (Metrolink, LUAS greenline upgrades).

RPO 5.3: Future development in the Dublin Metropolitan Area shall be planned and designed in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists.

RPO 5.4: Future development of strategic residential development areas within the Dublin Metropolitan Area shall provide for higher densities and qualitative standards as set out in the 'Sustainable Residential Development in Urban Areas', 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines and 'Urban Development and Building Heights Guidelines for Planning Authorities.

RPO 5.5: Future residential development supporting the right housing and tenure mix within the Dublin Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, and the development of Key Metropolitan Towns, as set out in the Metropolitan Area Strategic Plan (MASP) and in line with the overall Settlement Strategy for the RSES. Identification of suitable residential development sites shall be supported by a quality site selection process that addresses environmental concerns.

6.3. Local

Fingal County Development Plan 2017-2023

Zoning:

The bulk of the site is zoned RA 'Residential Area' with the objective to 'Provide for new residential communities subject to provision of the necessary social and physical infrastructure', residential and creche uses are permitted in principle in the RA zoned area.

The site is also identified as LAP 5.A 'Subject to Local Area Plan and is located within the Development Boundary. (Hacketstown Local Area Plan expired on the 9th February 2019)

The southern portion of the site is zoned OS 'Open Space'.

General: Chapter 2 of the Plan outlines housing and settlement strategy for Fingal. Chapter 3 describes the approach to the creation of placemaking, and particularly section 3.4 in relation to sustainable design standards. Chapter 4 describes urban Fingal and Chapter 5 Rural Fingal. Chapter 7 describes the approach to movement and infrastructure in Fingal. Chapter 9 relates to natural heritage and Chapter 10 relates to cultural heritage. Chapter 12 describes the Development Management Standards.

The following objectives are of particular relevance.

- Objective PM13 Prepare Local Area Plans for areas designated on Development Plan maps in co-operation with relevant stakeholders, and actively secure the implementation of these plans and the achievement of the specific objectives indicated.
- Objective SKERRIES 14 Prepare and/or implement the following Local Area Plans and Masterplans during the lifetime of this Plan:... Hacketstown Local Area Plan (see Map Sheet 5, LAP 5.A)....

The Plan sets out inter alia relevant standards and requirements for open space, parking, residential developments, etc

7.0 Prospective Applicant's Case

The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017.

This information included (the titles of documents are as per those submitted with the request), inter alia Pre-Application Strategic Housing Development Form; Cover Letter to Fingal County Council; Irish Water Confirmation of Feasibility Letter; • Part V Letter of Validation, Costings and Drawing; Letter of Consent from the Housing Agency; Statement of Consistency; EIA Screening Report; Community and Local Needs Audit; Architectural Drawings and schedule; Architectural and Urban Design Statement; Housing Quality Assessment and Schedule of Private Open Space; Schedule of Accommodation; Common Urban Design Principles with LDA; Booklet of 3D Images; Building Life Cycle Report; Landscape Visual Impact Assessment; Verified Photomontages; Landscape Report and drawings; Engineering Services Report and engineering drawings; Site-Specific Flood Risk; Construction and Environmental Management Plan; Mobility Management Plan; DMURS Compliance Statement; Traffic and Transport Assessment; Ground Investigation Report; Waste Classification & Groundwater Assessment Report; Assessment of Inward Noise and Vibration Impact; Operational Waste Management Plan; External Lighting Report and plan; Part L Planning Report; Daylight Assessment; Archaeology Letter; Appropriate Assessment Screening & Natura Impact Statement; Ecological Impact Assessment; Arboricultural Report and drawings.

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.

8.0 Planning Authority Submission

In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Fingal County Council, submitted on the 1st December 2020, a copy of their section 247 consultations with the prospective applicant and also their opinion in relation to the proposal. The 'opinion' of the planning authority included, inter alia, the following:

- The majority of the site is zoned 'RA' Residential with the southern portion of the site zoned 'OS' Open Space. The site is located within a 'Highly Sensitive Landscape'.
- The development is substantially in compliance with policies and objectives of the Fingal County Development Plan 2017-2023 subject to amendments/modifications set out in the Opinion.
- Reference to the Hackettstown LAP 2009 (expired 9th February 2019).
- Site Area needs to be clarified as this has significant implications for density and open space provision.
- Need to confirm the quantum of public open space (Objective DMS57).
- Clarification regarding provision of SUDs on open space (objective DMS73)
- Need to demonstrate compliance with Objective DMS7A/DMS7B regarding 10% open space. OS zoned lands to be excluded from calculations. LDA lands to be also excluded.
- Need to confirm applicable site areas and net density proposed.
- Revised layout, no open space should be located to the rear of houses.
- Substation, bin stores, bicycle storage, public art to be provided at appropriate locations.
- Revised location of the carparking for the duplex units.
- Reduce height and massing apartment blocks to reduce visual impact.
- Concerns regarding location of the duplex units at the entrance in terms of visual dominance, especially when viewed from open space to the south.

- Introduce variety of materials throughout the scheme.
- Provide Childcare facility as part of Phase 1.
- Provide a neighbourhood centre as per Specific Objective No. 1 Hackettstown LAP.
- Address passive surveillance of open space and pedestrian/cycle links.
- Address and show relationship with development of LDA lands.
- Issues raised by Transportation Planning Section are set out in detail in their report. In particular that the development is predicated on the provision of a number of road infrastructure upgrades proposed in a concurrent application (F20A/0324) on additional information.
- Issues raised by Water Service Engineering Section are set out in detail in their report.
- Issues raised by Parks and Green Infrastructure Division are set out in detail in their report.
- Archaeological Impact Assessment to be prepared.

Technical Reports include:

- Water Services Department Report dated 19th November 2020.
- Parks and Green Infrastructure Division Report 20th November 2020.
- Planning & Strategic Infrastructure Department (Archaeological Report) 16th November 2020.
- Planning & Strategic Infrastructure Department (Transportation Planning Section) 25^h November 2020.

9.0 Other Submissions

Irish Water (20th November 2020)

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

The proposed water and wastewater connections for this Development to connect to the Irish Water network are via infrastructure that has not been taken in charge by Irish Water (Third Party Infrastructure). Where a water and wastewater connection(s) is proposed to connect to Irish Water network through third party infrastructure, it is the responsibility of the applicant to ensure all appropriate consents are agreed and in place ahead of SHD application therefore, the applicant is required to provide evidence of the following to Irish Water:

- a) The customer has permission to connect to the third-party infrastructure.
- b) The third-party infrastructure has sufficient capacity to cater for the additional load
- c) The third-party infrastructure is of sufficient integrity to take the connection and the additional load
- d) Identify and procure transfer to Irish Water of arterial infrastructure within the Third Party Infrastructure
- (e) Demonstrate that the arterial infrastructure is in compliance with requirements of Irish Water Code of Practice and Standard Details and in adequate condition and capacity to cater for the additional load from the Development.

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.

10.0 The Consultation Meeting

A Section 5 Consultation meeting took place Remotely Via Microsoft Teams on the 25th January 2021, commencing at 10am. Representatives of the prospective applicant, the Planning Authority and An Bord Pleanála participated in the meeting.

The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advance issued by An Bord Pleanála and contained the following issues:

1. Clarification of Site Area.
2. Design Strategy (inter alia density, layout, open space provision and hierarchy, parking, connectivity and linkages with adjoining lands)
3. Issues raised by Transportation Section in the Planning Authority Opinion received on 1st December 2020.
4. Issues raised by Irish Water
5. Any Other Business.

In relation to **Clarification of Site Area**, An Bord Pleanála sought further elaboration / discussion in lands in the prospective applicant's ownership and control, lands in the ownership of the LDA and boundaries which are proposed for the purposes of preparing planning applications for either lands. Clarification of Gross and Net Site area.

In relation to **Design Strategy**, An Bord Pleanála sought further elaboration / discussion in relation to inter alia density, layout, open space provision and hierarchy, parking, connectivity and linkages with adjoining lands

In relation to Issues raised by **Transportation Section in the Planning Authority Opinion received on 1st December 2020**, An Bord Pleanála sought further elaboration / discussion in relation to works which are the subject of Planning Application **Reg. Ref.: F20A/0324** for road improvements/infrastructure and parking provision.

In relation to **Issues raised by Irish Water**, An Bord Pleanála sought further elaboration / discussion in relation to the third parties lands referenced in the submission and relevant consents.

In relation to **Any Other Business**, An Bord Pleanála sought further elaboration / discussion in relation to the EIA Screening to include reference to the LDA lands as it appears there are intrinsically linked. Clarify proposed use and provision of same on lands Zoned for Open Space, SHD cannot contravene a land use zoning. Any potential material contraventions that may arise need to be set out in detail in a Material Contravention Statement and advertised accordingly. Ensure all documentation correlate and dovetail.

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 308583' 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 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 the prospective applicants, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines and local policy via the statutory plans for the area.

Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted is required at application stage in respect of the following elements: compliance with local planning policy and development strategy, as sets out in the Recommended Opinion below.

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.

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

An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an

application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

Following consideration of the issues raised during the consultation process and having regard to the opinion of the planning authority, and submissions received from statutory consultees referred to under Section 6(10) of the Act, 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.

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. Clarity should be provided of the site ownership and any works taking place on lands outside the ownership of the applicant. As part of this, a layout map and written documentation is required, with any necessary letters of consent and heads of agreement for phasing works to ensure integration with adjoining works (in particular the provision of roads, SUDs, or Open space along the Riparian Strip), to also be provided. If areas of road are proposed on Open Space Zoning, compliance with the zoning objective should be considered.
2. EIAR screening should consider, in the context of in combination effects, in particular noting the level of integration and collaboration with adjoining existing, permitted and proposed developments adjacent to the site.
3. Notwithstanding that the proposal constitutes a reasonable basis for an application, demonstrate/justify the suitability of the proposed site to accommodate the proposed height particularly in the context of the site within a highly sensitive landscape identified in the Development Plan.

4. A Housing Quality Assessment which provides the specific information regarding the proposed apartments required by the 2020 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2020 guidelines should also be submitted. 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.
5. A Visual Impact Assessment that is supported by Verified Imaged / Photomontages from key vantage points given the location of the site in a 'Highly Sensitive Landscape' area.
6. An Ecological Impact Assessment.
7. An Archaeological Impact Assessment.
8. Social Infrastructure Capacity Assessment including School Demand Assessment and Childcare Assessment.
9. A Site Specific Management Plan which includes details on management of the communal areas, public space, residential amenity and apartments.
10. A draft Construction Waste Management Plan, draft Construction and Environmental Management Plan and a draft Operational Waste Management Plan.
11. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.

12. Address the issues raised in the Irish Water Submission dated 20th November 2020.
13. Respond to issues raised in the Planning Authority Opinion received by An Bord Pleanála on the 1st December 2020.
14. Address the issues raised by the Transportation Planning Section Report dated 25th November 2020 contained in the Planning Authority Opinion received by An Bord Pleanála on the 1st December 2020.
15. Address the issues raised by the Water Services Department Report dated 19th November 2020 contained in the Planning Authority Opinion
16. Address the issues raised by the Parks and Green Infrastructure Division Report dated ,20th November contained in the Planning Authority Opinion received by An Bord Pleanála on the 1st December 2020.
17. 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.
18. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant Development Plan or Local Area Plan, other than in relation to the zoning of the land, a statement indicating the plan objective(s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)
2. The Heritage Council
3. An Taisce
4. Irish Water
5. Transport Infrastructure Ireland
6. National Transport Authority
7. Córas Iompair Éireann
8. The Commission for Railway Regulation
9. Iarnród Éireann
10. Fingal 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.

Dáire McDevitt
Planning Inspector

26th January 2021