



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-308743-20

Strategic Housing Development	1200 no. apartments, childcare facility and all other associated site works.
Location	GA3 Lands at Baldoyle (adjacent lands formerly known as the Coast), Dublin 13.
Planning Authority	Fingal County Council
Prospective Applicant	The Shoreline Partnership
Date of Consultation Meeting	4 th February 2021
Date of Site Inspection	22 nd January 2021
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 site is located approx. 8km north east of Dublin City Centre and 9km from Dublin airport. It is located on the western edge of Baldoyle village at the southern boundary of Fingal County Council administrative area, on lands identified as Growth Area 3 in the Baldoyle-Stapolin LAP
- 2.2. The site has a stated gross area of 9.51ha. It is currently a greenfield site and is relatively flat. It is bound to the west by the Dublin – Belfast rail line and Clongriffin Train Station, to the north by Baldoyle Racecourse Park and to the south and east by residentially zoned lands. Lands further south and east of the site have been developed, this developed area is known as ‘The Coast’. The area is characterised as an emerging / developing mixed use urban area and is identified in the Baldoyle-Stapolin LAP as one of Dublin’s larger new development areas.
- 2.3. The Baldoyle Estuary is located c 1km east of the site and the Mayne River is located c. 500m north of the site.

3.0 Proposed Strategic Housing Development

- 3.1. The following details as submitted by the applicant are noted:

Parameter	Site Proposal
Application Site Area	9.51 ha gross and 6.7 ha net

No. of Units	1,200 no. apartments
Density	178 no. units per ha.
Other Uses	2,522sqm residential amenity, 180sqm retail / café and 450sqm creche.
Public Open Space	4.95 ha public open space including a 3.95 ha High Amenity Zone at the northern portion of the site.
Height	2 – 15 storeys
Car Parking	660 no. spaces (0.55 no. per unit plus 5 no. creche spaces).
Bicycle Parking	1,997 no. spaces
Vehicular Access	Via GA01 lands to the south.

- 3.2. The apartments comprise 1 no. studio (0.1%), 483 no. 1-bed (40.3%), 635 no. 2-beds (52.9%), 81 no. 3-bed (6.7%). The units range in size from 43.5sqm studio to a 91.6sqm 3-bed apartment. Each unit has been provide with private open space in the form of a terrace or balcony. 42% of units provided within the scheme are dual aspect.
- 3.3. The apartments are provided in 11 no. blocks which are divided into 3 no. different zones (E, F and G). Zone E is located in the centre and south west portion of the site and comprises 4 no. blocks. Zone F is located along the eastern portion of the site and comprise 2 no. blocks and Zone G is located along the northern portion of the site and comprises 5 no. blocks. The blocks ranging in height from 2 – 15 storeys.
- 3.4. The works also include the provision of and access road to the south of the residential development which would accommodate a bus route. The northern portion of the site would include high amenity park lands.

4.0 Policy Context

4.1. *Baldoyle-Stapolin Local Area Plan 2013-2019 (as extended)*

Three growth areas have been identified to facilitate the orderly progression of the development. The subject site is located within Growth Area 3. This area is to the northwest of the LAP lands and includes the northern half of the village centre and lands to the north of the most western section of Ireland's Eye Avenue. Once built out it should complete the development (possibly in parallel with Growth Area 2). It will provide for the continuation of the bus service from Clongriffin lands over the railway bridge into the LAP lands. It is noted that the plan allows for the parallel development of Growth Areas 2 and 3 provided that the village centre is completed and that residential development in Growth Area 3 progresses from the village centre and Ireland's Eye Avenue northwards. The timeframe for this phase may range from 2018-2025 delivering residential units in the range of 300 to 400+ units.

The site is located within an area identified on table 4D.1 has a medium density area with a minimum density range of 38 – 50+ units per hectare. Figure 4D.2 indicates building heights for the site, ranging from 2 – 4.5 storeys with higher building permissible along the northern site boundary.

4.2. *Fingal County Development Plan 2017 - 2023*

The subject site is located within the development boundary of Baldoyle. Baldoyle is identified as a Consolidation Area within the Gateway of the Metropolitan Area of the Greater Dublin Area (GDA). The plan further states that the consolidating areas associated with the Dublin Gateway include locations such as Baldoyle, Sutton, Portmarnock, Howth and Malahide primarily function as self-sustaining settlements where the economic activities are aimed at meeting the locally generated demand for services. Objectives SS15 and SS16 refer to consolidation areas within the gateway.

The site is zoned RA – Residential which seeks to provide for new residential communities subject to the provision of the necessary social and physical infrastructure'.

Table 2.6 of the Core Strategy indicates that there are 29 hectares of residential zoned lands available in Baldoyle with a resulting potential for 1,498 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: -

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

The RSES is underpinned by key principles that reflect the three pillars of sustainability: Social, Environmental and Economic, and expressed in a manner which best reflects the challenges and opportunities of the Region. 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.

Baldoyle is located within the 'Dublin Metropolitan Area'. The Metropolitan Area Strategic Plan (MASP), which is part of the RSES, seeks to focus on a number of large strategic sites, based on key corridors that will deliver significant development in an integrated and sustainable fashion. The following RPOs are of particular relevance:

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

RPO 5.5: Future residential development in the Dublin Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, supported by the development of Key Metropolitan Towns in a sequential manner as set out in the Dublin Area Strategic Plan (MASP) and in line with the overall settlement strategy for the RSES.

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, 2020
- 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 17th September 2020. A summary of the issues raised by the planning authority are outlined below: -

- A Material Contravention Statement is required in relation to height and density. Each contravention should be identified and addressed separately.
- A model of the scheme should be provided.
- Drawing clearly indicating the location of dual aspect apartments should be provided.
- No objection to material finishes, however, details of how they relate to Block GA1 should be included.
- Concerns regarding the housing mix, in particular the number of 1-bed units.
- Active frontage should be promoted.
- A drawing indicating and promoting desire lines throughout the scheme.
- Provide a climate assessment,
- Clearly indicate the location of Part V units
- Concerns regarding infilling in a flood zone; more SuDS is required; details on wetlands required; details on greenroofs required.
- Clarity on open space to serve the development; details on play space; boundary details required; concerns regarding proximity of construction compound to Racecourse Park.
- Transport Assessment is required.
- Reconsideration of car parking ratio and dimensions.

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

6.0 Relevant Planning History

Subject Site

None

Surrounding Sites

Strategic Housing Development – Consultation ABP - 307288-20: Current pre-planning application for application amendments to development permitted under PL06F.248970. The proposed amendment comprises an increase in 202 no. residential units and an increase of 1,588 sqm of commercial floorspace to provide 748 no. residential units (597 no. apartments and 151 no. houses) and 3,505sqm mixed uses (540sqm gym, 900sqm convenience store, 350sqm café, 405sqm medical centre, 250sqm pharmacy, 490sqm creche, 590sqm retail)

PL06F.248970 (Reg. Ref. F16A/0412): Permission was granted in 2017 for the construction of 385 no. apartments, 161 no. houses, 1,917sqm local centre accommodating commercial, retail, café and creche uses and a wetland area for water quality treatment on lands with a stated area of 15.89ha.

PL29N. 248713 (Reg. Ref. 3634/16): Permission was granted in 2017 for 139 no. apartments and 5 no. retail units, including a tower 16 storeys high.

7.0 Submissions Received

Irish Water: With regard to water it is noted that upgrade works are required to accommodate the proposed connection to the existing system. These works shall be at the applicant's expense. With regard to wastewater a new connection is feasible.

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, Material Contravention Statement, Statement of Consistency, Framework Masterplan, Architectural Design Statement, Environment Impact Assessment Summary Report, Appropriate Assessment Screening Report, Landscape and Visual Impacts Assessment, Daylight Sunlight Report, Wind and Microclimate Modelling, Arboricultural Report, Schools Demand and Childcare Facilities Assessment, Traffic Impact Assessment, Road Infrastructure Design Report, Flood Risk Assessment, Engineering Services Report, Construction Management Plan, Residential Travel Plan, E-Car Charges Report, Property Management Strategy Report, Building Lifecycle Report, Universal Access Statement, Energy and Sustainability Report, Part V proposals and verified photomontages

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 16th December 2020.

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

Strategic Context: The site is zoned RA – Residential, therefore, the development is permissible in principle. The core strategy of the Fingal County Development Plan 2017 – 2023 states that there is 29ha of developable land within the Baldoyle area with capacity to provide 1,498 units. The development in combination with adjoining lands would materially contravene the core strategy as the developments would exceed the capacity outlined in the development plan.

The site is located within Growth Area 3 in the LAP. The LAP states that this Growth Area has capacity for 1,100 units. Permission has already been granted for 841 no. units in this area. The development has a density of 178 units per ha, which is in excess of the LAP standard of 42-50 units per ha. The LAP also sets out height standards ranging from 2 - 4.5 storeys, which allows for higher elements at appropriate locations. It is noted that the development features a 15-storey element. The scale of the development is a major concern relative to the scale of the wetlands to the north, and whether the wetland, which provides local flood storage, is sufficient to accommodate the development. It is unclear how the phasing of the development relates to the phasing set out in the LAP and clarity is sought regarding the timeframe for the transfer of lands within the applicants ownership to the north of the site for a regional park.

Given the significant deviation in height and density, any proposal should be of extremely high architectural merit and not impact negatively on the coastal location, the delivery of the Racecourse Park and proposed cycle way to the north of the site.

The provision of increased densities in accordance with national policy is supported, however, further consideration is required regarding the impact of the development on infrastructure which has already been permitted.

Carrying Capacity of the Physical Infrastructure: Concerns are raised over the impact the level change along the northern section of the site would have upon accessibility to the proposed Regional Park from the development.

Carrying Capacity of Social Infrastructure: There are concerns regarding the provision of adequate social infrastructure to accommodate the development, in particular childcare and education.

Environmental Carrying Capacity: It is noted that an EIA and NIS would be submitted with any future application.

Proposed Layout and Design: The location of the 15-storey landmark building is noted in the LAP as an area suitable for additional height. The proposed design should be reconsidered, in particular the proposed materials and any services at roof level should be integrated and not visible.

The location of Block G2 to the north of public open space is a lost opportunity to provide a visual link to the proposed Regional Park. It is recommended that the applicant reconsider the layout by relocating blocks G2 and G3 in an easterly direction.

Additional active frontages should be provided throughout the scheme to address concerns of potential anti-social behaviour, in particular at Block G1 where its western elevation addresses a pedestrian laneway adjacent to the rail line.

Clear and comprehensive drawings of the LAP lands indicating permission granted, construction to date, phasing, building heights, permeability and open spaces should be provided.

Unit Mix: Consideration should be given to altering the proposed unit mix with an aim to reduce the number of 1-bed units.

Residential Amenity and Unit Layout: Clarity is required on what percentage of units exceed the minimum floor areas, as required by the Apartment Guidelines. A colour coded drawing should be submitted indicating which units are single aspect. A daylight and sunlight analysis should be undertaken for all blocks and regard should be had to the microclimate modelling report.

Part V: It is proposed to provide 120 no. units distributed throughout the scheme. This is welcomed.

Open Space and Proposed Landscaping: The calculation of open space needs to be revisited as the spaces includes wayleaves and environmental spaces.

The documentation does not clearly identify the mechanism for the delivery of the park land within a defined timeframe including the transfer of ownership to Fingal County Council.

The proposed changes / infilling to the parkland need to be reflected in the AA.

The parcel of Class 2 open space contains Haul Road which was approved under F16A/0412. Therefore, the provision of the open space would be delayed until the completion of construction works. Having regard to the quantum of lands in the applicant's ownership and available for development of the Regional Park the quantum of open space should be revised.

Water Services: The proposed SuDs strategy is weak and significant details are missing from the documentation submitted. Concerns are raised over the modelling which should be amended to consider a larger tidal period.

Access and Transportation: Detailed design of the proposed cycle track / footpath is required. Any changes to the park, including further raising of the haul road, should be reflected in the AA.

The location of bicycle parking at the northern and western boundaries should be reconsidered to reduce the visual impact and maintain pedestrian connectivity and passive overlooking of adjoining spaces.

Additional visitor and staff car parking should be provided to prevent haphazard parking. Creche drop off should be relocated closer to the creche entrance.

This development includes a section of a ramp that would accommodate a connection to Clongriffin Train Station. Further consideration of the detailed design of this ramp is required. It should be constructed to taking in charge standards and the applicant should engage with Dublin Bus and Irish Rail. Road Safety Audits are required.

Further consideration of the layout of the basement and podium level car parks is required to ensure a standard modern car can be accommodated.

8.4. **Submission from Dublin City Council**

In accordance with Section 6(10) of the Planning and Development (Housing) and Residential Tenancies Act, 2016, Dublin City Council were invited to make an observation on the proposed pre-application. The submission was received on the 4th March 2021 and is summarised below: -

- There is no objection in principle to the proposed development. It is considered that the proposed development in combination with other undeveloped lands in the Baldoyle-Stapolin LAP area and the adjoining recent permissions within Dublin City Councils administrative area would allow for the consolidation of the urban area.
- Any future additional / improved accesses over the railway line, would create further positive synergies and complementary developments that will allow for the compact growth of this part of city area's urban edge.
- The internal reports from Dublin City Councils Parks, Biodiversity & Landscape Services and Transportation Section raised no objection in principle to development and are noted.

9.0 **The Consultation Meeting**

9.1. A Section 5 Consultation meeting took place via a Conference Call on the 4th February 2021, commencing at 09.40. 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. Core Strategy and Phasing
2. Development Strategy – design, layout, height, density, materiality, housing mix

3. Open Space Strategy
4. Water Services – Flooding
5. Transportation – Bus and Car Parking
6. Social Infrastructure
7. Ecology
8. Any Other Matters.

Item 1

In relation to the ***Core Strategy and Phasing***, ABP representatives sought further elaboration / discussion / consideration on the following:

- Justification for the proposed number of units having regard to the core strategy of the Fingal County Development Plan 2017 - 2023
- Rationale for the proposed phasing having regard to the provisions of the Baldoyle – Stapolin LAP 2013 – 2019 (as extended).
- Justification for any material contravention to statutory plans

Item 2

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

- Rationale for the proposed density and building heights.
- Rationale for the proposed layout, in particular having regard to the sites relationship with the Dublin – Belfast railway line and the proposed regional park to the north.
- Consideration of the proposed external materials, having regard to the coastal location and high visibility of the site.
- Consideration of the proposed housing mix
- Justification for the percentage of dual aspect units
- Consideration of access to daylight and sunlight for the proposed units.
- Justification for any material contravention to statutory plans

Item 3

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

- Rationale and justification for the timeframe for the transfer of lands to the north of the site to Fingal County Council for the provision of the regional park to accommodate the additional population proposed within the overall LAP lands.
- Consideration of quantity and quality of the communal and public open spaces within the scheme having regard to wayleaves.

Item 4

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

- Issues raised in the Report of Water Services Department of planning authority dated 8th December 2020.
- Consideration of impact of drainage to designated sites to be addressed in the NIS.
- Report of Irish Water to An Bord Pleanála dated 22nd December 2020.

Item 5

In relation to ***Transportation***, ABP representatives sought further elaboration / discussion / consideration in relation to:

- Issues raised in the planning authority's Transportation Planning Section dated 10th December 2020.

Item 6

In relation to ***Social Infrastructure*** ABP representatives sought further elaboration / discussion / consideration in relation to:

- Clarification of the phasing the proposed development and the phasing of the proposed development on adjoining lands (within the applicants ownership), to ensure the provision of sufficient social infrastructure to support the proposed development.

Item 7

In relation to ***Ecology*** ABP representatives sought further elaboration / discussion / consideration in relation to:

- Consideration of the proposed development on the adjoining designated sites.

Item 8

In relation to ***Any Other Matters***, the applicant's representatives sought further elaboration / discussion / consideration of bicycle parking standards for the proposed development.

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 308743' 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 and / or justify the suitability of the proposed site to accommodate the proposed height and residential density with regard to the provisions of the current Fingal County Development Plan, the Baldoyle - Stapolin Local Area Plan 2013 – 2019 (as extended), 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' (2020) 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, layout and character of key buildings / street frontages and details of the materials and finishes of the proposed development, and the maintenance of same. Particular regard should be had to the requirement to provide high quality, robust and sustainable finishes and details which seek to create a distinctive character for the development.
3. A report that addresses and provides a clear rationale and timeframe for the transfer of lands (within the applicant ownership) to the planning authority for the provision of a regional park / public open space.
4. A report that addresses existing and future residential amenity, and which includes matters such as daylight/sunlight analysis, micro-climate/wind impacts and noise impacts, together with proposals to address any such impacts, if necessary. A daylight/sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, should include details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. A month-by-month assessment of average daylight hours within the public open space should be provided within the daylight and sunlight analysis document to allow for a full understanding of the year round level of overshadowing of the primary outdoor recreation areas for the development should be submitted.
5. A landscape and permeability plan of the proposed open spaces within the site clearly delineating public, semi-private and private spaces, areas to be gated and proposed boundary treatments, in particular the western boundary at the interface with the railway line.
6. A report that addresses and provides a justification for the proposed housing mix.
7. A building life cycle report in accordance with section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).

8. A phasing plan for the proposed development, includes the phasing arrangements for the delivery of the public open spaces and Part V provision.
9. 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.
10. 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.
11. 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.
12. A report addressing the issues raised in the planning authority's Transportation Planning Section's report dated 10th December 2020.
13. A report addressing the issues raised in the planning authority's Water Services Department report dated 8th December 2020.
14. 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. The notice and statement should clearly indicate which Planning Authority statutory plan it is proposed to materially contravene.

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. National Parks and Wildlife Service
3. The Commission for Railway Regulation
4. Iarnrod Eireann
5. Transport Infrastructure Ireland
6. The National Transport Authority
7. Fingal County Childcare Committee
8. Irish Aviation Authority
9. Department of Education and Skills

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

8th March 2021