



An  
Bord  
Pleanála

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

### **Inspector's Report on Recommended Opinion ABP-308950-20**

---

<b>Strategic Housing Development</b>	Removal of existing structures on site, construction of 767 no. apartments and associated site works.
<b>Location</b>	Parkside 5b, Parkside, Dublin 13.
<b>Planning Authority</b>	Dublin City Council
<b>Prospective Applicant</b>	Cairn Homes Properties Ltd.
<b>Date of Consultation Meeting</b>	22 <sup>nd</sup> March 2021.
<b>Date of Site Inspection</b>	19 <sup>th</sup> March 2021.
<b>Inspector</b>	Karen Kenny

## **Contents**

1.0 Introduction .....	3
2.0 Site Location and Description.....	3
3.0 Proposed Strategic Housing Development.....	3
4.0 Planning History.....	5
5.0 Section 247 Consultation(s) with Planning Authority.....	6
6.0 National and Local Planning Policy.....	6
7.0 Forming of the Opinion .....	8
8.0 Conclusion and Recommendation .....	14
9.0 Recommended Opinion.....	15

## 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 site is located in the Balmayne / Clongriffin area in the “Parkside” neighbourhood. It is a corner site (c. 3.86 ha) at the intersection of Balmayne Avenue and a proposed Main Street. The proposed Main Street on completion will link Clongriffin Town Centre to the Malahide Road. The site is enclosed by fencing and hoarding and comprises relatively flat disturbed ground for the most part.
- 2.2. Land uses in this area are mainly residential. Lands to the north are characterised by recent c. 2 - 3 storey housing and a primary school campus. There is a secondary school site to the south with a recent grant of permission for a three storey secondary school. Priory Hall to the east is a c. 5-6 storey residential complex. Balmayne Park to the west is a c. 3-6 story residential complex with commercial uses at ground floor along the Main Street. The Father Collins Park, Clongriffin Town Centre and Clongriffin Rail Station are to the east of the site and a proposed Bus Connects Route will run along Main Street to the south of the site.

## 3.0 Proposed Strategic Housing Development

- 3.1. Permission is sought for 767 no. apartment and duplex units and a retail unit. The development would comprise 2 no. three storey duplex blocks and 5 no. apartment blocks ranging in height from 5-9 no. storeys.
- 3.2. Key Details:

<b>Detail</b>	<b>Proposal</b>
<b>No. of Units</b>	767 no. units.
<b>Other Uses</b>	515 sq.m retail; 835 sq.m residential amenity.
<b>Site Area</b>	3.86
<b>Stated Density</b>	198.7
<b>Dual Aspect</b>	48.5%
<b>Coverage / Plot Ratio</b>	48.1%; 1.72
<b>Parking</b>	538* no. car parking spaces; 1136 no. bicycle spaces.
<b>Open Space</b>	4,950 sq.m public; 4,762 sq.m communal.

\*stated number varied within the submitted documents.

### 3.20. Housing Mix

<b>Breakdown of Units</b>	<b>No.</b>	<b>%</b>
<b>1-bed</b>	328	42.7
<b>2-bed</b>	402	52.4
<b>3-bed</b>	14	4.8
	767	100

3.36. Vehicular and pedestrian / cycle access to the southern section of the development is from the proposed Main Street (not constructed). Vehicular and pedestrian / cycle access to the north west section is from Balmayne Avenue and the access road serving existing primary schools. A section of a proposed park link from the intersection of Main Street / Balmayne Avenue to Father Collins Park runs through the site. Other sections of the park link are already in place. It is proposed to provide a public plaza at the intersection of Main Street / Balmayne Avenue.

## 4.0 Planning History

4.1. There have been a number of applications for development of the Parkside lands since 2014 including:

- PA Ref. 2941/14: Phase 1 permission for 166 no. 2-3 storey 3 and 4 bed houses.
- PA Ref. 2296/16: Phase 2a for 48 no. units 2-3 storey 3 and 4 bed houses.
- PA Ref. 2679/16, 3068/17, 3241/17: Phase 2b for 94 no. 2-3 storey 2-4 bed houses.
- PA Ref. 3486/17: Phase 2c for 89 no. 2-3 storey 2-4 bedroom houses and a creche.
- PA Ref. 2114/15 and 2275/17: Phase 3 for 71 no. 2-3 storey residential units.
- ABP-305623-19: Phase 4 for 282 no. apartments in blocks of 3-7 storeys (inc. media centre and gym).
- PA Ref. 3791/18 / ABP-303586-19: Phase 5a 96 no. 2-3 storey 2-4 bed houses / duplex units.

4.2. The following planning history relates to the site and adjoining lands.

PA Ref. 2600/20: Permission granted for 2-3 storey post primary school on lands to the south at junction of Main Street and Belmayne Avenue. The school will front onto the southern edge of the proposed Main Street.

PA Ref. 3009/19: Permission granted for temporary primary school and post primary school on lands to the south of Main Street.

PA Ref. 3601/15: Permission for 2 no. 16 classroom primary schools on lands to the north /east of the site.

4.2.1. Original Permissions

DCC Ref. 4315/03 / ABP PL29.207192 – Permission granted for mixed use residential, community, retail and commercial uses as well as the primary school and the Grange road and Hole in the Wall Road extensions, linear park and the town square. This permission was subsequently amended by permissions DCC Ref. 2029/06, DCC Ref. 3511/06 and DCC Ref. 1359/07 which included the provisions of

ESB substations and utilities rooms, development names, security kiosks, entrance features and revised phasing.

DCC Ref. 0354/02 / ABP Ref. PL29N.131019 – Permission granted for mixed use development including residential, creche, public open space and southern carriageway of the Parkside Boulevard which connects to the Malahide Road to the Hole in the Wall Road and the creation of a Main Street which connects Grange Road extension to the eastern boundary of the site.

## **5.0 Section 247 Consultation(s) with Planning Authority**

5.1. A consultation meeting under Section 247 of the Planning and Development Act 2000 (as amended) took place on 22<sup>nd</sup> March 2020 and 22<sup>nd</sup> October 2020. Details of the consultation are set out in the ‘Planning Report’ document submitted with the request.

## **6.0 National and Local Planning Policy**

### **6.1. Project Ireland 2040 – National Planning Framework**

The National Planning Framework includes a specific Chapter, No. 6, entitled ‘People Homes and Communities’. It includes 12 objectives, including the following:

- Objective 27 which seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages.
- Objective 33 which seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
- Objective 35 which seeks to increase densities in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

### **6.2. Section 28 Ministerial Guidelines**

The following Section 28 Ministerial Guidelines are considered to be of particular relevance:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual').
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018).
- Urban Development and Building Heights – Guidelines for Planning Authorities, (2018).
- Design Manual for Urban Roads and Streets.
- Childcare Facilities – Guidelines for Planning Authorities.

### **6.3. Dublin City Development Plan 2016-2022**

The Dublin City Development Plan 2016-2022 applies. The site is zoned objective Z14 and is part of a Strategic Development and Regeneration Area (SDRA) at the North Fringe. The Z14 objective seeks mixed use of which residential and Z6 (employment) uses would be predominant. Section 15.1.1.1 of the plan expands upon the SDRA at the North Fringe. This section of the development plan refers to the 2012 LAP for Clongriffin – Belmayne and the aim of providing 8,000 new homes in a mixed use urban district with a viable mix of uses and community facilities. The provisions in Section 15.1.1 includes a requirement for a minimum height of four to five storeys for the Main Street boulevard. Section 16.7.2 allows for building heights of up to 50 m within this SDRA.

The Belmayne Clongriffin LAP 2012 has been extended to 2022. The LAP is a lengthy written statement with a series of figures instead of a map. The site is on lands designed for residential use. There are sites identified for educational use to the north and south of the site. Objective UD07 refers to height. Under the LAP there is a minimum height requirement of 4-5 storeys along Main Street Boulevard axis and heights of 2-6 storeys may be facilitated at other locations (inc. a set back at top floor of a 5/6 storey building). The site comprises Belmayne Next Phase 4 and a small area of Next Phase 1: The LAP specified a Phase 4 density of 50-60 units per hectare and Phase 1 density of 30-50 units per hectare.

Belmayne Belcamp Masterplan relates to lands to the south west of the site. The Masterplan specifies building heights of 5-6 storey along the Main Street frontage west of Belmayne Avenue and includes provision for a landmark / gateway building on the corner of Belmayne Avenue and Main Street south west of the site.

## **7.0 Forming of the Opinion**

7.1. 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.

### **7.2. Documentation Submitted**

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, inter alia, a Completed Application Form, Cover Letter, S247 Consultation details, Planning Report, Statement of Consistency, Statement of Material Contravention, Creche Audit, Architectural Drawings, Architectural Design Statement, Schedule of Accommodation, Landscape Drawings, Landscape Report and Booklet, Site Specific Flood Risk Assessment, Engineering Drawings, Infrastructure Design Report, Traffic and Transport Assessment, Mobility Management Plan, Daylight, Sunlight and Overshadowing Report, Assessment, Energy Statement, Screening Report for Appropriate Assessment, Bat Assessment, Letter from Irish Water, DMURS Statement and Part V Letter.

### **7.3. Statement of Consistency**

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. The applicant's case in relation to the proposed development is summarised as follows:



- Consistent with NPF policy in relation to providing new housing within the metropolitan area of Dublin and for consolidation and increased density close to public transport including - National Policy Objectives 4, 11, 13, 27, 33 and 35.
- Consistent with National Development Plan investment priorities by bringing forward vacant brownfield lands.
- Consistent with Rebuilding Ireland Action Plan for Housing and Homelessness – Pillar 3 build more homes.
- Consistent with Urban Development & Building Height Guidelines 2018 – including provisions to increase building height and density in urban areas. Considered in context of SPPR1 and Development Management Criteria in Section 3.2.
- Consistent with Sustainable Urban Housing: Design Standards for New Apartments 2018 including SPPR’s 1, 2, 3, 4, 5, 6. Housing Quality Assessment sets out quantum of private and public open space.
- Consistent with Quality Housing for Sustainable Communities 2007 and requirements for residential development.
- Consistent with Sustainable Residential Development in Urban Areas Guidelines 2009 and the accompanying Urban Design Manual. Site is on zoned lands and provides for an increase in the mix of housing types throughout the Parkside development. 15 minutes to DART Station and on proposed Bus Connects corridor. Sequentially accords to LAP phasing strategy – significant physical and social infrastructure provided. Complies with 12 urban design criteria.
- Consistent with DMURS Design Principles. DMURS statement of compliance submitted.
- In context of Guidelines for Planning Authorities on Childcare Facilities 2001 and updated guidance in the Sustainable Urban Development Design Standards for New Apartment Guidelines 2018 (updated 2020) a review of Childcare requirements has been carried out. Based on guidance in Section 4.7 of the Apartment Guidelines determined that a creche is not required. Deemed that childcare demand can be met within existing / planned facilities.

- Consistent with Smarter Travel – A Sustainable Travel Future. Proposed development provides for integration of land use and transport given proximity to Clongriffin Train Station and proposed Bus Connects.
- In terms of the Planning System and Flood Risk Management Guidelines, 2009, a Site Specific Flood Risk Assessment has been submitted.
- In terms of the Climate Action Plan 2019 proposal is close to public transport and will employ latest technology for sustainable heating and insulation.

#### Material Contravention Statement

Statement addresses building height, phasing, density and residential yield provisions of the Balmayne Clongriffin LAP.

#### 7.4. Planning Authority Submission

A submission was received by An Bord Pleanála from Dublin City Council on 1<sup>st</sup> February 2021. The ‘opinion’ of the planning authority included, inter alia, the following comments:

- Site is zoned Z14.
- LAP density range 50-60 d/h on phase 4 lands and 35-50 d/h on phase 1 lands. CDP has no upper limit on density and allows for higher plot ratio and site coverage in certain circumstances. Density of earlier phases was relatively modest. Noting sites proximity to a Key District Centre and the proposed Belmayne Town Centre it is considered that the added population will help the viability of local services and facilities both existing and future for this urban area and is consistent with national development objectives in relation to the efficient use of zoned and serviced lands, urban consolidation and compact cities.
- Development will complete Parkside residential area. Development will complete the streetscape along Belmayne Avenue and along the Main Street towards Hole in the Wall Road.
- Note transition in height to existing buildings. Belmayne-Belcamp Lane Masterplan shows an 8 storey landmark on opposite corner of Belmayne Avenue / Main Street intersection. In urban design terms considered that heights across the scheme are appropriate to location and will help provide for

a strong urban edge along the primary streetscapes and provide complementary local landmark structures at the nodal location in the south west corner of the site. Some precedent from previous SHD permissions.

- Contiguous views should include development to the west along Main Street. Adequate CGI's and verified images needed to illustrate the visual impact of the development on the local area and streetscapes.
- Recommended that blocks, boundary walls and other structures (such as substations and bin stores) are primarily finished in brick treatment. Limit use of render finishes and lighter coloured panels especially on less sunny elevations that may be prone to discoloration / spoiling. Details of treatment of surface level bike and bin stores, substations, entrances to basement (including screening) sought.
- Scheme includes section of green link and plaza as per LAP. Design details including architectural lighting plan needed for plaza. Recommended that detail is provided in relation to Children's Play. Landscape management plan should detail public access to communal open spaces. Upper level communal spaces should be managed and designed to minimise disturbance and overlooking into adjoining residential properties.
- Need to address potential for overlooking of units in New Priory Hall and St. Michaels Cottages. Need to address potential for overlooking of proposed blocks and of individual units within blocks.
- Need for cross sections of ground level buffer treatments that are designed to prevent undue overlooking and minimise disturbance or nuisance from headlights for ground level units.
- Concerns in relation to amenity of fully projecting balconies – exposure to public realm or circulation areas.
- Concerns in relation to number of single-aspect north facing units. Question number of single aspect units overall relative to standards in the Sustainable Urban Housing Design Standards for New Apartments Guidelines.
- Sunlight / Daylight analysis study needs to address potential impact on future development to the south west of the site under Belmayne-Belcamp Lane

Masterplan. Need to address impact to habitable spaces in existing and permitted properties. Need to assess sunlight / daylight performance of amenity spaces and units within the proposed development.

- Assessment of micro-climate and dazzle impacts are provided.
- Need for clarity in relation to intended use of ground floor residential spaces. These areas should have toilet facilities or access to facilities. Suggestion that the spaces could be made available to wider community use.

## **Other Submissions**

### **Irish Water**

7.5. The submission from Irish Water states the following:

- Pre-connection enquire for 600 no. units. Requirement to re-engage with IW for the number of units now proposed.
- Development is served by a private water and wastewater infrastructure.

The applicant will be required to secure all appropriate consents to connect to the private infrastructure prior to making the SHD application and to demonstrate that the third party infrastructure has sufficient capacity / integrity; identify and procure transfer to IW of arterial infrastructure within the third party infrastructure; demonstrate that the arterial infrastructure is in compliance with IW Code of Practice and Standard Details and adequate condition / capacity to cater for the additional load.

- Connection to the water network is feasible. New 200mm ID connection has to be laid to connect development to existing 250mm main. Connection will have a bulk meter installed along it which will connect up to online telemetry.
- Connection to wastewater network is feasible without upgrade.

### **7.6. Consultation Meeting**

A Section 5 Consultation meeting took place Remotely Via Microsoft Teams on the 22<sup>nd</sup> of March 2021 at 2 pm. Representatives of the prospective applicant, the

planning authority and An Bord Pleanála participated in the meeting. An agenda was issued by An Bord Pleanála prior to the meeting.

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

- Consistency with Belmayne Clongriffin Local Area Plan (as extended) – density, building height and phasing.
- Design and layout of the scheme to including tie-in with surrounding streets and spaces (inc. proposed Main Street), transition in scale / response to contiguous developments, public realm and materials / finishes.
- Residential Amenity – aspect of proposed units; overlooking, overshadowing, daylight and sunlight impacts on existing / proposed units.
- Residential Support Facilities and Childcare.
- Irish Water Issues
- AOB

In relation to consistency with the LAP, An Bord Pleanála sought further elaboration / discussion in relation to building height and density and confirmation from the PA that phasing provisions have been met.

In relation to design and layout, An Bord Pleanála sought further elaboration / discussion / consideration in relation to the delivery of roadways, transition in scale relative to existing / proposed developments, open space provision, public realm details and finishes.

In relation to residential amenity, An Bord Pleanála sought further elaboration / discussion / consideration in relation to the aspect of units, daylight, sunlight and shadow analysis and methodology for same.

In relation to residential support facilities and childcare, An Bord Pleanála sought further elaboration in relation to the intended use of residential support facilities and in relation to childcare provision.

In relation to Irish Water, An Bord Pleanála highlighted matters raised in the submission received from Irish Water.

I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

## **8.0 Conclusion and Recommendation**

8.2.1 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.

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 s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.

Having regard to all of the above, I recommend that further consideration and / or possible amendment of the documents submitted are required at application stage in respect of the following elements: building height, residential amenity and childcare, 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 requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

## 9.0 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, An Bord Pleanála is of the opinion that the documentation submitted requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.

In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates:

### 1. Building Height and Scale

Further consideration and / or justification of the documents as they relate to the height and scale of the proposed blocks and how the development responds to the receiving environment. The justification should include an urban design based justification for the building height strategy that addresses the contribution to the urban neighbourhood and streetscape. The justification should include CGI's, verified images and sections drawings that show the proposed development within its context (including existing and permitted developments).

The justification should have regard to, inter alia, the building height parameters of the Belmayne Clongriffin Local Area Plan 2012-2018 (as extended), the Belcamp-Belmayne Lane Masterplan (in so far as it relates to lands contiguous to the site), the Dublin City Development Plan 2016-2022 (inc. Section 16.7) and national guidance set out in the Urban Development and Building Height Guidelines for Planning Authorities 2018, and the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated Urban Design Manual) 2009.

## 2. Residential Amenity

Further consideration and / or justification of the documents as they relate to residential amenity, having particular regard to the amenity of the proposed units (e.g. justification for the portion of dual aspect units and robust assessment of daylight / sunlight access to habitable rooms and amenity areas and of potential overlooking within the scheme); and to the impact of the proposed development on existing / permitted residential and educational buildings (robust assessment of daylight / sunlight impacts, overshadowing and potential for overlooking). Particular regard should be had to the requirements of the Urban Development and Building Height Guidelines 2018 and Sustainable Urban Housing Design Standards for New Apartments Guidelines, 2020 in relation to the assessment of daylight and sunlight, and associated requirements as may be relevant in BRE209 and BS2011. Regard should also be had to guidance in the Sustainable Urban Housing Design Standards for New Apartments Guidelines, 2020 in relation to the adoption of performance based standards for building height and separation to ensure well designed and high quality outcomes (S 2.23 and 2.24).

### Childcare

Further consideration and / or justification of the documents as they relate to Childcare provision, having particular regard to the guidance contained in the Childcare Facilities Guidelines for Planning Authorities, 2001 and the Sustainable Urban Housing Apartment Design Standards for New Apartments Guidelines for Planning Authorities 2018 (updated 2020). The justification should address existing childcare provision in the area and within the Parkside neighbourhood overall, provide an analysis of the childcare demand that is likely to be generated by the proposed development having regard to the scale and mix of units proposed, and the emerging demographic profile of this developing area.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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. The prospective applicant is advised to address the following matters in the documents submitted:
  - (a) Provide further clarification / confirmation in relation to the timeline involved in delivering the roadway (Main Street) to the south of the site relative to the timeframe for construction and completion of the proposed development. This roadway is required to facilitate vehicular access to the proposed development.
  - (b) Provide evidence that Irish Water has confirmed that it is feasible to provide water and wastewater services to the proposed development. The application should address the issues raised in the submission received by An Bord Pleanála from Irish Water.
2. Architectural drawings, sections and imagery at a scale that articulates the detail of the scheme including cross sections through blocks, streets and open spaces, details of finishes, entrances, landscaped areas and pathways. The architectural drawings should have regard to the requirement to provide high quality and sustainable finishes and address the long-term management and maintenance of the development. Drawings and cross sections should detail the interface between the proposed blocks within the scheme and the interface with adjacent developments.
3. A Visual Impact Assessment.
4. A schedule of public and communal open space for the overall development and on a block by block basis.
5. A housing quality assessment which provides the specific information regarding the proposed apartments required by the Sustainable Urban Housing Design Standards for New Apartments Guidelines 2018 (updated 2020). The assessment and/or the statement of consistency should set out how the proposed apartments comply with the various requirements of those guidelines and its specific planning policy requirements.
6. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.

7. Micro-climate analysis that addresses the impact of wind.
8. Inward Noise Impact Assessment that addresses the units and amenity spaces fronting the proposed Main Street and Balmayne Avenue.
9. A detailed Phasing Plan.
10. A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit.

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. Transport Infrastructure Ireland
3. National Transport Authority
4. Dublin City Council Childcare Committee

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

---

Karen Kenny

Senior Planning Inspector

1<sup>st</sup> April 2020