



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-309599-21

Strategic Housing Development	1007 no. apartments, childcare facility and associated site works.
Location	GA2 lands in the townland of Stapolin-Baldoyle, Coast Road, Baldoyle, Dublin 13.
Planning Authority	Fingal County Council
Prospective Applicant	Lismore Homes Ltd.
Date of Consultation Meeting	20 th of May 2021.
Date of Site Inspection	20 th of April 2021
Inspector	Karen Hamilton

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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 (c.5.9ha) is located c. 8km north east of Dublin City to the north east of Baldoyle Village, Dublin 13. The site is accessed from the Coast Road, which radiates north from Baldoyle. The site is located to the north of a residential estate known as “The Coast” and directly adjacent to an apartment block, Sycamore House. The site is relatively flat and faces directly north onto the Racecourse Park.
- 2.2. The site forms part of Growth Area 2 within the Baldoyle- Stapolin Local Area Plan. Pre application enquires have been submitted to An Bord Pleanala in relation to Growth Area 1 and 3. The overall area is served by the Dublin-Belfast railway line and Clongriffin DART station, c. 300m from the site.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development would comprise of 1,007 units in 16 no. 4 to 9 storey buildings and a ground floor creche and associated works which are summarised below:

Parameter	Site Proposal
Application Site Area	5.9ha
No. of Units	1,007 units
Density	200 uph

Dual Aspect	53%
Creche	820m ²
Public Open Space	Non provided
Communal Courtyard Open Space	c.1.67ha
Height	4-9 storeys
Car Parking	604 no spaces
Bicycle Parking	1,740 spaces
Part V	100 units

Housing Mix (based on a figure of 1,017 units and not 1,007, as per the development description).

Units	Number	Percentage
Studio Units	58	6%
One bedroom	281	28%
Two bedrooms	605	59%
Three bedrooms	73	7%

4.0 Planning History

F11A/0290/E1 - Extension of Duration (EOD)

Permission granted for the EOD of F11A/0290/E1 for 400 no dwellings (Sectors 42, 43, 47 and 54 & 58) of Stapolin village masterplan until 25th of May 2023.

Adjoining sites

Strategic Housing Development – Consultation ABP 308743-20

Pre application for 1,200 no. apartments, childcare facility and all other associated works on GA3 Lands at Baldoyle (adjacent lands formerly known as the Coast),

Dublin 13. An Bord Pleanála was of the opinion that the documentation submitted constituted a reasonable basis for an application for strategic housing development.

Strategic Housing Development – Consultation ABP 307288-20

Pre-planning application for application amendments to development permitted under PL06F.248970 on GA1 lands. The proposed amendment comprises an increase in 202 no. residential units and an increase of 1,588m² of commercial floorspace to provide 748 no. residential units (597 no. apartments and 151 no. houses) and 3,505m² mixed uses (540m² gym, 900m² convenience store, 350m² café, 405m² medical centre, 250m² pharmacy, 490m² creche, 590m² retail)

PL06F.248970 (Reg Ref no. F16A/0412)

Permission granted for 385 apartments, 161 houses and 1,917m² of commercial floorspace.

5.0 Relevant Planning Policy

5.1. Section 28 Guidelines

- 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
- Design Manual for Urban Roads and Streets (DMURS)
- Urban Development and Building Heights – Guidelines for Planning Authorities
- Childcare Facilities – Guidelines for Planning Authorities 2001 and Circular PL3/2016

5.2. Fingal County Development Plan 2017-2023.

The site is zoned RA – Residential and is subject to a specific objective to refers to the Baldoyle-Stapolin Local Area.

- A school site is proposed to the south of the appeal at the Grange Road.
- An indicative cycle/pedestrian route is shown along that road.

5.3. The **Baldoyle-Stapolin Local Area Plan** was made in May 2013 (subsequently extended).

The plan contains extensive guidance on the development of the site and surrounding land, including –

- the provision of a local centre and civic space beside the train station;
- the alignment of main routes,
- the alignment of green routes through the site to extend the existing Stapolin Avenue and provide another from the station with Ireland's Eye as a vista; and
- an open space at the Haggard.

The plan specifies densities of 38-42 dwellings per hectare over most of the current site, rising to 50-80 units beside the train station.

Section 6: Phasing- With regard to phasing, the site is designated as growth area 2 (GA 2) of which the LAP sets out clear links to physical and social infrastructure.

Map objective 8 is to provide a school site on the northern part of the village centre (outside the current appeal site) as an alternative to the one identified on the Grange Road.

Section 4E. 3 of the plan deals with educational facilities. It refers to these two sites for primary schools and states the Department of Education has advised that no additional land is required to be reserved for secondary schools.

6.0 **Section 247 Consultation(s) with Planning Authority**

6.1. A record of two S247 meetings on the 02nd of September 2020 and the 15th of December 2020 are submitted by the applicant and the issues raised at these meetings are summarised below:

- The planning history and applicant's involvements in previous schemes where discussed.
- The initial scheme was for 1,016 units.
- There is an agreement in place for the adjoining landowner to provide the open space.

- The timescale for the delivery of this open space was queried.
- The open space should be within the red line.
- Additional information should be provided, inter alia, design statement, material contravention statements, housing quality.
- Blank elevations should be addressed.
- There is concern in relation to the mix of units provided.
- There should be more variety in the balconies
- Concern there will only be a crèche as infrastructure for all the units.
- A robust traffic and transport analysis will be required which looks at all forms of transport.
- Mitigation measures are required for any impact on the Grange Road, Red Arches and “Hole in the Wall” road junctions.

7.0 **Prospective Applicant’s Case**

7.1. **Statement of Consistency**

The Statement of Consistency summarises how the proposed development is broadly consistent with National, Regional and Local Policy and relevant Section 28 Guidelines.

7.2. **Statement of Material Contravention**

A material Contravention Statement has been submitted in respect of the following:

- Number of Units proposed
- Density
- Car parking
- Heights and Nodes

Number of Units proposed

- The site has a planning permission for 370 units
- It is proposed to increase the no of units to 1,007.

- Objective 8 in the Baldoyle - Stapolin LAP 2013 aims to deliver 800-1,100 new dwellings on these lands.
- Since the LAP 550 no units have been granted on the Growth Area 3 lands (F16A/0412).
- The combination of both would collectively exceed the core strategy allocation.
- The proposal is justified having regard to the national, regional and local policy.
- The development is on a brownfield site.

Density

- LAP identified a medium (42-50 units) to high (50-80 units per ha) on the site.
- The Council considers the proposed density at 202 units is a material contravention
- The proposal is justified having regard to the national guidelines for sustainable residential development, the location of the site in close proximity to a DART Station and other permitted developments for higher density in the vicinity of the site
 - F03A/1162:82.1uph
 - FO6A/0671:88.6 uph
 - FO7A/0040:77.6uph

Car parking

- The proposal includes 0.6 car spaces per residential unit.
- The reduced car parking is justified having regard to the location of the site close to Clongriffin DART station (just over 230 m from the site), the availability of public transport, the projected car ownership levels and the guidance in the Apartment Guidelines.

Heights and Nodes

- The Council identified that the proposed building heights and nodes may have a potential material contravention.
- The proposal is justified having regard to the Urban Development and Building height Guidelines, in particular SPPR 1.

8.0 Planning Authority Submission

8.1. 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 a note of the S.247 meeting, the planning authority opinion, along with interdepartmental reports and the relevant planning applications in the area. These were received by An Bord Pleanála on the 30th of March 2021.

8.2. Dublin City Council (DCC) were invited to make a submission and/or attend the meeting. A representative from the planning authority attended as an observer. A submission from DCC in relation to planning, drainage, transport or housing, on the 26th of May 2021 noted no comments.

8.3. The issues raised by Fingal County Council in their submission are summarised below:

8.3.1. Planning Assessment

Core Strategy

- It is recognised that there is 29ha of developable land in the Baldoyle area with a capacity for 1,498 units.
- The proposals before the Board for GA1 and GA3 would see the provision of 2,955 units.
- The scheme is a material contravention on the Core Strategy of the development plan.

Baldoyle Stapolin LAP

- The net density of c.170 uph are proposed and located in Areas B & C on Fig 4D.1 of the LAP.

- The heights of 4-9 storeys are proposed and the LAP recognises heights from 2-4.5 storeys
- It is noted the applicant has submitted a Material Contravention statement.
- It is noted that permission for a school has been granted under F19A/046, therefore this is not required within the GA2 lands.
- There is an over reliance of open space and infrastructure on lands permitted on GA1.
- The proposal needs to indicate how it fits with the phasing arrangement and what public and community infrastructure will be provided as part of this scheme independent of other permitted development within the area.
- All three pre applications rely on the same physical and social infrastructure.

Integration & Quality of Design

- The site is the 3rd pre application in the immediate vicinity.
- A high architectural input is recommended to the design approach.
- An improvement in architectural standard is required and the visual impact on the Racecourse Road.
- Further consideration is required in relation to the increased densities and the impact on the infrastructure already permitted.

Carrying Capacity of the physical infrastructure

- The proposed water service infrastructure is located outside the red line.

Carrying Capacity of the social infrastructure

- The infrastructure in the vicinity has lagged behind the social infrastructure resulting in deficits in education and childcare.
- While the LAP references one school it is contended that with the increased densities there is a significant variation in the units previously proposed.
- There is no retail floorspace provided. The extant permission on the site has 3 no retail units.

Proposed layout and Design

- There is significant concern in relation to the visual impact and apparent lack of architectural merit.
- The applicant has not amended the scheme since the concerns were raised at the S247 meetings.
- The proposal does not provide for a sense of place as a result of the bland monolithic treatment.
- There is no differentiation between the different sectors.
- There is no sense of place.
- The overall scheme should be redesigned to consider different character areas.

Unit Mix

- There are concerns in relation to the number of studio and 1 bed units.
- The number of single occupancy units does not promote a community feel and should be reduced.
- The number of units requires clarity.

Residential Amenity and Unit Layout

- The applicant has not clearly set out how the 10% additional size requirement for the apartments can be met.
- It is not clear from the documentation what units meet the minimum standards.
- The proposal includes 15% two and three bed units, the guidelines state that only 10% of these units are permitted. This is a contravention of national policy.
- The Board should satisfy themselves on the sunlight/daylight analysis.

Open Space and proposed landscaping

- The public open space has not been provided within the development.

- The applicant should provide the open space or provide a contribution in lieu of the open space requirement.
- The applicant should provide consent or agreement from the adjoining landowner.
- There is a number of areas which are incidental space and cannot be used for any recreational purpose or publicly accessed.

Tree retention

- The subject site is located within a highly designated landscape on Green Infrastructure (Sheet no 14).
- One of the principles set out in Chapter 9 for Highly Sensitive Landscape relates to the retention and/or protection of trees.
- There is concern in relation to the trees/planting as highlighted at pre-planning stage.

Water Services

- Foul connection and Water Supply: The applicant was requested to clarify that upgrade requirement can be provided. The access ramp for basement is 3.65m OD and should be revised pending the outcome of the hydraulic analysis of the Mayne River.
- Flooding: Lands are located in Flood Zone C (FFL6.2m OD).
- The applicant states that an FRA will be submitted, and the Board should ensure this forms part of any application.
- Surface Water: The overall drainage strategy is acceptable although some parts require clarification including connection to the existing surface water network.
- Wetland: There are concerns that the scale of the wetlands proposed in the LAP to serve c.1900 units is now large enough to accommodate this site along with pre apps on GA 1 and GA3.
- SUDS: A SUDS strategy should be submitted.

Access and Transport

- The parking provision at 723 is below the development plan requirements and does not include visitor parking.
- The rate of parking is misleading.
- There is no parking for the creche which requires 15 spaces.
- Bicycle parking is provided in line with national standards.
- The internal road layout is acceptable.
- The appropriateness of applying the TRICS database as survey information in Ireland is questionable. This type of development is more suited to development in the UK.
- A 10% for EV charging.
- Road Safety Audit.

8.3.2. Interdepartmental Reports.

Parks and Green Infrastructure Division:

- Objectives 57A & 57B require a minimum of 10% open space to be allocated for public open space
- The minimum of 10% should be from lands zoned residential (not GB or OS)
- Open space from other developments outside the red line cannot be re-allocated.
- There is a requirement for 4.17ha of Class 1 public open space, a contribution in lieu can be calculated.
- There is a discrepancy in the stated number of units.
- The site is in a Highly Designated Landscape in the Green Infrastructure maps where mature trees should be maintained or managed.
- There are 13 no. mature trees, 3 of which are of “U” category.
- The applicant proposes to remove all 13 no. trees, this is not appropriate.
- A revised landscape design including the 10% public open space is required.

- The revised landscape shall include additional details, *inter alia*, SUDS, taking in charge, wayleaves etc.

Water Services

- The site is located in Flood Zone C.
- As part of the flood risk a hydraulic assessment of the Mayne River was requested.
- The access ramp for basement car parking may need to be revised pending the outcome of the hydraulic analysis of the Mayne River.
- The pump station has not been taken in charge. IW have issued a confirmation of feasibility.
- The proposed surface water will drain to a wetland permitted under F16A/0412.
- The proposed surface water can be treated.
- FCC encourage all SUDS measures, including permeable paving.
- A SUDS hierarchy should be submitted to justify the use or non-use of certain measures.
- There is an existing water connection as confirmed by IW.

Transport Planning Section

- There are 723 no. car parking spaces proposed and a requirement for 1,519 parking spaces under the development plan.
- The non- residential demand (creche) for parking is 15 no spaces.
- There is a requirement for control measures for the crèche set down and staff parking.
- The proposed cycle parking is in line with the national standards.
- The basement parking should be designed in line with the national standards.
- There are no details for the access ramps.
- A swept path analysis for basement parking should be provided.
- 10 % electric charging required.

- The use of the TRICS database is more useful in UK based assessments.
- All finishes to comply with the council taking in charge.
- A construction management plan should be submitted

Architects Department

- Greater design consideration given to the site bounding the Racecourse Regional Park and the interface.
- The proposal for numerous buildings within the urban blocks creates permeability but could be rationalised in number.
- The urban design approach should be further considered in the context of resulting opposing apartment windows and privacy
- The blocks in close proximity to each other will create pedestrian linkages with wind tunnels and uncomfortable proportions bounded by 5 to 6 storey buildings.
- The proposed elevational language of blocks is repetitious save only for changes in height.
- The proposed proportions of, and graduations to the 9 storey height elements could be further refined to great visual prominence to higher vertical elements and greater visual interest.
- The architectural expression and treatment of higher elements could be developed to act as a contrast and centre point within the urban blocks.
- The proposed design of the block forms greater definition.
- There should be a range of materials and finishes.
- There should be a main focal point for the entrances.
- Detailing of the roof spaces.
- Ventilation to the refuse areas.
- Adequate Sunlight to the courtyards in line with the BRE Guidelines.

Environment Section

- Submission of waste management information.

Environmental Health Air & Noise Unit

- Excavation and construction methods for the ground floor.
- The level of dust and noise should be assessed.

9.0 Irish Water (IW)

9.1. IW have issued the applicant a Confirmation of Feasibility for 1,007 no. apartments, childcare facility and associated site works subject to the following:

In respect of **Water**:

- In order to facilitate a connection to the Irish Water network, approximately 200m network extension will be required to connect the Premises to the existing 300mm MOPVC main in Red Arches Rd./Castlerosse Crescent.
- The connection main should be 200mm ID pipe with a bulk meter and associated telemetry system.
- Irish Water currently does not have any plans to extend its network in this area. Should the applicant wish to progress with the connection they will be required to fund this network extension and obtain any consents or permissions for works not in the public domain.

In respect of **Wastewater**:

- Connection to the Irish Water Network is feasible without infrastructure upgrade by Irish Water or the applicant.
- Connection detail to the adjacent 1600mm sewer must be submitted and agreed at Connection Application stage.

10.0 The Consultation Meeting

10.1. A section 5 Consultation meeting took place via Microsoft Teams on the 20th of May 2021 with representatives of the prospective applicant, the Planning Authority and An Bord Pleanála in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

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

1. Public Open Space provision,
2. Core Strategy,
3. Design and Layout, *inter alia*, scale and massing,
4. Social and Physical Infrastructure,
5. Drainage Issues,
6. Any Other Business.

10.3. In relation to the **Public Open Space provision**, ABP representatives sought further elaboration / discussion / consideration on the following:

- The absence of any public open space to be delivered as part of the proposed development.
- The obligation on previous owners and subsequent legal requirements on others to provide public open space associated with the subject site.
- The need to comply with the phasing strategy in the Baldoyle-Stapolin Local Area Plan relating to the delivery of public open space and the necessity for a material contravention of the plan in the event of non-compliance.
- The quantum of public open space required, the location of the existing public open space serving the current residential occupants and the requirement to provide the adjoining Stapolin/ Haggard Park.

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

- The quantum of housing provided over the housing allocation in the Baldoyle-Stapolin LAP.
- The justification for the excess of units proposed and the accompanying Material Contravention.
- The inclusion of social and physical infrastructure to support the additional growth in population.

- The requirement for an audit assessing the capacity of the existing and granted school to accommodate additional growth in population.

10.5. In relation to the **Design and Layout**, ABP representatives sought further elaboration / discussion / consideration on the following:

- Justification for the increased density having regard to the scale and massing of the proposed development.
- The requirement for a high standard and quality of design to justify any material contravention.
- The quantum and quality of communal open space.
- Sunlight/ daylight analysis for the future units and the communal open space.
- The unit mix proposed and the excessive provision of 1 bed unit.
- The requirement to comply with the 12 criteria in the urban design guidelines and the inclusion of character areas.

10.6. In relation to the **Social and Physical Infrastructure**, ABP representatives sought further elaboration / discussion / consideration on the following:

- The capacity of the school currently permitted under F19A/046 and the requirement for additional capacity.
- The requirement for additional social infrastructure within the proposed development to serve the future occupants.

10.7. In relation to the **Drainage Issues**, ABP representatives sought further elaboration / discussion / consideration on the following:

- The size of the wetland to accommodate additional growth in the area and the absence of any additional ground floor area which would require a larger wetland.
- The information contained in the Irish Water report and the requirement for any upgrades.

10.8. In relation to the **Any Other Business**, ABP representatives sought further elaboration / discussion / consideration on the following:

- The comments from the Transport Section, *inter alia*, the car parking ratio, the traffic issue at Sutton Cross and the capacity of the train service to Clongriffin train station.

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 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.

Conclusion

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.

12.0 Recommended Opinion

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.

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.

Open Space

Further consideration and/or justification of the documents as they relate to the provision and delivery of Public and Communal Open Space required to serve the development having regard to, inter alia, the provisions of the Sustainable Urban Housing: Design Standards for New Apartments (2020), the Fingal County Development Plan 2017-2023 and the Baldoyle-Stapolin Local Area Plan.

This further consideration/justification should clearly indicate where the public open space is to be provided, how it is going to be delivered and when it is going to be delivered relative to the development of the proposed apartments it is to serve. Landscaping proposals for the public open space should be submitted and clarity provided around how the landscaping is to be delivered if the public open space area is not to be included within the application site boundary.

Development Strategy

Further consideration and/or justification of the documents as they relate to the design approach of the proposed development and the potential for any negative visual impact to the adjoining sites and surrounding environs. The further consideration/ justification should address the proposed design and massing, inter alia the visual impact along the former Racecourse to the north and the Coast Road to the east and relate specifically to the justification for any material contravention of the height strategy in the development plan and compliance with Section 3.2 of the Urban Development and Building Heights: Guidelines for Planning Authorities (2018). Particular regard should be had to the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009) and the requirement to provide a sense of place.

The further consideration of these issues may require an amendment of the documents and/or design proposal submitted.

12.1. 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. A Materials Strategy that specifically addresses the proposed materials and finishes for buildings, open spaces, paved areas and boundaries, having regard to the requirement to provide high quality and sustainable finishes and details. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials (including any cladding or framework system) on each block. Particular attention is required in the context of the strategic location and visibility of the site and to the long term management and maintenance of the proposed development. A Building Lifecycle report should also be submitted in this regard, which includes an assessment of the long term running and maintenance costs associated with the development in accordance with Section 6.13 of the 2020 Guidelines on Design Standards for New Apartments.
2. A report which 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.

3. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments, including its specific planning policy requirements. This should also include a schedule of floor areas for all proposed units, clearly setting out the aspect (single, dual, triple) of each unit and include justification for the unit mix.
4. A Traffic and Transport Assessment including, inter alia, a rationale for the proposed car parking provision should be prepared, to include details of car parking management, car share schemes and a mobility management plan.
5. A report that addresses and provides a justification for the proposed housing mix.
6. A Community Audit.
7. School Demand Report, which identifies demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
8. A phasing plan for the proposed development, includes the phasing arrangements for the delivery of the public open spaces, Part V provision and or any other physical or social infrastructure required for the proposed development. A report which addresses the phasing requirement in the Baldoyle-Stapolin Local Area Plan 2013 shall accompany the phasing plan.
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. Response to issues raised in Appendix C of Planning Authority Report, which includes the internal reports of the Drainage Dept. relating to the SUDS hierarchy, and the Park Department relating, inter alia, design approach and protection of trees.
11. A Construction Management Plan.
12. A Flood Risk Assessment.
13. 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. Transport Infrastructure Ireland
3. National Transport Authority
4. The relevant Childcare Committee
5. 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.

Karen Hamilton
Senior Planning Inspector

24th of June 2021