



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
ABP-312259-21**

Strategic Housing Development	200 no. residential units (194 no. houses, 6 no. apartments), creche and associated site works.
Location	Coolquay Common, The Ward, Co. Dublin.
Planning Authority	Fingal County Council
Prospective Applicant	Breffni Asset Holdings Limited
Date of Consultation Meeting	06/04/2022
Date of Site Inspection	25/03/2022
Inspector	Conor McGrath

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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

The subject lands are located at Coolquay, The Ward, in north County Dublin. Coolquay is a small, dispersed settlement located in a rural area, originally based around the junction of the R135 and the R130. The R135 is the former N2, and the M2 motorway is located to the west of the village. The R130 runs northeast from the junction toward Swords and Garristown. Services in the village include a public house and restaurant and an artisan chocolate enterprise / café off the R130. A petrol station is located at the northern end of the village along the R135. Kilcoskan National School is located on the eastern side of the village and there are a number of 'one-off' houses along the R130 between the junction and the school.

This irregularly subject site is located to the east and northeast of the crossroads, occupying agricultural lands with a total stated area of 15.37 ha. The site has frontage of approx. 150m to the R130 opposite the national school and approx. 55m at its southwestern end. To the south of the junction, the lands have frontage of approx. 60m to the R135.

The lands are traversed by a tributary of the Ward River, running roughly west-east through the centre of the site. A local road also runs west-east through the southern part of the lands, while the lands have frontage on their northern edge to a second local road which runs east to the R122. There is a slight fall in the lands from the north and south toward the stream.

3.0 Proposed Strategic Housing Development

The proposed development consists of 200 no. residential units (175 no. houses, 19 no. Senior Living Units and 6 no. duplex units). Other proposed uses include a community centre, commercial and retail facilities and a two storey Crèche. 1.58 Hectares (15.7 %) of Public Open Space is provided on lands zoned RV “Rural Village” while a recreational biodiversity park (4.88 Ha) is proposed on lands zoned RU "Rural". The documentation also indicates locations for the possible future development of a new school and a new nursing care facility and Primary Care Centre on adjoining lands.

Key development parameters include:

Site area	15.37ha gross / 10.49ha net
Proposed development	200 residential units: 156 no. 3-bed dwelling units, 19 no. 4-bed dwelling units, 19 no. Senior Living Units 6 no. Duplex Units
Density	19.89 / ha net
Open space	1.58ha / 15.7% on “RV” lands 4.88ha biodiversity park
Communal open space	6,007-sq.m.
Other uses	Community Centre 353.12-sq.m. Commercial / Retail 656.96-sq.m. Creche 567.7-sq.m.
Car parking	414 no. surface parking spaces 1.8 / house 2 / duplex 26 / community centre 20 / creche 8 / retail

Housing Mix	1-bed	2-bed	3-bed	4-bed
No.	17 (18.5%)	5 (2.5%)	159 (79.5%)	19 (9.5%)

4.0 Relevant Planning History

There does not appear to be any recent relevant planning history relating to these lands. Other cases identified by the planning authority in the surrounding area include the following:

F16A/0562: 10-year permission granted for a Solar PV Energy Development on a site of circa 42.58 hectares, at Kilsallaghan to the northeast of the village.

There have been a number of applications associated with one-off housing in the surrounding area.

5.0 Section 247 Consultation with Planning Authority

Application documentation refers to a pre-planning consultation meeting with the planning authority on 28th of October 2021. Key items discussed are reported to include:

- Principle, scale and density of development.
- Compliance with the development plan settlement strategy (variation no. 2) and national policy.
- Design and layout of housing.
- Range of uses.
- Part V.
- Public transport provision.
- Drainage.

6.0 Planning Policy

6.1. National and Regional Planning Policy

6.1.1. Project Ireland 2040 - National Planning Framework

National Strategic Outcome 1 is identified as Compact Growth, recognising the need to deliver a greater proportion of residential development within existing built-up areas. Activating these strategic areas and achieving effective density and consolidation, rather than sprawl of urban development, is a top priority.

Objective 3A seeks the delivery of at least 40% of all new housing in existing built-up areas of cities, towns and villages on infill and/or brownfield sites.

Objective 11 favours development within existing cities, towns and villages, subject to appropriate planning standards and achieving targeted growth

Objective 13 provides that, in urban areas, planning and related standards will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth.

Objective 15 supports the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities.

Objective 33 prioritises the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

6.1.2. Rebuilding Ireland – Action Plan for Housing and Homelessness 2016

The overarching aim of the Plan is to increase the delivery of housing across all tenures, to help individuals and families meet their housing needs. A target to double the number of residential dwellings delivered annually and to provide 47,000 social housing units up to 2021 was identified. The plan identified five pillars for action, including Pillar 3: Build More Homes, which sought to increase the output of private housing to meet demand at affordable prices.

6.1.3. Housing for All - A New Housing Plan for Ireland (Sept 2021)

The stated aim is to provide access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life. The plan identifies the need for construction of an average of 33,000 homes per annum nationally until 2030 to meet the targets outlined in the National Planning Framework. Four overarching objectives are identified:

- Supporting Homeownership and Increasing Affordability.

- Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion.
- Increasing New Housing Supply; and
- Addressing Vacancy and Efficient Use of Existing Stock.

The Pathway to Increasing New Housing Supply includes a focus on the adequate supply of serviced zoned lands to meet housing need, at required densities.

6.1.4. **Regional Spatial and Economic Strategy for the Eastern and Midland Region (2019)**

RPO 3.2: Local authorities, in their core strategies shall set out measures to achieve compact urban development targets of at least 50% of all new homes within or contiguous to the built-up area of Dublin city and suburbs and a target of at least 30% for other urban areas.

RPO 4.1: In preparing core strategies, local authorities shall determine the hierarchy of settlements in accordance with the RSES, within the population projections set out in the NPF to ensure that towns grow at a sustainable and appropriate level, by setting out a rationale for land proposed to be zoned for residential, employment and mixed-use development. Core strategies shall also be developed having regard to the infill/brownfield targets set out in the NPF, National Policy Objectives 3a-3c.

RPO 4.2: Infrastructure investment and priorities shall be aligned with the spatial planning strategy of the RSES. All residential and employment developments should be planned on a phased basis in collaboration with infrastructure providers so as to ensure adequate capacity for is available to match projected demand for services and that the assimilative capacity of the receiving environment is not exceeded.

RPO 4.83: Support the consolidation of the town and village network to ensure that development proceeds sustainably and at an appropriate scale, level and pace in line with the core strategies of the county development plans.

RPO 5.5: Future residential development supporting the right housing and tenure mix within the Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, and the development of Key Metropolitan Towns, as set out in the MASP and in line with the overall

Settlement Strategy for the RSES. Identification of suitable residential development sites shall be supported by a quality site selection process that addresses environmental concerns.

6.2. **S.28 Ministerial Guidelines**

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submission of the planning authority and other authorities, I am of the opinion that the most directly relevant section 28 Ministerial Guidelines are:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated 'Urban Design Manual') (2009).
- Circular Letter: NRUP 02/2021 in respect of Residential Densities in Towns and Villages, as set out in Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)
- Regulation of Commercial Institutional Investment in Housing, Guidelines for Planning Authorities (May 2021).
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020).
- Design Manual for Urban Roads and Streets (DMURS).
- National Cycle Manual.
- The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009).
- Childcare Facilities – Guidelines for Planning Authorities.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.

6.3. **Fingal County Development Plan 2017** (including Variation no. 2)

The main / western areas of the subject site are zoned Objective 'RV' Rural Village to '*Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Local Area Plan, and the availability of physical and community infrastructure*'.

Vision: Protect and promote established villages within the rural landscape where people can settle and have access to community services. The villages are areas within the rural landscape where housing needs can be satisfied with minimal harm to the countryside and surrounding environment. The villages will serve their rural catchment, provide local services and smaller scale rural enterprises. Levels of growth will be managed through Local Area Plans to ensure that a critical mass for local services is encouraged without providing for growth beyond local need and unsustainable commuting patterns.

Eastern sections of the lands are located on lands zoned Objective 'RU' Rural to '*Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage*'.

Vision: Protect and promote the value of the rural area of the County. This rural value is based on:

- Agricultural and rural economic resources
- Visual remoteness from significant and distinctive urban influences,
- A high level of natural features.

Section 1.6 Strategic Policy, includes:

Provide viable housing alternatives for the rural community through the promotion of controlled growth of the rural villages and clusters, balanced with careful restriction of residential development in the countryside and recognising the unique value of the rural communities in Fingal.

The function of Rural Villages is defined as generally meeting the day-to-day needs of the locality and usually offer a mix of commercial and community activity within the village core. Other enterprise, residential, retail, commercial, and community facilities may be provided”.

Variation no. 2 provides that a 5% population increase will facilitate appropriate development levels within the towns and villages in the metropolitan area.

Table 2.4 sets out the total land and housing capacity for the 2017-2023 Development Plan. This identifies capacity of 844 residential units in towns/villages in the Metropolitan Area.

Chapter 5 identifies Coolquay as a commuter village within the Metropolitan Area. Future growth in commuter villages should be curtailed or safeguarded so that they facilitate continuing expansion of unsustainable growth patterns.

For rural villages in the metropolitan area, the level of growth must be carefully managed to ensure a vibrant sustainable community through the LAP process. A LAP will be prepared for this village within the lifetime of the Development Plan. Coolquay has a current population of approximately 100 persons.

Objective SS01: Consolidate the majority of future growth into strong and dynamic urban centres of the Metropolitan Area while directing development in the core to towns and villages, as advocated by national and regional planning guidance.

Objective SS01a: Support development consistent with the National Strategic Outcome of Compact Growth as outlined in the NPF and the Regional Strategic Outcome of Compact Growth and Regeneration as set out in the RSES.

Objective SS01b: Consolidate within the existing urban footprint, by ensuring of 50% of all new homes within or contiguous to the built-up area of Dublin City and Suburbs and 30% of all new homes are targeted within the existing built-up areas to achieve compact growth of urban settlements, as advocated by the RSES.

Objective SS02: Ensure proposals for residential development accord with the Settlement Strategy and are consistent with the hierarchy of settlement centres.

Objective SS02a: Development will be permitted in principle where there is a LAP or Masterplan in place and only when these lands are substantially developed will permission be granted for the development of lands without such a framework. Should the lands identified within a LAP or Masterplan not come forward for development in the short term, consideration will be given to other lands.

Objective SS02b: Focus new residential development on appropriately zoned lands, within appropriate locations proximate to existing settlement centre lands

where infrastructural capacity is available, and along existing or proposed high quality public transport corridor and on appropriate infill sites in town centres, in a phased manner alongside the appropriate physical and social infrastructure.

Objective SS07: Direct rural generated housing demand to villages and rural clusters in the first instance.....

Objective RF04: Manage the development of each village, within the existing RV boundaries, having regard to:

- Government Guidelines set down in the Sustainable Residential Development in Urban Areas, 2009,
- The settlement strategy for rural villages set out in the Regional Spatial and Economic Strategy (RSES) and,
- The Core Strategy of the Fingal Development Plan.

Objective RF06: Ensure that LAPs contain provision for the location of serviced sites within the Rural Village boundaries.

Objective RF16: Ensure Rural Villages are developed in accordance with adopted Local Area Plans and accompanying Development Framework Plans.

Objective PM48: Require that residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established

Within the retail hierarchy, rural villages comprise Level 5 Centres, which should meet the basic day to day needs of surrounding residents, whether as a rural foci points close to other community facilities such as the local primary schools, post office and GAA club or as a terrace of shops within a suburb. Expected are a maximum of one or two small convenience stores, newsagents, and potentially other supporting services.

The site is located within Airport Noise Zone C, as defined in Variation no. 1 to the County Development Plan.

7.0 Submissions Received

Irish Water: Confirmation of Feasibility was issued on 5th August 2020 relating to a mixed-use development, including 459 no. residential units. It is the assumption of Irish Water that the subject SHD application forms part of the wider development submitted to Irish Water for Confirmation of Feasibility.

The proposed water connection is feasible subject to upgrades:

- Approx. 160m of new mains to connect to the existing 250mm main in the R130.
- The applicant must fund the network extension works.
- On site storage is required for the average day peak week demand rate of the commercial section for 24-hour period with re-fill time of 12 hours.

The proposed wastewater connection is feasible subject to upgrades:

- The connection should be made into Coldwinters Pumping Station via proposed on-site pumping station and associated rising main.
- The applicant must fund the network extension works.

8.0 Forming the Opinion

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.

8.1. 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. The documentation submitted with this pre-application consultation request is set out in Appendix 1 to this report.

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 relevant

guidelines issued by the Minister under section 28 of the Act of 2000. Section 5(6) requires that where the proposed development would materially contravene the development plan or local area plan, other than in relation to the zoning of the land, then the statement provided for the purposes of subsection (5)(b)(i) shall indicate why, in the prospective applicant's opinion, permission should nonetheless be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.

A Statement of Consistency under S.5(5) has been submitted, which considers compliance with the provisions of the following policy documents:

- The National Planning Framework: Ireland 2040 Our Plan.
- Housing for All - A New Housing Plan for Ireland 2021.
- The Eastern and Midlands Regional Spatial and Economic Strategy.
- Sustainable Residential Development in Urban Areas (2009), and the accompanying Urban Design Manual - Best Practice Guidelines (2009).
- Guidelines for Planning Authorities on Childcare Facilities (2001).
- Sustainable Urban Housing - Design Standards for New Apartments (2018).
- The Fingal County Development Plan 2017 – 2023, and Variation no. 2 thereof.

The statement concludes that the proposal provides much needed development at this strategic location, which is well serviced, accessible and appropriately zoned to cater for such development within Fingal County. It will act as a catalyst and encourage future development of additional RV zoned lands within Coolquay as part of a sequential approach consisting of separate planning applications in the future.

The application does not identify any potential material contravention of the development plan for the area.

8.2. Planning Authority Submission

A submission from Fingal County Council was received by An Bord Pleanála in accordance with Section 6(4)(b) of the 2016 Act. The submission includes:

- A copy of the s.247 pre-planning meeting record held on 28th October 2021.

- The Planning Authority's opinion of what considerations may have a bearing on An Bord Pleanála's decision.
- Details of relevant planning applications in the area.
- Copies of internal reports from the following departments:
 - Water Services Section.
 - Transportation Section.
 - Parks & Green Infrastructure Division.
 - Housing Department.
 - Heritage Officer/Community Archaeologist

The report containing the planning authority opinion makes the following points:

- The development would be premature in the absence of an adopted LAP for the rural village and would not accord with Development Plan Objective SS02a.
- The development would not comply with the development plan strategic policies and core strategy & settlement strategy.
- Development Plan Variation No. 2 envisages population growth of 5% in Rural Villages as appropriate.
- Coolquay is a commuter village in the Metropolitan area where future growth should be curtailed or safeguarded so that it does not facilitate unsustainable growth patterns.
- The development would result in a 440% increase in population and an estimated 606% increase in the number of housing units in Coolquay.
- It is a disproportionate allocation of housing to a single village and would restrict the future compact growth and consolidation of the remaining towns and villages.
- Objectives SS02a and SS02b envisage new development where infrastructural capacity is available, along high-quality public transport corridors, phased with physical and social infrastructure where there is a LAP or Masterplan in place.
- It is unlikely that adequate provision can be made for walking, cycling or public transport infrastructure. The lack of connectivity is likely to give rise to an over-reliance on private car use contrary to national, regional and local planning policy.
- The level public transport services in the vicinity do not provide a viable alternative to private vehicle use.

- The scale of development is excessive and unacceptable. Consistency with development plan policies or relevant national policy has not been demonstrated.
- The suburban layout would not be in keeping with the rural character of the village.
- Dwelling design should be reviewed to improve passive surveillance and avoid housing backing onto areas of car parking.
- Adjoining properties will back onto areas of open space and playground.
- External stairs to duplex units should be omitted.
- A Social Infrastructure Audit and school capacity assessment would be required.
- Pre-development archaeological excavations are recommended.
- Increased retention of hedgerows should be sought on the site.
- Bat mitigation should be incorporated into the development.
- Public art should be provided.
- The requirements of TII should be ascertained in respect of this development.
- An acoustic noise assessment should be undertaken.
- There are concerns regarding the location of the proposed pumping station within the riparian corridor, approx. 11m south of the stream.
- The requirements of Inland Fisheries Ireland should be ascertained.
- The presence of otters downstream is a priority consideration.
- Further landscaping details are required.
- Revisions to the internal roads layout are required, which is car dominated.
- Creche parking provision requires clarification.
- A final detailed construction and demolition waste management plan, method statement for waste disposal and minimisation and a final Construction & Environmental Management Plan (CEMP) would be required.
- The suburban layout will diminish the character of Coolquay as a rural village and would contribute to developer led, commuter driven suburban sprawl.
- The development would be contrary to Guidelines for Planning Authorities on Sustainable Residential Development in Urban Area.
- The proposal is excessive in scale and insufficiently developed to form the basis of an application.

8.3. The Consultation Meeting

A Section 5 Consultation meeting was held on 06/04/2022, commencing at 10am, via Microsoft Teams. 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 and the main topics raised for discussion at the tripartite meeting were as follows:

1. Development Principle and compliance with the Development Plan Settlement Strategy.
2. Design and Layout.
3. Transport and access.
4. Drainage
5. Any Other Matters

Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-312259-21' 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.

In relation to the Development Principle and Compliance with the Development Plan Settlement Strategy, An Bord Pleanála sought clarification and further elaboration of the documents and justification for the proposed development in respect of the following:

- The rationale for the scale of development proposed for this rural village.
- Consistency with the settlement strategy set out in the County Development Plan, the RSES and national policy for such settlements.

In relation to Design and Layout, An Bord Pleanála sought clarification and further elaboration of the documents and justification for the proposed development in respect of the following:

- The overall design and layout strategy and masterplan / vision for the development of the village.
- The rationale for the location of commercial, creche and community centre uses within the development.

In relation to Transport and Access, An Bord Pleanála sought clarification and further elaboration of the documents and justification for the proposed development in respect of the following:

- The availability of public transport services and connectivity thereto.
- The level of existing and proposed facilities for pedestrian and cycle movement in the village and connectivity to other destinations.
- The basis for the trip generation estimates set out in the traffic and transport assessment.

In relation to the Drainage, An Bord Pleanála sought clarification and further elaboration of the documents in respect of the following:

- The proposed rising main connection to Coldwinters pumping station and relationship with the existing rising main.
- The design and location of the proposed on-site pumping station.
- The risk of septicity arising in the proposed wastewater network and the necessity for dosing.
- The potential to connect existing development in the village to the proposed drainage network.
- Clarity regarding the treatment of surface water drains crossing the site and along road frontage.

In relation to Any Other Business, the prospective applicants outlined the approach taken to the design of open spaces and internal roads. The planning authority noted the need to retain further hedgerows on the site and raised concerns regarding the location of open spaces to the rear of adjoining development.

9.0 Conclusion and Recommendation

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

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.

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, details of which are set out in the Recommended Opinion below:

1. The rationale / justification for the scale of residential development proposed in this rural village, having regard to local, regional and national planning policy in respect of such locations.
2. The rationale for the design and layout of development, and the future structure of the village.

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 further 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.

10.0 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 that could result in them constituting a reasonable basis for an application for strategic housing development:

1. Further consideration of, and possible amendment to the documentation submitted in respect of the scale of development proposed for this location, identified as a Rural Village in the Fingal County Development Plan.

Application documentation should provide a detailed and robust planning rationale / justification for the nature and scale of development proposed in the context of local and regional planning policy, as well as national policy as set out in the *Sustainable Residential Development in Urban areas, Guidelines for Planning Authorities* (2009). The documentation should describe how the proposed development will provide for managed and sustainable growth of the settlement and avoid over-development, in line with the objectives of the National Planning Framework.

This may require possible amendment to the documents and/or design proposals submitted.

2. Having regard to the scale of development proposed, and in the absence of a Local Area Plan or Masterplan for this settlement, the application should give consideration to, and provide further justification for the proposed development in terms of its contribution to the character and structure of the settlement.

In this regard, the application should describe how the development integrates with, and is informed by the existing character, scale and grain of the village. The rationale for the layout of development, including the siting and design of community and commercial elements, and the vision for the future structure of the settlement, should be clearly described.

This may require possible amendment to the documents and/or design proposals submitted.

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:

1. A social and community infrastructure audit.
2. A phasing plan for the proposed development, which should include the delivery of associated road and drainage infrastructure and public open spaces. A rationale for such phasing plan having to the sequential development of the settlement should be described.
3. A response to the issues raised in the Written Opinion of the Planning Authority, in respect of the design and layout of development, and concerns regarding the supervision of open spaces and security of housing backing onto open space and surface car parking.
4. In relation to access and transportation, the following information should be submitted:
 - a) A revised Traffic Impact Assessment (TTA). The assessment should provide a clear justification and validation for the trip rates used in the assessment and any assumed modal split.
 - b) A Travel Plan / Mobility Management Plan and a statement describing how the proposed development will contribute to sustainable travel patterns and a reduced dependency on the private car.
 - c) A Quality Audit in accordance with Annex 4 of the Design Manual for Urban Roads and Streets (DMURS) which shall include as a minimum a Street Design Audit, Road Safety Audits and Pedestrian and Cycling Audits.
 - d) A review of existing pedestrian and cycle connections to services and amenities in the surrounding area.
 - e) A report addressing other matters raised in the report of the Fingal County Council Transportation Planning Section.
5. Plans identifying all areas intended to be taken in charge by the local authority. The application should clearly describe proposals for the ownership, management, and maintenance of the proposed Biodiversity Park and the Community Centre.
6. A report addressing the matters raised in the report of Fingal County Council Water Services Department, dated 05/01/2022.

Application documentation should clearly identify all existing drains and watercourses traversing and bounding the development site and describe their treatment as part of the proposed development.

7. A review of, and rationale for the extent of hedgerow removal, and a complete tree survey including an Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement in accordance with BS 5837: 2012, Trees in relation to Design, Demolition and Construction - Recommendations.
8. Confirmation that the Ecological Impact Assessment (EclA) Report considers the full extent of hedgerow removal and works / modifications to existing drains and watercourses proposed as part of the development.

The Ecological Impact Assessment (EclA) report should be accompanied by the results of all surveys undertaken as part of the assessment, including bat and breeding / wintering bird surveys.

9. A report that specifically addresses the proposed materials and finishes to the scheme, including specific detail of external finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site.
10. A noise assessment demonstrating that good acoustic design has been followed and that relevant internal noise guidelines will be met. Any noise mitigation / insulation measures, and their effectiveness, should be clearly identified and described. The assessment should also include an external amenity area noise assessment.
11. Documentation accompanying the planning application should describe the management of the risk of septicity in the wastewater network and any interim and longer-term requirements for dosing in this regard. The application should clearly set out the intent with regard to responsibility for the management and operation of the proposed pumping station.
12. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 unless it is proposed to submit an EIAR at application stage.

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. Inland Fisheries Ireland
3. Meath County Council
4. Fingal County Childcare Committee
5. TII
6. NTA

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.

Conor McGrath
Senior Planning Inspector

21/04/2022

Appendix 1 Documentation accompanying the S.5 request.

- Completed Section 5 Application Form
- Letters of Consent.
- Section 5 Planning Fee.
- Cover Letters.
- Part V Letter.
- Coolquay Masterplan Report & Statement of Consistency with National, Regional, County, Local Planning Policy Documents and S. 28 Guidelines.
- Architectural Drawings.
- CGI booklet.
- Engineering Cover Letter & Issue Sheet.
- Engineering drawings.
- Engineering Assessment Report.
- Traffic and Transport Assessment.
- Travel Plan.
- Flood Risk Assessment.
- Preliminary Construction, Demolition and Waste Management Plan
- Landscape Design & Rationale Report.
- Preparation of Landscape Masterplan.
- Landscape Drawings.
- Ecology Impact Assessment Report.
- Appropriate Assessment Screening (AAS)
- Appropriate Assessment (NIS).
- Cultural Heritage Impact Assessment Report.
- Geophysical Survey Report.