

Large Scale Residential Development Opinion

Section 32D of the Planning and Development Act 2000 (as amended)

Applicant: Rondesere Ltd.

Development Location: Grange Road, Baldoyle, Dublin 13

FCC Reference: LRD0019/S2

Request for LRD Meeting: 23rd August 2023

Date of LRD Meeting: 19th September 2023

1.0 Introduction

Having regard to the LRD meeting that has taken place in relation to the proposed development, the purpose of this report is to form a recommended LRD opinion as to whether or not the documents submitted for the purposes of the meeting constitute a reasonable basis on which to make a formal LRD planning application.

This report may also specify (a) the areas, or the issues, in respect of which the documents submitted do not constitute a reasonable basis on which to make the application, and (b) any issues that, if addressed by the relevant documents, could result in the documents constituting a reasonable basis on which to make the application.

2.0 Site Location and Description

The application site falls within land that was contained within the recently expired Baldoyle Stapolin Local Area Plan 2013 lands and has a stated area of c. 0.45 hectares. The site is located on Grange Road, bounded to the north by an existing residential development (Myrtle Road, The Coast), Longfield Road, Beshoff Motors Car Dealers to the east and a school development which is currently under construction on lands to the west with Grange Road located to the south which separates the subject site from Baldoyle Industrial Estate.

The site is located c. 10km northeast of Dublin City Centre, is located 500m southeast of Clongriffin Train Station and is proximate to the boundary with the administrative area of Dublin City Council to the west.

3.0 Proposed Large Scale Residential Development

The proposed development comprises;

1. Demolition of existing, single storey, storage structures on the subject site (c. 446.5 m² GFA).
2. The construction of a residential development comprising of 120 no. apartment units (15 no. studio units, 18 no. 1 bed units, 78 no. 2 bed units, 7 no. 3 bed units, and 2 no. 4 bed penthouse units) within 1 no. block (ranging in height from 4 - 12 storeys over basement level).
3. The construction of a basement to be accessed off Myrtle Road and the provision of c. 47. no car parking spaces, including accessible spaces, electric vehicle charging points, residential visitor parking and associated commercial parking. Add 2 no. Drop off/creche parking on surface.
4. Provision of 326 no. bicycle parking spaces for residents, visitors, and commercial uses in secure locations both at basement level and within the public realm throughout the scheme. 60 (out of 326) are visitor parking on surface.
5. All apartments are provided with private terraces / balconies.
6. Provision of c. 1877 m² of Communal Open Space to serve the development including green roof garden terraces between 5th and 10th floor level.
7. Provision of a childcare facility at ground floor level (c. 156.6 m² GFA) with capacity in the order of 35 no. children and associated, secure, open play area (c. 1171 m²).
8. Provision of Café unit (c. 70 m² GFA) at ground floor level with associated outdoor seating area.

9. Provision of associated gymnasium at ground and first floor level (c. 280 m2).

10. Provision of Multipurpose Room (c. 48 m2 GFA) and Residents Lounge (c. 20 m2) at first floor level.

11. Total non-residential use is c. 574.6 m2 (3.85 % of overall development).

12. The development will also provide for all associated ancillary site development infrastructure including: ESB sub-station, bike stores, bin stores, plant rooms, public lighting, new watermain connection and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments; associated scheme signage, and all associated site development and excavation works above and below ground necessary to facilitate the development.

The proposed development proposes 120 units.

Unit Mix

Studio -	15	(12.5%)
1 bed -	18	(15%)
2 bed -	78	(65%)
3 bed -	7	(5.8%)
4 bed Penthouse-	2	(1.7%)

Dual Aspect Ratio	58	(48%)
Part V Contribution	12	(10%)

Amenities

Creche	156.6sq.m.
Gym	280sq.m.
Café	70sq.m.
Lounge	20sq.m
Multipurpose Room	48sq.m.

4.0 Planning History

F05A/1799

Application withdrawn.

Rondesere Ltd. applied for permission for the development will consist of a mixed residential and retail/commercial development, in a 6 and 7-storey over basement level building. The basement level contains parking and service areas. The ground floor contains retail/commercial units, a service yard and parking including 7 No. retail/commercial units and a coffee shop. The first floor contains apartments and a podium level communal open space. Apartments are located above on floors 2, 3, 4 and 5, with a penthouse 6th floor level including apartments and communal roof gardens. Each apartment is provided with either a balcony or a combination of both balcony and terrace. The apartments (65 No.) are made up of: 21 no. 1 bed apartments, 36 no. 2 bed apartments and 8 no. 3 bed apartments. The development shall also include vehicular access onto Grange Road at the permitted cross-roads junction at Grange Rise (Ref. No. F02A/1525). Provision is made for, 98 car parking spaces, of which 66 are to be contained within a basement level car park and 32 at ground level, bicycle parking, service yard, internal service stairwells and lift access, ESB sub-station and all associated site development works and services.

Adjoining Sites Planning history

F19A/0461 Permission GRANTED for a three storey 16 classroom Primary School building in Baldoyle (Roll Number 20519G), including a two classroom SEN base. The design also includes a general-purpose hall, support teaching spaces and ancillary accommodation, external junior play areas, secure SEN hard and soft play area and a sensory garden. The proposed project also incorporates associated car parking, access road, pedestrian access, bicycle lane, construction of 2 no. external ball courts, landscaping, connection to public services and all associated siteworks.

5.0 Relevant Planning Policy

5.1 National Policy

Project Ireland 2040 – National Planning Framework

The National Planning Framework is a high-level strategic plan shaping the future growth and development of Ireland to 2040. The NPF includes 75 no. National Policy Objectives. These include inter alia;

Objective 2a which sets a target that half of future population growth will be in the cities or their suburbs.

Objective 13 seeks in urban areas that planning and related standards including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth.

Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car in the design of communities,

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

Objective 35 seeks to increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building height.

Section 28 Ministerial Guidelines and other National Policy

Having considered the nature of the proposal and the receiving environment, the relevant S.28 Ministerial Guidelines and documents include:

- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') (2009).
- 'Urban Development and Building Height, Guidelines for Planning Authorities'. 2018
- 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018). As amended December 2022.
- 'Design Manual for Urban Roads and Streets' (DMURS) (2013).
- 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices'). 'Childcare Facilities – Guidelines for Planning Authorities'.

- Architectural Heritage Protection Guidelines for Planning Authorities' (2011).
- Appropriate Assessment Guidelines (2009)
- Environmental Impact Assessment Guidelines (2018)
- Circular Letter: NRUP 02/2021 (Residential Densities in Towns and Villages)
- Design Manual for Quality Housing (2021)

5.2 Regional Policy

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

The RSES provides a development framework for the region through the provision of a Spatial Strategy, Economic Strategy, Metropolitan Area Strategic Plan (MASP), Investment Framework and Climate Action Strategy. The Dublin MASP is an integrated land use and transportation strategy for the Dublin Metropolitan Area, which seeks to manage the sustainable and compact growth of the Dublin Metropolitan Area.

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

Strategic development corridors are identified including the City Centre within the M50 and the North-South Corridor (DART expansion);

- RPO 5.3: Future development in the Dublin Metropolitan Area shall be planned and designed in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists.
 - RPO 5.4: Future development of strategic residential development areas within the Dublin Metropolitan Area shall provide for higher densities and qualitative standards as set out in the 'Sustainable Residential Development in Urban Areas', 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines and 'Urban Development and Building Heights Guidelines for Planning Authorities.
 - RPO 5.5: Future residential development supporting the right housing and tenure mix within the Dublin Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, and the development of Key Metropolitan Towns, as set out in the Metropolitan Area Strategic Plan (MASP) and in line with the overall Settlement Strategy for the RSES. Identification of suitable residential development sites shall be supported by a quality site selection process that addresses environmental concerns.

5.3 Local Policy

5.3.1 Fingal Development Plan 2023-2029

The site is located within the development boundary of Baldoyle and is governed by the policies and objectives of the Fingal Development Plan 2023-2029.

Core Strategy and Settlement Hierarchy

Baldoyle is identified as a 'Consolidation Areas within the Metropolitan Area'. The core strategy of the Development Plan outlines the overall hierarchy for the county with the intention that "each identified settlement centre will accommodate an agreed quantum of future development appropriate to its respective position in the hierarchy"

Policy CSP1 – Core Strategy

Promote and facilitate housing and population growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of Fingal.

Policy CSP2 – Compact Growth and Regeneration

Support the implementation of and promote 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.

Policy CSP3 – Strategic Development Areas and Corridors

Support the economic development of Fingal in line with the policies and objectives stipulated in the National Planning Framework and the Regional Spatial and Economic Strategy and utilise active land measures such as provision of LAPs and masterplans across the County as part of the development approach for Strategic Development Areas and Corridors.

Strategic Policy 6

Consolidate development and protect the unique identities of the settlements of Howth, Sutton, Baldoyle, Portmarnock, Malahide, Donabate, Lusk, Rush and Skerries.

Policy CSP19 – Compact, Sequential and Sustainable Urban Growth

Promote compact, sequential and sustainable urban growth to realise targets of at least 50% of all new homes to be built, within or contiguous to the existing built-up area of Dublin city and suburbs and a target of at least 30% for other metropolitan settlements, with a focus on healthy placemaking and improved quality of life.

Development Strategy for Baldoyle

Policy CSP22 – Howth, Sutton and Baldoyle

Consolidate the development and protect the unique identity of Howth, Sutton and Baldoyle. This includes protection against overdevelopment.

Baldoyle-Stapolin Area

1. Objective GI 1 Create a high-quality, well-connected and sustainable natural environment of green spaces and watercourses that are rich in biodiversity and promote active and healthy lifestyles.
2. Objective GI 2 Require a high-quality design approach to all green infrastructure, which creates inviting, flexible, multifunctional places, protects and enhances local distinctiveness and character, incorporates existing features and important vistas.
3. Objective GI 3 Maximise the opportunities for enhancing the green infrastructure resource through the provision of urban landscape features such as green corridor routes and links, swales, green roofs, trees and shrubs within the new development and public realm.
4. Objective GI 4 Provide for the protection, conservation and enhancement of wildlife habitats and natural resources, including the existing watercourses on site and features such as ecologically important hedgerows and mature trees within the area.

5. Objective GI 5 Develop and enhance existing green infrastructure, create new habitats where any are lost, improve physical and habitat linkages between the adjoining Baldoyle-Stapolin, Portmarnock and Clongriffin lands and develop a new high quality well landscaped public realm, connecting into the wider green network.
6. Objective GI 6 Comply with all of the policies of the current Fingal Development Plan relating to open space, biodiversity, green infrastructure and open space provision.
7. Objective GI 7 Ensure that plans, designs, detailed schedules and specifications of work including management plans, where privately managed, for all public open spaces and green infrastructure are integral to all planning applications

Policy CSP9 – Framework Plans

Prepare Framework Plans as required for identified areas to facilitate a co-ordinated approach to development.

Table 2.19: List of Proposed Framework Plans – Baldoyle (FP10A and FP 10.D)

Policy SPQHP35 – Quality of Residential Development

Promote a high quality of design and layout in new residential developments at appropriate densities across Fingal, ensuring high-quality living environments for all residents in terms of the standard of individual dwelling units and the overall layout and appearance of developments. Residential developments must accord with the standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG 2009 and the accompanying Urban Design Manual – A Best Practice Guide and the Sustainable Urban Housing; Design Standards for New Apartments (DHLGH as updated 2020) and the policies and objectives contained within the Urban Development and Building Heights Guidelines (December, 2018). Developments should be consistent with standards outlined in Chapter 14 Development Management Standards.

Zoning and Site Specific Objectives

The subject site is located in an area designated with the zoning objective 'RA' Residential Area, the objective of which seeks to *'Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.'*

Vision: Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.

Residential' use is considered 'Permitted in Principle' under the 'RA' zoning objective.

Landscape Character - Estuary, highly sensitive coastal landscape.

The application site is located within Noise Zone D associated with Dublin Airport.

The subject site is identified as being within an area which was the subject of a Local Area Plan (LAP 10.A refers). The applicable LAP is the Baldoyle Stapolin Local Area Plan 2013 (expired May 2023), however as per Section 3.5.5 of the Fingal Development Plan 2023-2029, *"The Council will continue to identify appropriate active land management mechanisms to co-ordinate the phased delivery of new sustainable communities, as detailed in Chapter 2 Section 2.4 Implementation and Active Land Management. The Council will continue to implement the LAPs and Masterplans currently in place at the time of adoption of*

the Development Plan." This Local Area Plan was in place at the time of the Fingal Development Plan 2023-2029 adoption and development within the LAP lands has been largely committed in line with the LAP consequent of extant permissions.

Baldoyle – Stapolin Local Area Plan 2013

The LAP recognises Baldoyle as an area for growth. A tailored approach with green infrastructure credentials is essential given the sensitivities of the receiving environment and nearby coastal areas.

The key themes of the LAP document are as follows;

- Sustainable Development
- High Quality Places for all
- A New Heart for Baldoyle Stapolin
- Homes for the Future

These themes form the basis for the policies and objectives of the LAP

Objective 1

Establish sustainable communities, which embody the principles of sustainable development and meet current and future social, economic and environmental needs in a balanced and integrated way.

Objective 2

Be at the forefront of sustainable development with commercial buildings, community facilities, housing and infrastructure which employ best practice in all aspects of environmental sustainability.

Objective 3

Establish a rich tapestry of quality connected open spaces and river corridors across the LAP Lands, which provide for visual amenity and recreational use while addressing the need for nature conservation and flood risk mitigation.

Objective 4

Implement an integrated and sustainable transport infrastructure strategy for Baldoyle-Stapolin which supports the effective management of sustainable travel patterns across the site.

Objective 5

Achieve a high standard of design through development that creates a real sense of place through the juxtaposition and provision of buildings, streets, spaces, features and facilities of high quality design, layout and materials.

Objective 6

Create a sustainable mixed-use centre for Baldoyle-Stapolin which meets local needs by providing a range of retail, commercial, leisure and residential uses and establishes a distinctive sense of place and heart for the community.

Objective 7

Promote a change in the name of the train station from Clongriffin to Clongriffin/Baldoyle in order to reflect its location within the wider developing area of Baldoyle-Stapolin and Clongriffin.

Objective 8

Deliver between 800-1100 new dwellings, in addition to those already delivered on the LAP lands, to help meet existing and future housing needs and to create a sustainable mixed-use community.

Objective 9

New homes will provide a mix of type, size and tenure including social housing, medium to high-density layout appropriate to the location of the site and be designed to highest standards.

The subject site within the LAP- was outlined for a Medium- High Density 42-50 per ha and indicative height is 3/4 storeys. It is noted that the subject site is highlighted as a punctuation node which are primarily key junctions and strategic locations, whereby buildings at these points may be slightly higher than their neighbours (but still within the heights parameters as set out).

Section 5.7.3- Grange Road Edge notes that Grange Road is a major east west thoroughfare which runs to the south of the LAP lands and the lands adjoining Grange Road from the gateway to the development from its southern edge and therefore the design and form of these buildings are important. It is essential that any future development of these gateway sites comprise of buildings that mark the entry point to the LAP lands. While the southside of any buildings on these lands will form the public face of the LAP lands it is important that their north sides are designed to respond to the residential nature of the streets on that side.

6.0 Consultation

6.1 S247 Consultation

A Section 247 meeting took place between the applicant and the Planning Authority on 12th January 2023. The applicant is reliant on this S.247 meeting to comply with the 'Stage 1' LRD meeting requirements. This meeting related to the proposal for 138 apartment units within 1 no. block (ranging in height from 6 – 14 storeys over basement level on the subject site. The applicant was advised that the density and height of the building was inappropriate at this location as it contravened the LAP and Development Plan. As such the applicant was advised that this application should **not progress** to Stage 2 of the LRD process.

The record of this meeting is included in Appendix 1, in accordance with the requirements of Article 16A(8) of the Planning and Development Regulations 2001, as amended.

6.2 LRD Meeting

A meeting under Section 32C of the Planning and Development Act, 2000 as amended (LRD Meeting) took place via Microsoft Teams on 19th September 2023 between the representatives of the prospective applicant and Fingal County Council. The main topics discussed at the meeting were:

- o Part V
- o Water Services
- o Transport
- o Parks and Green Infrastructure
- o Planning and Strategic Issues

In accordance with the requirements of Article 16A(8) of the Planning and Development Regulations 2001, as amended, the record of the meeting is attached to this report within Appendix 2.

7.0 Forming of the Opinion

The prospective applicant submitted documentation, including the information required under Article 16A(5), which includes drawings of the proposed development and various reports including the following;

- Planning Report and Statement of Consistency (CWPA Planning & Architecture)
- Architectural Design Statement (CWPA Planning & Architecture)
- Architects Drawings (CWPA Planning & Architecture)
- Housing Quality Assessment (CWPA Planning & Architecture)
- Verified Photomontages (Digital Dimensions)
- Daylight and Sunlight Assessment (Digital Dimensions)
- Part V Allocation (CWPA Planning & Architecture)

- Engineering Services Statement (Waterman Moylan Consulting Engineers)
- Landscape Drawings and report (RMDA Landscape Architects)

8.0 Appraisal

Based on the information submitted by the applicant in accordance with S.32B of the Planning and Development Act 2000, as amended, the proposed development falls within the definition of Large Scale Residential Development as set out in Section 2 of the Planning and Development Act 2000, as amended.

Having examined and considered the information submitted by the applicant, the submissions from the internal consultees, the discussions which took place at the LRD Meeting, and having regard to national policy including the NPF and Section 28 Ministerial Guidelines; regional policy including the RSES, local policy in terms of the Fingal Development Plan 2023-2029 and the Baldoyle Stapolin Local Area Plan 2013, it is recommended that the Planning Authority serve notice on the prospective applicant as outlined below.

9.0 Opinion

It is recommended that the Planning Authority serve notice on the prospective applicant, pursuant to Section 32D of the Planning and Development Act 2000, as amended, that the documentation submitted within the consultation request under Section 32B of the Act does not constitute a reasonable basis on which to make an application for permission for the proposed Large-Scale Residential Development.

Fingal County Council has considered the documentation submitted with the consultation request under Section 32B of the Planning and Development Act 2000, as amended, and is of the opinion that the documents submitted require further consideration and amendment to constitute a reasonable basis for an application for Large-Scale Residential development

In accordance with Article 32D(2) of the Planning and Development Act 2000, as amended, in respect of which the documents submitted do not constitute a reasonable basis on which to make the application are as follows:

1. The applicant should address concerns regarding the proposed density, scale massing and layout at this location including having regard to the provisions of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', 2009; the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', 2020 and the Fingal County Development Plan, 2023-2029.

Insufficient justification has been provided in relation to the height and massing of the proposed development having regard to Section 3.2 and Specific Planning Policy Requirement 3 of the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018; Section 3.5.5 of the Fingal Development Plan 2023-2029 and the design approach advocated in the Baldoyle- Stapolin Local Area Plan 2013 (as extended)

2. The applicant should address concerns regarding visual impacts on this visually prominent site. 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 should be provided. The further consideration/ justification should address the concern with overshadowing, overbearing and overlooking of the adjacent school site and existing residential units to the north due to the height proposed, proposed design and massing, inter alia the

visual impact along the Grange Road to the south, Myrtle Road and Longfield Road to the north and east 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.

2.No provisions have been made for Public Open Space in this proposed development which should comprise 12% of the site area. Insufficient justification has been provided in relation to this approach. 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 2023-2029 and the Baldoyle-Stapolin Local Area Plan should be provided. 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. A quantitative and qualitative assessment which provides a breakdown of the communal and public open space, and shall detail the functionality of any play area, water features, informal play areas, and other spaces should also be included.

3. Insufficient justification has been provided regarding shortfalls in car parking and bicycle provisions. The proposed parking provision is circa 20% below the car parking standards and the bicycle parking is 25% below the standards as set out in the Fingal Development Plan 2023-2029. Further consideration and/or justification of the documents as they relate to car and bicycle parking as set in the Fingal Development Plan 2023-29 should be provided. 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.

It is also recommended that the prospective applicant be notified, pursuant to article 16A(7) of the Planning and Development (Large Scale Residential Development) Regulations 2001, as amended, in addition to the requirement as specified in Articles 20A, 22 and 23, the following information should be submitted with any LRD application for permission:

Planning Considerations

- A Visual Impact Statement is required, impact on skyline and further visual impact on approach from the west towards the coast.
- 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.
- Insufficient justification for a cafe with outdoor seating at ground floor level for residents only has been provided.

- Due diligence is required with regard to AA & EIA screening and following screening a determination as to whether an NIS and/or an EIAR is required

Architectural and Design considerations

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 should be provided. 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 taking cognisance of the coastal location, a more considered approach to landscaping at higher floors 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

Parks and Green Infrastructure

Integrated Green Infrastructure Plan:

- An Integrated Green Infrastructure Plan is required as outlined in the Council's website guidance on what should be in an LRD application (<https://www.fingal.ie/large-scale-residential-developments-lrd>).
- This plan shall show existing natural features (hedgerows, significant trees, waterbodies) and the proposed green infrastructure network within the development.

SuDs on areas of open space:

- SuDs on areas of open space should be a maximum of 1:5 to allow for play and maintenance. (The submitted details on SuDS indicates 1:3 which would not be acceptable). Full details of the proposed SuDS should be clearly shown on the landscape plans, in particular in relation to manholes and / head walls.

Proposed tree planting in the vicinity of services and structures:

- It is important that proposed tree planting is not located within at least 2.5 metres of services and walls or other structures on open space areas in order to help avoid any potential conflict or damage into the future. In addition, no trees should be located within 7 metres of lamp standards in accordance with Fingal's Tree Strategy – 'Forest of Fingal- A Tree Strategy for Fingal'. The proposed tree planting plan should be revised to take these issues into account.

Transportation Considerations

- (i) Vehicular crossing of the public footpath should give priority to the pedestrians and cyclists crossing the entrance; and the applicant needs to consider the layout of the entrance taking cognisance of the 'NTA Active Travel Guidance Note on Junction

Tightening Schemes', the NTAs Safe Routes To School Design Guide' and 'DMURS' standards.

- (ii) Further detail on the provision of the proposed setback off the northern site boundary along Myrtle Road is required
- (iii) The café, gym, yoga room are primarily to cater for residents, and the applicant is not proposing to provide any designated carparking. The applicant would need to demonstrate how these land uses would be limited to residents/ justify this approach
- (iv) A degree of drop-off provision is required for the creche, and this should ideally not involve reverse manoeuvres. The applicant should further examine the possibility to provide an improved drop-off area for the creche.
- (v) There would be a cycle parking requirement of a minimum of 359 'long stay' residential bicycle parking spaces. The development is proposing to provide 266 'long stay' residential spaces. This is circa 25% below the standards of the Fingal Development Plan, and this should be addressed by the applicant.
- (vi) The applicant is requested to further examine the possibility of providing a pedestrian entrance to the south of the site.
- (vii) Section 14.17.10 of the Fingal Development Plan 2023-2029 states that 'all multi-unit residential developments shall incorporate EV charging points at 20% of the proposed parking spaces and appropriate infrastructure (e.g. ducting) to allow for future fit out of a charging point at all parking spaces'. Any future application on this site needs to demonstrate compliance with this section.
- (viii) The basement car park needs to be designed in accordance with the requirements of the latest edition of the Design recommendations for multi-storey and underground car parks published by the IStructE.
- (ix) A revised Traffic & Transport Assessment needs to be submitted incorporating a junction assessment with the R809
- (x) A Stage 1 Road Safety Audit must be completed and submitted by the Applicant with the Planning Application, to the satisfaction of the Planning Authority, in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.

Water Services Considerations

Foul Sewer:

- The applicant proposes to drain wastewater from the site by gravity to the existing wastewater sewer in Myrtle Road to the north of the site. As this is the low point of the site, this proposal allows for the drainage to discharge by gravity without resulting in excessive invert depths. With regard to the basement, the basement will not generate any foul water; however, surface water from the basement is to be pumped to the foul water network.
- A Pre-Connection Enquiry (CDS22008088) was submitted to Uisce Eireann by the applicant. Confirmation of feasibility (dated January 10th, 2023) was received from Uisce Eireann by the applicant. A wastewater connection is deemed feasible without upgrade. The applicant should be aware that Uisce Eireann require the applicant to re-engage with Uisce Eireann if the PCE or CoF is older than 6 months. The applicant's PCE is dated January 10th, 2023.

Surface Water:

- In Summary, the drainage design is deemed acceptable. The applicant, in discussions, mentioned the feasibility of introducing additional SuDs measures such as bio-retention areas/rain gardens. This would be welcomed. It is considered that the four pillars of surface water design (quality, quantity, bio-diversity and amenity) are adequately addressed/achieved.
- Applicant must adhere to the requests of FCC Parks/Transportation with regard to:
 - permeable paving
 - design and approach to swales/detention basins/retention ponds

Water Supply:

- It is proposed to provide a new 150mm connection to the existing 150mm diameter water supply main at the north of the site.
- As noted previously a Pre-Connection Enquiry (CDS22008088) was submitted to Uisce Eireann by the applicant. Confirmation of feasibility (dated January 10th, 2023) was received from Uisce Eireann by the applicant. A water connection is deemed feasible without upgrade. The applicant should be aware that Uisce Eireann require the applicant to re-engage with Uisce Eireann if the PCE or CoF is older than 6 months. The applicant's PCE is dated January 10th, 2023.


Housing Considerations

- The applicant is required to submit a full Part V proposal to the Housing Section for review. This can be submitted to partv@fingal.ie.
- The applicant is required to provide proof of land purchase in order to avail of the 10% transitional arrangement, the transitional rate applies when:
 - a. Where land had planning permission before 3rd September 2021 or*
 - b. the permission is granted during the period beginning on 3rd September 2021 and ending on 31 July 2026 and the land to which the application for permission relates was purchased by the applicant, or the person on whose behalf the application is made, during the period beginning on 1 September 2015 and ending on 31 July 2021.*
- In order to avail of the 10% rate proof of land purchase can be demonstrated through the following ways:
 - Submitting a copy of land registry folio
 - Submitting a copy of signed and dated deeds of transfer (commercially sensitive information should be redacted)
 - Submitting a copy of signed and dated contract for sale (commercially sensitive information should be redacted)
- The full Part V Proposal should include the following:

- Part V costings
- A site layout plan,
- Drawings
- schedule of accommodation
- Evidence of land purchase date if availing of transitional arrangements



Sean Walsh
Senior Executive Planner



Colm McCoy
Senior Planner

Appendix 1: Section 247 Consultation

Comhairle Contae Fhine Gall
Fingal County Council

An Roinn um Pleanáil agus
Infrastruchtúr Straitéiseach
Planning and Strategic
Infrastructure Department



LRD - SECTION 247 PRE APPLICATION CONSULTATION NOTES

Pre Application Reference number	LRD0019/S1
Date Of Consultation	12.01.2023
Meeting Location	Microsoft Teams
Location Of Site	Grange Road Baldoyle
Prospective Applicant	Rondesere Ltd.
Prospective Applicant Represented By:	<p>Fran Whelan Managing Director of Architecture, CWPA Architect, Design and Planning Team RIAI</p> <p>Mark Whelan Senior Planner, CWPA Planner, Design and Planning Team RTPI</p> <p>Shyamalima Buragohain Project Architect & Urban Designer Architect, Design and Planning Team B.Arch, MSc. UD&P</p> <p>Ronan Mac Diarmada Director/Landscape Architect at RMDA Landscape Architect, Landscape Team B.Agr.Sc.</p> <p>Ian Worrell Associate Civil Engineer at Waterman Moylan Engineer, Engineering Team BSc. Eng, Gr. Dip. Physical Planning</p>
Fingal County Council Represented by:	<p>Fingal Walsh – Senior Executive Planner Carol Hurley – Executive Planner Jennifer Casserly – Executive Planner Darragh Sheedy – Executive Engineer Water Services Philip Grobler – Executive Engineer Water Services Damien Cox – Executive Engineer Water Services Aoife Dunne – Housing, Part V Fingal Lally – Senior Executive Engineer Transportation Shane Comaskey – Executive Engineer Transportation</p>

Development Description	<ol style="list-style-type: none"> 1. Demolition of existing, single storey, storage structures on the subject site (c. 446.5 m² GFA). 2. The construction of a residential development comprising of 138 no. apartment units (15 no. studio units, 28 no. 1 bed units, 81 no. 2 bed units, 9 no. 3 bed units, 1 no. 3 bed penthouse unit and 4 no. 4 bed penthouse units) within 1 no. block (ranging in height from 6 - 14 storeys over basement level). 3. The construction of a basement to be accessed off Myrtle Road and the provision of c. 48. No car parking spaces, including accessible spaces, electric vehicle charging points, residential visitor parking and associated commercial parking. 4. Provision of 300 no. bicycle parking spaces for residents, visitors, and commercial uses in secure locations both at basement level and within the public realm throughout the scheme. 5. All apartments are provided with private terraces / balconies. 6. Provision of c. 1787.17 m² of Communal Open Space to serve the development including green roof garden terraces between 5th and 10th floor level. 7. Provision of a childcare facility at ground floor level (c. 157.6 m² GFA) with capacity in the order of 35 no. children and associated, secure, open play area (c. 71.5 m²). 8. Provision of Café unit (c. 71 m² GFA) at ground floor level with associated outdoor seating area. 9. Provision of associated gymnasium at ground and first floor level (c. 280 m²). 10. Provision of Multipurpose Room (c. 48 m² GFA) and Residents Lounge (c. 20 m²) at first floor level. 11. Total non-residential use is c. 576.6 m² (3.74 % of overall development). 12. The development will also provide for all associated ancillary site development infrastructure including: ESB sub-station, bike stores, bin stores, plant rooms, public lighting, new watermain connection and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments; associated scheme signage, and all associated site development and excavation works above and below ground necessary to facilitate the development.

Site Zoning under Fingal County Council Development Plan	RA – Residential
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Disclaimer

Please Note that advice, feedback and opinion offered at consultation is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act 2000, as amended, and in accordance with the provisions of the Planning and Development (Amendment) (Large-Scale Residential Development) Bill 2021.

• **FEEDBACK ON PROPOSAL**

• **Part V Housing**

- Part V team have reviewed the proposal and note that the 20% rate has been applied which equates to 28 units.
- Applicant should note that studios are not acceptable for Part V allocation, studio units proposed will need to be amended in any further proposals.
- All Part V units should be suitable for disability access
- Further Part V proposals should include costings.

• **Water Services**

- Proposed Green roofs and soft landscaping is welcomed.
- A Pre Connection Enquiry is required from Irish water. Further submissions should demonstrate approval has been attained to connect through third party private lands.
- Applicant should submit and Floor Risk Assessment.
- Infiltration tests should be carried out and reports on same should be submitted with further applications.

• **Parks and Green Infrastructure:**

- Public Open Space:
- A clear drawing indicating Public Open Space and Communal Open Space and Environmental Open Space is required which areas shown in square metres. It is not clear what is public open space on the current layout.
- Minimum Public Open Space provision = 10% of site.
- Throughout the site Open Space should be functional and usable. Consideration should be given to the placement of the pathway.
- If an area is proposed as Public Open Space – it must be clearly defined with either boundary treatment / footpath separation from private apartment property, i.e. it must be a definite entity and open for use by the general public.
- Open Space provision is based on bedspaces. Applications which don't meet Open Space requirements may require a contribution in lieu.
- Play provision:
- State area in square metres and location – clarify if on private property / Public Open Space.

- Applicant advised to review the Draft Development Plan in relation to play provision and Space for Play- A Play Policy for Fingal in relation to shortfall of play provision requirements and separation distance (25m) of playgrounds on Public Open Space from residential units.
- Swales: minimum gradient of 1:5 on swale slopes is required.
- Applicant should ensure net increase in tree cover on the site as per Forest of Fingal – A Tree Strategy for Fingal
- Details on boundary treatment are required in any further submissions
- Services / underground car parking etc to be clearly shown on Landscape Plans.
- **Transportation**
 - FCC new draft Development Plan requirements will reduce parking required. This proposal is 0.34. It is the Authorities opinion that this is less than we would like to see and the applicant is requested to submit revised plans in line with the Draft Development Plan.
 - Bike parking provision and quality have been amended in the Draft Development Plan. Applicant advised to check the quantum of bike spaces and clarify within further submissions
 - Access to the basement area should not be shared between cars and bikes.
 - The access route is dependent on another planning application from a third party land owner, this would need to be considered.
 - Applicant should submit a Public Transport capacity Assessment
 - A Traffic Impact Assessment should be prepared and submitted.
 - A Road safety Audit should be prepared and submitted.
 - Clarity required on proposed parking and drop off spaces for the creche and gym. Creche contains 3 rooms for 35 children and some staff parking spaces would be required. Draft development Plan standards are 0.5 spaces per room.
 - Applicant should note that adhoc parking in this area is a historical issue and FCC would like to clarify that onstreet parking should not be necessary for this development.

Planning and Strategic Issues

- Proposal of 138 units at a density of 341 units/ha on a site area of 0.4Ha is considered overdevelopment of this peripheral site.
- Baldoyle-Stapolin LAP in place and proposed development needs to comply with same.
- LAP- Density 42-20 per ha and indicative height is 3/4 storeys.
- Unit mix, there is a high percentage of 1 beds (studio and 1 beds) which should be addressed.
- Fingal Development Plan 2017-2023.
- Sustainable Residential Development in Urban Areas. Guidelines for Planning Authorities (2009)
- Design Standards for New Apartments, Dec 2022;

- Achieving higher standards for minimum floor areas (10% more).
- Breakdown of dual aspect per unit type.
- Floor to ceiling height in ground floor units should be 3m.
- 12 apartments per floor.
- Internal storage requirements
- Design statement to include qualitative and quantitative standards as per Fingal Development Plan 2017-2023 (Chapter 12- Development Management Standards).
- Design should take note of coastal location when considering materials and finishes.
- Wind should be considered in design.
- Housing Quality Assessment and clearly number apartments.
- Applicant should clarify the location of the lift plant.
- Impact of building on neighbouring properties and in particular adjacent school and residential properties. Overshadowing and overbearing. Shadow/daylight analysis will be required
- Due diligence is required with regard to AA & EIA screening.
- It is considered that the density and height of the building is inappropriate at this location as it contravenes the LAP and Development Plan. As such it is considered this application should not progress to Stage Two of the LRD process. FCC remain available for additional S.247 meeting for this location should the applicant wish to make further proposals.
- LRD process outlined on www.fingal.ie

Appendix 2: LRD Meeting

Comhairle Contae Fhine Gall
Fingal County Council

An Roinn um Pleanáil agus
Infrastruchtúr Straitéiseach
Planning and Strategic
Infrastructure Department



RECORD OF SECTION 32C - LRD MEETING

Pre-Application Reference Number	LRD0019/S2		
Meeting Type	Section 32C LRD Meeting		
Date	19/09/2023	Start Time	11.30
Location	Teams	End Time	12.30
Chairperson	Jennifer Casserly		

Representing Fingal County Council

Cormac McGee – Staff Officer Large Scale Residential Developments

Sean Walsh – Senior Executive Planner

Jennifer Casserly – Executive Planner

Gemma Carr – Senior Executive Parks & Landscape Officer

Damien Cox – Executive Engineer Water Services

Shane Comaskey – Executive Engineer Transport

Aoife Dunne – Staff Officer Part V

Rian Glynn – Staff Officer Part V

Representing Prospective Applicant

Mark Whelan – Senior Planner CWPA

Francis Whelan – Managing Director CWPA

Ian Worrell - Waterman Moylan

Ronan Mac Diarmada

Shyamalima Buragohain – Architect CWPA

INTRODUCTION

The Chairperson welcomed the prospective applicant and introductions were made.

The procedural matters relating to the meeting were as follows:

- Fingal County Council shall keep a record in writing of the meeting including a copy of the request for the meeting and accompanying documents and the names of those who participated. A copy of the record shall be placed and kept with the documents to which any application in respect of that proposed development relates. This record shall only be made public when a planning application in respect of the proposed development is made in accordance with section 34.
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant.
- A reminder that neither the holding of an LRD Meeting or the forming of an opinion shall prejudice Fingal County Council in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.
- The Chairperson acknowledge the letter formally requesting to hold and LRD Meeting.
- No verbatim recording of the meeting by the use of recording equipment or a stenographer is permitted.
- Fingal County Council will issue its LRD Opinion within the period of 4 weeks from this date.

The Meeting Agenda is as follows:

1. Parks & Open Space
2. Water Services
3. Transport
4. Part V Housing
5. Planning
6. Administrative

Agenda Item 1 – Parks & Open Space

Fingal County Council comments:

- Public open space – Fingal County Council would like the option to know if it can be taken in charge in the future. While it may not be envisaged now it may become a possibility at some point. Boundaries on public open space should not be ambiguous between public/private.
- Play Provision - 480sqm play provision is required based on submissions and as per the Fingal County Council Development Plan 2023 – 2029 a 25m separation distance is required between public open space and residential units.
- The applicant is advised to try to have as much play provision on site as possible however as per Fingal County Development Plan 2023 – 2029 a financial contribution may be possible in this instance; this would need to be discussed with the parks department.
- For Large Scale Residential Development's - A Green infrastructure plan is required if moving forward however we do welcome the green infrastructure proposed so far.
- On Swales a 1 in 5 slope required.
- Welcome green infrastructure provided so far.

Agenda Item 2 - Water

Fingal County Council Comments

- Drainage proposals are by in large positive & welcome by Fingal County Council.
- Trees – it is not clear if the trees suggested are tree pits or just individual trees. Clarity is needed as to know separation distances.
- Confirmation of feasibility - we do ask for one within six months to ensure no changes in requirements - suggest re engagement with Uisce Eireann on this.
- Is there storm pump in basement – if so, can a brief narrative be given on same.
- Flooding – this development does appear to outside flood zones however ensure the basement entrance is above 1000-year flood zone and show in relevant documentation.
- More bio retention areas as proposed are welcome.

Agenda Item 3 - Transport

Fingal County Council Comments

- Car Parking in zone one - the requirements are maximums and transport would we want to see minimum one space for the three and four bed apartments.
- Transport is happy with the parking for the one bed and two bed apartments, but an increase is needed as suggested above for the three and four bed apartments.
- Bicycle Parking - seems to have followed apartment guidelines however the Fingal County Development Plan 2023 - 2029 standards should be followed here. Fingal County Council would require an increase in long stay spaces for bicycles and we believe there is scope to do this.
- Access to site - considered NTA active travel note.
- Traffic Impact Assessment - Fingal County Council does want to see a Traffic Impact Assessment showing impacts on the regional road (can agree scope of study with transport). We feel it is a sensitive junction and requires this to make a considered judgement.

Agenda Item 4 - Housing Part V

Fingal County Council Comments

- Mix of units should be offered in line with the mix in the overall development - no studio apartments can be accepted for Part V.
- Fingal County Council would look for some on ground floor units. These would need to be suitable for people with additional needs or older adults. Facilities such as level access entrances and bathrooms required.
- The Part V team was not clear on if a 10%- or 20%-Part V rate was being proposed. - clarity needed on this however If 10% Part V rate applies land purchase date evidence is needed such as, folio, signed dated deed of transfer, contract of sale.
- Will need full Part V proposal - costings, layout plans, relevant drawings, sched of accommodation.
- Contact PartV@fingal.ie regarding any of the above and a validation letter will be needed for full application.

Agenda item 5 - Planning

Fingal County Council Comments

- Fingal County Council still has reservations regarding this scheme.
- Fingal County Council considers it over development of this type of site.
- We do note twelve stories is now proposed however that is only a reduction of 18 units from previous proposals.
- Fingal County Development Plan 2023 - 2029 - as per the development plan Fingal County Council will continue to implement LAPs and masterplans for areas so we will still be considering the LAPs and Masterplans in any decision made.
- Density - 266.6 units per HA - above what is considered suitable.
- Revisions are welcome but not currently appropriate for a peripheral site.
- Recent approvals adjacent to train station so densities appropriate there at that site are not appropriate to the one in question here. Height at train station is not what we want on an outlying site.
- As per previous feedback the development is inappropriate at this location and Fingal County Council didn't feel stage two LRD meeting should progress. Having said that Fingal County Council is still opposed to the suggested development. Fingal County Council does accept the positives but reiterate the location is not appropriate.
- LRD process does give us more control to Fingal County Council to give an opinion and we do feel we are not supportive of this development - we do feel based on the current proposal a refusal would be appropriate.

Agenda item 6 - Administrative Feedback

Fingal County Council Comments

- Fingal County Council would require any full application to be submitted within 6 months of the LRD Opinion issuing.
- If EIAR or NIS reports are applicable with this application, please ensure there 10 hard copies of these reports and 1 electronic copy.
- Currently Fingal County Council is not able to accept WeTransfer, drop box, google drive, or share point files for this application. We will accept CD/DVD or USB electronic copy alongside the required hard copies.
- Please contact LRD@fingal.ie if you have any further queries regarding the administrative requirements for submitting an application.

Appendix 3: Consultee Reports

Transportation

Register Reference:	LRD0019/S2
Development:	
Location:	
Report Type:	Large Scale Residential Development
Lodged:	

General

The proposed development is located in a 30km/hr speed limit in an urban residential area.

Access

The development would be accessed off 'Mertle Road, which is a local residential street.

Sightlines as per the requirements of DMURS can be achieved at the location of the proposed vehicular entrance.

The Transportation Planning Section would have a preference for the vehicular crossing of the public footpath to give priority to the pedestrians and cyclists crossing the entrance; and the applicant is requested to reconsider the layout of the entrance taking cognisance of the 'NTA Active Travel Guidance Note on Junction Tightening Schemes', the NTAs Safe Routes To School Design Guide' and 'DMURS' standards.

Setbacks and Road Upgrades

The applicant is proposing to provide a setback of the northern site boundary along Mertle Road and provide a new public footpath and cycletrack, which is welcome; however the detail should be further developed and the applicant is invited to consult with the Transportation Planning Section at shane.comaskey@finagl.i or linda.lally@fingal.ie.

Parking

Residential Parking:

The breakdown of the residential car parking demand is shown in the following table:

Unit Type	No. of units	Dev Plan 2023-2029 Standards	Applicants Proposed Rate
1 Bedroom Apartment	33	16 (0.5 per unit for zone 1)	49 total
2 Bedroom Apartment	78	39 (0.5 per unit for zone 1)	
3 Bedroom Apartment	7	7 (1 per unit for zone 1)	

4 Bedroom Apartment	4	4 (1 per unit for zone 1)	
Visitor/Public Parking	For 120 units	0 (none required for zone 1)	
		66 spaces total	49 spaces total

The Development Plan Standards for residential development in 'zone 1' are maximums. The proposed parking provision is circa 20% below the Development Plan Standards, and this should be addressed by the applicant.

Commercial Parking:

The café, gym, yoga room are primarily to cater for residents, and the applicant is not proposing to provide any designated carparking. This would be acceptable to the Transportation Planning section in this particular instance.

Creche

The proposed 3-room creche would have a carparking demand of circa 1.5 spaces for staff. A degree of drop-off provision should be provided for a creche, and should ideally not involve reverse manoeuvres. The applicant should further examine the possibility to provide an improved drop-off area for the creche.

Bicycle Parking

The breakdown of the bicycle parking demand is shown in the following table:

Unit Type	No. of units	Dev Plan 2023-2029 Standards	Applicants Proposed Rate
1 Bedroom Apartment	33	Long Stay: 66 (1, plus 1 per bedroom) Short Stay: 16 (0.5 per unit)	
2 Bedroom Apartment	78	Long Stay: 234 (1, plus 1 per bedroom) Short Stay: 39 (0.5 per unit)	
3 Bedroom Apartment	7	Long Stay: 35 (2, plus 1 per bedroom) Short Stay: 3 (0.5 per unit)	
4 Bedroom Apartment	4	Long Stay: 24 (2, plus 1 per bedroom) Short Stay: 2 (0.5 per unit)	
Visitor/Public Parking	For 120 units	Accounted for by the above mentioned 'short stay' spaces.	
		419 spaces total (359 'long stay' plus 60 'short stay')	326 spaces total (266 'long stay' plus 60 'short stay')

There would be a cycle parking requirement of a minimum of 359 'long stay' residential bicycle parking spaces to be provided. The development is proposing to provide 266 'long stay' residential spaces. This is circa 25% below the standards of the Fingal Development Plan, and this should be addressed by the applicant.

The proposed bicycle parking detail and locations is generally acceptable.

Connectivity and Permeability

The pedestrian and cycling connectivity through the site is generally of an acceptable standard; however, the applicant is requested to further examine the possibility of providing a pedestrian entrance to the south of the site.

Internal Layout

The internal layout is generally of an acceptable standard.

Electric Vehicle (EV) charging.

Section 14.17.10 of the Fingal Development Plan 2023-2029 states that 'all multi-unit residential developments shall incorporate EV charging points at 20% of the proposed parking spaces and appropriate infrastructure (e.g. ducting) to allow for future fit out of a charging point at all parking spaces'.

The applicant states that 'All parking spaces will have the ducting infrastructure to allow for future electric vehicle charging points should the demand for this facility requires'. This would not comply with the standards of the Fingal Development Plan, and 20% of the spaces should be fitted with EV charging points from occupation of the development.

Basement car park

The basement car park is generally acceptable. The basement car park should be designed in accordance with the requirements of the latest edition of the Design recommendations for multi-storey and underground car parks published by the IStructE.

Traffic & Transport Assessment

A Traffic & Transport Assessment has been provided, and is generally of an acceptable standard; however, the Transportation Planning Section request that the Traffic & Transport Assessment be further developed, and specifically that a junction assessment be carried out on the junction with the R809.

Taking in Charge

All finishes should comply with the Council's Standard for Taking in Charge to facilitate any future unplanned plebiscites to have these areas taken in charge. Alternatively, a suitable condition excluding these areas from being taken in charge that can legally preclude a future plebiscite could be included in any subsequent grant of planning permission.

Road Safety Audit

Any Development Planning Application which results in a permanent change to the road layout should be accompanied by a Road Safety Audit. It is important that the Road Safety Audit process is built into the early stages of the Planning Procedure to allow the Local Authority to give due consideration to the

potential road safety risks associated with a development prior to the award of planning consent, and prior to the commencement of construction work.

A Stage 1 Road Safety Audit must be completed and submitted by the Applicant with the Planning Application, to the satisfaction of the Planning Authority, in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.

Construction Management Plan

A final Construction Traffic Management Plan will need to be agreed with the Operations Department prior to construction of the proposed development. The Plan should include the construction phasing of development and haul routes.

Conclusion

While the Transportation Planning Section is in favour of suitable development of this site, there are some issues to be addressed with the current proposal. Further detailed information and continued liaison with the Applicant is still required prior to the lodgement of the full application to address the issues outlined above.

Signed: Shane Comaskey	Endorsed: _____
Date: 06/10/2023	Date: _____

FINGAL COUNTY COUNCIL INTERNAL CONSULTEE

PLANNING REPORT

Report of Parks and Green Infrastructure Division

Register Reference: LRD0019/S2

Registration Date: 23-Aug-2023

Report

Public Open Space and Play Provision:

The minimum on site requirement for Public Open Space is 12% of the site area which equates to 0.054 hectares, however no reference has been made to the provision of Public Open Space in this development.

The Public Open Space and play provision requirements for this development are as follows:

	Units Total	Bedspaces Total	
3+ Bedroom Units	9	31.5	
1 and 2 Bedroom Units	111	166.5	
Unit Total	120		
Bedspace Total		198	
Open space requirement is 2.5 hectares per 1000 people			
The requirement for this application is		0.50	hectares
Overall site area is	0.45	hectares	
Playground requirement (4 sq metres per unit)			
	480	Square Metres	

Integrated Green Infrastructure Plan:

An Integrated Green Infrastructure Plan is required as outlined in the Council's website guidance on what should be in an LRD application (<https://www.fingal.ie/large-scale-residential-developments-lrd>) .

This plan shall show existing natural features (hedgerows, significant trees, waterbodies) and the proposed green infrastructure network within the development.

This plan shall also reference any landscape designations or site-specific Planning Objectives as shown on Green Infrastructure Sheets 14, 15 & 16 or Planning Area Sheets of the Development Plan.

Of particular note in this proposal is the details of existing landscape features including Townland boundaries and proposed increase/decrease in tree canopy cover on the site. Objective DMSO172 of the Development Plan should be considered where any townland boundaries cannot be incorporated successfully into development.

This objective is as follows:

Objective DMSO172 – Protection of Historic Townland Boundaries

Avoid detrimental impacts on historic townland boundaries. Should an historic townland boundary or section thereof be impacted a survey and photographic record should be undertaken prior to removal.

SuDs on areas of open space:

SuDs on areas of open space should be a maximum of 1:5 to allow for play and maintenance. (The submitted details on SuDS indicates 1:3 which would not be acceptable). Full details of the proposed SuDS should be clearly shown on the landscape plans, in particular in relation to manholes and / head walls.

Proposed tree planting in the vicinity of services and structures:

It is important that proposed tree planting is not located within at least 2.5 metres of services and walls or other structures on open space areas in order to help avoid any potential conflict or damage into the future. In addition, no trees should be located within 7 metres of lamp standards in accordance with Fingal's Tree Strategy – *'Forest of Fingal- A Tree Strategy for Fingal'*. The proposed tree planting plan should be revised to take these issues into account.

Conclusion:

- The applicant shall clearly demonstrate that at least the minimum requirements for Public Open Space and play provision in accordance with Tables 14.11 and 14.12 of the Fingal Development Plan 2023-2029 is being achieved in this development proposal. A drawing clearly outlining the Public Open Space and play provision is required. The Public Open Space shall be a defined piece of land with clearly defined boundaries and shall not include the public footpath adjoining the open space.
- A revised landscape plan shall clearly show the following:
 - Sections and contours
 - Slopes on areas of SuDs of 1:5
 - Clear separation distance of a minimum of 7 metres between trees and lamp standards
 - Clear separation distance of a minimum of 2.5 metres between trees and services and built structures.
 - Clear statement on tree / hedgerow removal (in particular townland boundary removal) and replacement tree planting in order to demonstrate that there is no net loss of tree canopy cover from this site.

Officer: Gemma Carr

Endorsed: _____

Date: 06/10/23

Date: _____

FINGAL COUNTY COUNCIL INTERNAL CONSULTEE

PLANNING REPORT

Report of Housing Department

Register Reference: LRD0019/S2
Registration Date: 23-Aug-2023
Location: Grange Road, Baldoyle, Dublin 13
Applicant: Rondesere Ltd
Application Type: LRD

Report

The applicant is required to submit a full Part V proposal to the Housing Section for review. This can be submitted to partv@fingal.ie.

The applicant is required to provide proof of land purchase in order to avail of the 10% transitional arrangement, the transitional rate applies when:

- a. Where land had planning permission before 3rd September 2021 or
- b. the permission is granted during the period **beginning on 3rd September 2021 and ending on 31 July 2026** and the land to which the application for permission relates was purchased by the applicant, or the person on whose behalf the application is made, **during the period beginning on 1 September 2015 and ending on 31 July 2021.**

In order to avail of the 10% rate proof of land purchase can be demonstrated through the following ways:

- Submitting a copy of land registry folio
- Submitting a copy of signed and dated deeds of transfer (commercially sensitive information should be redacted)
- Submitting a copy of signed and dated contract for sale (commercially sensitive information should be redacted)

The full Part V Proposal should include the following:

- Part V costings
- A site layout plan,
- Drawings
- schedule of accommodation
- Evidence of land purchase date if availing of transitional arrangements

Officer: R. Glynn

Date: 21/09/2023

Endorsed: _____

Date: _____

Register Reference: LRD0019/S2

Registration Date: 23-Aug-2023

Report

Flooding:

The site is approximately 1.2km south-west of the nearest coastline at Baldoyle Estuary. The subject site has a low point of approximately 7.8m OD Malin. The FRA states there is at least a 4.85m level difference between the subject lands and the high tide indicating that the subject development is not at risk of flooding for the 1-in-1,000-year event. The Mayne River flows approximately 1.0km north of the subject site, discharging to the Baldoyle Estuary. The subject site appears to be outside of the 0.1% AEP (1 in a 1000 year) flood plain. As per the FRA, the 0.1% AEP flood level at the nearest node is 3.46m OD Malin. The subject site has a low point of approximately 7.8m OD Malin, therefore allowing 4.34m above the 1-in-1,000- year fluvial flood level. In consideration of coastal & fluvial flood risk, it is evident that a pathway does not exist between the source and the receptor & therefore the risk from fluvial and coastal flooding is extremely low.

The risk of pluvial flooding is minimised with the sizing of the on-site surface water network and proposed SuDS devices (green roofs, permeable paving, detention basins) and therefore as a result of these proposed measures, the likelihood of surcharging of the proposed on-site drainage systems is considered low. Overland flood routing and raised finished floor levels should provide protection for the proposed building. Groundwater flood risk is considered low however the applicant will mitigate against it in through adequate waterproofing in consideration of the proposed basement. In summary, the finished floor levels are deemed appropriate for the location. The subject site has been screened against Climate Change (high-end future scenario – FCC CDP 2023-2029 SFRA) and in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities, the proposed development is considered to be a highly vulnerable development but located in its entirety within Flood Zone C (ie <0.1% AEP).

Foul Sewer:

1. The applicant proposes to drain wastewater from the site by gravity to the existing wastewater sewer in Myrtle Road to the north of the site. As this is the low point of the site, this proposal allows for the drainage to discharge by gravity without resulting in excessive invert depths. With regard to the basement, the basement will not generate any foul water; however, surface water from the basement is to be pumped to the foul water network.
2. A Pre-Connection Enquiry (CDS22008088) was submitted to Uisce Eireann by the applicant. Confirmation of feasibility (dated January 10th, 2023) was received from Uisce Eireann by the applicant. A wastewater connection is deemed feasible without upgrade. The applicant should be aware that Uisce Eireann require the applicant to re-engage with Uisce Eireann if the PCE or CoF is older than 6 months. The applicant's PCE is dated January 10th, 2023.

Surface Water:

1. As per the engineering report submitted, the subject site is a brownfield site, currently in use by the applicant as a storage area. Topographic survey data indicates that the site falls generally from west to east, with a high point of approximately 8.9m OD Malin at the south-west of the site and a low point of approximately 7.8m OD Malin at the north-east of the site. The site falls within the catchment of the Baldoyle estuary, located approximately 1.15km north-east of the site.
2. The Applicant has submitted a treatment train strategy for the drainage of the lands. The Applicant has proposed a number of suds measures as part of the drainage proposal.

The various suds measures proposed are as follows:

- a. Green roofing (500m² (28.4% roof total) of extensive green roof, 364m² (20.7% of roof total) of intensive green roof)
- b. Tree planting/possible bio-retention areas
- c. Filter Drains
- d. Permeable Paving (along the proposed footpaths)
- e. Detention Basin for the north-west of the site (volume of 133m³)

Flows will be controlled by a Hydrobrake or similar approved flow control device, limited to the greenfield equivalent runoff rate with excess flows being attenuated in the detention basin.

3. In Summary, the drainage design is deemed acceptable. The applicant, in discussions, mentioned the feasibility of introducing additional SuDs measures such as bio-retention areas/rain gardens. This would be welcomed. It is considered that the four pillars of surface water design (quality, quantity, bio-diversity and amenity) are adequately addressed/achieved.

We have no objection subject to the following conditions:

- No surface water / rainwater is to discharge into the foul water system under any circumstances.
- The surface water drainage must be in compliance with the "Greater Dublin Regional Code of Practice for Drainage Works, Version 6.0, FCC, April 2006.
- Applicant must adhere to the requests of FCC Parks/Transportation with regard to:

-permeable paving

-design and approach to swales/detention basins/retention ponds

Water Supply:

3. It is proposed to provide a new 150mm connection to the existing 150mm diameter water supply main at the north of the site.
4. A Pre-Connection Enquiry (CDS22008088) was submitted to Uisce Eireann by the applicant. Confirmation of feasibility (dated January 10th, 2023) was received from Uisce Eireann by the applicant. A water connection is deemed feasible without upgrade. The applicant should be aware that Uisce Eireann require the applicant to re-engage with Uisce Eireann if the PCE or CoF is older than 6 months. The applicant's PCE is dated January 10th, 2023.

Officer: _____ DC _____ Endorsed: _____ DD

Date: _____ 21/09/2023 _____ Date: _____ 09/10/2023