
Statement of Response to Pre-application Consultation Opinion

Strategic Housing Development

**Old Schoolhouse Site (former Clonsilla School, Protected Structure
RPS No. 700), Porterstown Road, Kellystown, Clonsilla, Dublin 15.**

Osh Ventures Ltd

February 2021



Hughes Planning & Development Consultants

70 Pearse Street, Dublin 2
+353 (0)1 539 0710 – info@hpdc.ie – www.hpdc.ie

Table of Contents

- 1.0 Introduction**
- 2.0 Statement of Response to Specific Information Required**
- 3.0 Conclusion**

1.0 Introduction

Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2, have prepared this Statement of Response to the Pre-application Consultation Opinion on behalf of our client, Osh Ventures Ltd, to accompany a planning application to An Bord Pleanála for a proposed Strategic Housing Development on lands at Old Schoolhouse Site (former Clonsilla School, Protected Structure RPS No. 700), Porterstown Road, Kellystown, Clonsilla, Dublin 15. Following consultations with Fingal County Council, a request to enter into pre-planning consultations with An Bord Pleanála was submitted and a pre-planning consultation meeting was facilitated on 6th October 2020.

An Bord Pleanála subsequently issued a Notice of Pre- Application Consultation Opinion in November 2020 under Ref. ABP-307464-20. The opinion states that An Bord Pleanála “*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.*”

The opinion further states that “*pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission*” and notes 9 items to be submitted with any application as follows:

1. *The prospective applicant should satisfy themselves in relation to whether the proposed development represents a material contravention of the Development Plan and/or Local Area Plan and satisfy the subsequent submission requirements in relation to this.*
2. *Topographical survey of the site and associated commentary on how this has impacted the design of the proposed development.*
3. *Additional details and/or revised proposals in relation to the proposed material palette for the proposed development. Details shall be described in a building life cycle report in accordance with section 6.3 of the ‘Sustainable Urban housing: Design Standards for New Apartments (2018)’. Details should include the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.*
4. *A Housing Quality Assessment with regard to relevant national and local planning policy on residential development. Requirements relating to Build-to-Rent accommodation under the Apartment Guidelines should be addressed with residential facilities and amenity areas clearly described in both drawings and schedules.*
5. *Submission of a Daylight, Sunlight and Overshadowing Assessment providing analysis of both the proposed accommodation and any potential impact upon surrounding dwellings/amenity spaces.*
6. *A plan of landscape proposals clearly delineating public, communal and private spaces to be provided, as well as a detailed breakdown of the total area of same. Consideration of how the design of the landscape and provision of furniture/equipment will facilitate use of these spaces for both adults and children should be provided. A response to the comments from the Planning Authority in relation to the landscape proposals is also required.*
7. *Further detail on the biodiversity impacts of the proposal. Proposals in relation to removal, storage and reinstatement of grasslands require further justification, detail and*

description of precedent schemes. Proposals for tree removal should be accurately reflected in all proposed drawings / plans for the proposal. Potential impact upon the ecology of the Royal Canal waterway, towpath and embankment edge should be investigated further.

8. *Address the 12 detailed points outlined in section 7 of the Planning Authority opinion.*
9. *Additional detail of arrangement for future connections to water supply and wastewater services is required in consultation with Irish Water.*

Further to the above, the Board's Notice of Pre-Application Consultation Opinion sets out the statutory bodies to be notified of the making an application, pursuant to section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. They are as follows:

1. Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)
2. The Heritage Council
3. Fáilte Ireland
4. The Commission for Railway Regulation
5. An Taisce
6. Irish Water
7. Transport Infrastructure Ireland
8. National Transport Authority
9. Fingal Childcare Committee
10. Inland Fisheries Ireland
11. Waterways Ireland

A copy of the current application has been sent to the prescribed bodies identified by the Board by hard or soft copies, based on each consultant's preference. Copies of the applicable cover letters are enclosed with the application.

2.0 Statement of Response to Specific Information Required

The following sets out how the applicant has addressed the Board's request for additional specific information in respect of the proposed development.

2.1 Material Contravention

The application is required to be accompanied by a material contravention statement, in respect of any and all elements of the development that may materially contravene the Development Plan objectives or policies applicable to the site.

The application is accompanied by a Material Contravention Statement prepared by Hughes Planning and Development Consultants which justify the granting of planning permission for the development. Please refer to the enclosed report for further details.

2.2 Topographical Survey

The application is required to be accompanied by a topographical survey which includes associated commentary on how the survey has impacted the design of the proposed development. Topographical Survey drawings which accompany the application and commentary is included in the Design Statement, prepared by C+W O'Brien Architects which also accompanies the application.

2.3 Building Life Cycle Report

The application is accompanied by a Building Life Cycle Report by Aramark which details the proposed material palette. Please refer to the enclosed report for further details

2.4 Housing Quality Assessment

The application is required to be accompanied by a report that addresses and provides a justification for the proposed housing quality. Please refer to the enclosed Housing Quality Assessment report prepared by CW O'Brien and the Statement of Consistency & Planning Report by Hughes Planning which provides a justification for the proposed housing.

2.5 Daylight, Sunlight and Overshadowing Assessment

The application is accompanied by a Sunlight, Daylight and Shadow Assessment created by Chris Shackleton Consulting.

2.6 Landscaping

The issues raised with regard to Landscape provision are addressed in the Landscape Report and Drawings created by Jane McCorkell Landscape Architect enclosed with the application.

2.7 Biodiversity

The application is accompanied by an Appropriate Assessment prepared by Altemar Environmental Consultants. Please refer to the enclosed report for further details.

2.8 12 Points mentioned by the Local Authority

1. A daylight, sunlight and overshadowing study.

The application is accompanied by a Sunlight, Daylight and Shadow Assessment created by Chris Shackleton Consulting.

2. A statement in accordance with Objective DMS03a of the County Development Plan outlining:
 - Compliance with the sequential approach in relation to development of the area, potential for sustainable compact growth,
 - The scale of employment provision and commuting flows,
 - Extent of local services provision i.e. administration, education- particularly third level, health, retail and amenities,
 - Transport accessibility,
 - Environmental sensitivities, resources and assets and,
 - Current and planned infrastructure capacity.

Details of adjoining developed and developable sites, employment provision, local services, transport, environment and infrastructure capacity are found in the Engineering Services Report created by DFK Consulting Civil and Structural Engineers, the Design Statement created by C+W O' Brien, the Traffic and Transport Assessment created by Fairhurst and the Statement of Consistency & Planning Report by Hughes Planning.

3. Some of the site area within the red line boundary is in the ownership of Fingal County Council. Consent for inclusion of the land in any future planning application will be required from the Council.

The application is accompanied by a Letter of Consent from Fingal County Council.

4. Speed survey along Porterstown Road to inform sightlines required.

The application is accompanied by a Road Safety Audit created by ORS Civil and Structural Engineering.

5. Traffic and Transportation Assessment.

The application is accompanied by a Traffic and Transport Assessment created by Fairhurst.

6. Visual impact assessment taking account of the highly sensitive landscape designation.

The application is accompanied by a Landscape & Visual Assessment report created by Jane McCorkell Landscape Architect.

7. Report demonstrating how good acoustic design has been followed in the design of the proposed development having regard to the site location within Noise Zone D associated with Dublin Airport.

The application is accompanied by an Acoustic Design Statement created by Amplitude Acoustics.

8. Updated statement of consistency with respect to the 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (2009). It is considered that the statement requires amendment to clearly reflect the Guidelines. The site is not considered to represent a greenfield site as stated but rather an inner suburban/infill site on a public transport corridor. Erroneous reference to Balbriggan has also been made in this section.

The application is accompanied by an Archaeological Impact Assessment created by Archer Heritage Planning.

9. The Royal Canal represents a significant part of the industrial heritage of Ireland. This area could be part of the upcast from the canal construction. A pre commencement

archaeological assessment with test trenching and impact assessment should be carried out to confirm this.

The application is accompanied by a Sunlight, Daylight and Shadow Assessment created by Chris Shackleton Consulting.

10. Revision to Architectural Heritage Impact Report to reference the Protected Structure status of the Royal Canal and consider the impact of the proposal on its architectural and industrial heritage.

The application is accompanied by an Architectural Heritage Impact Report created by Five-Seven Architects.

11. A Green Infrastructure Plan in accordance with Objective GI22 of the Fingal County Development Plan 2017-2023.

Details of Green Infrastructure are found in the Engineering Services Report created by DFK Consulting Civil and Structural Engineers the Design Statement created by C+W O' Brien and the Landscape Report created by Jane McCorkell Landscape Architect.

12. Commensurate Flood Risk Assessment.

The application is accompanied by a Site Specific Flood Risk Assessment contained within the Engineering Services Report created by DFK Consulting Civil and Structural Engineers.

2.9 Irish Water

The application is required to address the issues raised in the report of Irish Water to An Bord Pleanála.

The issues raised by Irish Water are addressed in Engineering Report prepared by DFK Consulting Engineers enclosed with the application.

3.0 Conclusion

This report sets out how the various issues raised by An Board Pleanála, in their Notice of Pre-Application Consultation Opinion, in relation to the proposed residential development at Old Schoolhouse Site (former Clonsilla School, Protected Structure RPS No. 700), Porterstown Road, Kellystown, Clonsilla, Dublin 15.

The layout and design changes incorporated into the final scheme are considered to result in improvements to the overall development and ensure that a high-quality residential development will be provided.

It is therefore submitted that the proposed development is consistent with the proper planning and sustainable development of the area, and is consistent with all relevant national, regional and local planning policies and guidelines.



Kevin Hughes
Associate Director
for HPDC Ltd.