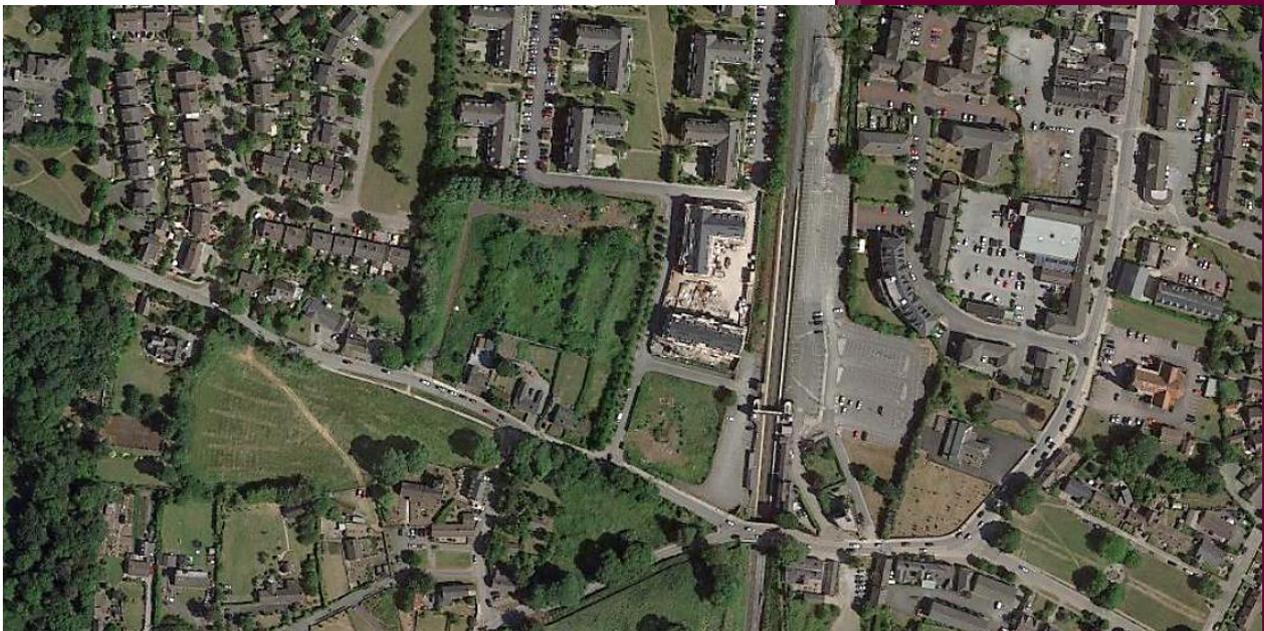


February 2020

# Planning Statement



Proposed Strategic Housing Development  
Adjacent the 'The Gallery'  
Turvey Avenue  
Donabate  
Co. Dublin

*Elchior Construction Ltd.*



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## 1.0 Introduction

Downey Planning, Chartered Town Planners, 1 Westland Square, Pearse Street, Dublin 2, have prepared this planning report on behalf of the applicant, Elchior Construction Ltd. This report accompanies a planning application to An Bord Pleanála for a proposed strategic housing development on lands adjacent to the existing residential development known as 'The Gallery', Turvey Walk, off Turvey Avenue and to the west of Donabate Train Station, Donabate, Co. Dublin.

This application is accompanied by a comprehensive range of documentation which specifically seeks to address the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, the Planning and Development (Strategic Housing Development) Regulations 2017, items raised by the Planning Authority and An Bord Pleanála during the pre-application consultations, national planning policy and guidelines, the Fingal County Development Plan 2017-2023 and the Donabate Local Area Plan 2016-2022.

The proposed development subject to this SHD application provides for a total of 144 no. apartment units in 3 no. apartment blocks (ranging from 3-5 storeys over basement in height) consisting of: 26 no. 1 beds, 100 no. 2 beds and 18 no. 3 beds, all with private terraces/balconies; a basement consisting of plant rooms, bin stores, car parking spaces, motorcycle spaces and bicycle spaces to be accessed via a new vehicular access off Turvey Walk, 1 no. retail unit with associated car parking at surface level, 1 no. esb substation, open space including play equipment and all associated engineering and site works necessary to facilitate the development.

It is important to mention that there is an extant planning permission on the subject site in two separate applications, one permission consists of 45 no. apartment units in 3 no. 3-storey apartment blocks (under Reg. Ref. F16A/0268) and a mixed-use development comprising 1 no. 2-storey office development as well as 2 no. 3-storey apartment blocks comprising 31 no. apartment units (under Reg. Ref. F16A/0605). The applicant has since commenced the process of acquiring the adjoining site and thus intends to provide a high-quality residential development on the subject lands that increases connectivity and permeability through the removal of boundaries and provision of high quality linkages and has consent to lodge the application.

This planning report outlines the context of the subject site, the background and rationale of the proposed development and provides a summary as to how it complies with the relevant planning policy and guidance. It should be read in conjunction with the accompanying detailed documentation prepared by the design team.

The scheme has been prepared by a multi-disciplinary design team and has been subject to pre-planning consultation with the local authority and An Bord Pleanála. The scheme has evolved and improved as a result of the Stage 1 and Stage 2 meetings. This has ensured that a well-considered and appropriate form of development can be developed and that will help to integrate with the future development of the wider Donabate area. The design team is as follows:

- Downey Planning, Downey Architecture and Downey Landscape Architecture – Architects, Landscape Architects and Planning Consultants;
- Molony Millar Consulting Engineers – Civil Engineers;
- NRB Consulting Engineers – Traffic Engineers;

- Openfield Ecological Services – Ecologists;
- Archer Heritage – Archaeological Consultants;
- Fergal McGirl – Architectural Heritage;
- Fallon Design – M&E Engineering;
- Ronan Meally Consulting Engineers – Daylight Analysis;
- 3D Design Bureau – Photomontages and CGIs; and,
- Charles McCorkell – Arborist.

It is submitted that the proposal of 144 no. residential units offers an efficient use of land in close proximity to the centre of Donabate and immediately adjoining Donabate Train Station. The population of Donabate is set to increase substantially in the coming years with Donabate projected to grow to a population of 20,000-30,000 persons. The lands subject to this application provide an ideal opportunity for residential development within 200m of the train station and are compatible with the existing built and planned expansion of the area. The proposed development provides for an appropriate density of units given the lands location immediately adjoining the train station and within lands designated as part of the town centre of Donabate.

This report sets out the planning rationale and justification for the proposed development and demonstrates how it accords with the proper planning and sustainable development of the area. This statement should be read in conjunction with the plans, drawings and documentation submitted as part of the overall planning pack.

## **2.0 Site Location and Description**

The subject site is located on Turvey Avenue and is situated within the townland of Donabate. The subject site comprises greenfield lands adjacent the residential development of 'The Gallery' and extends to approximately 1.16 hectares.

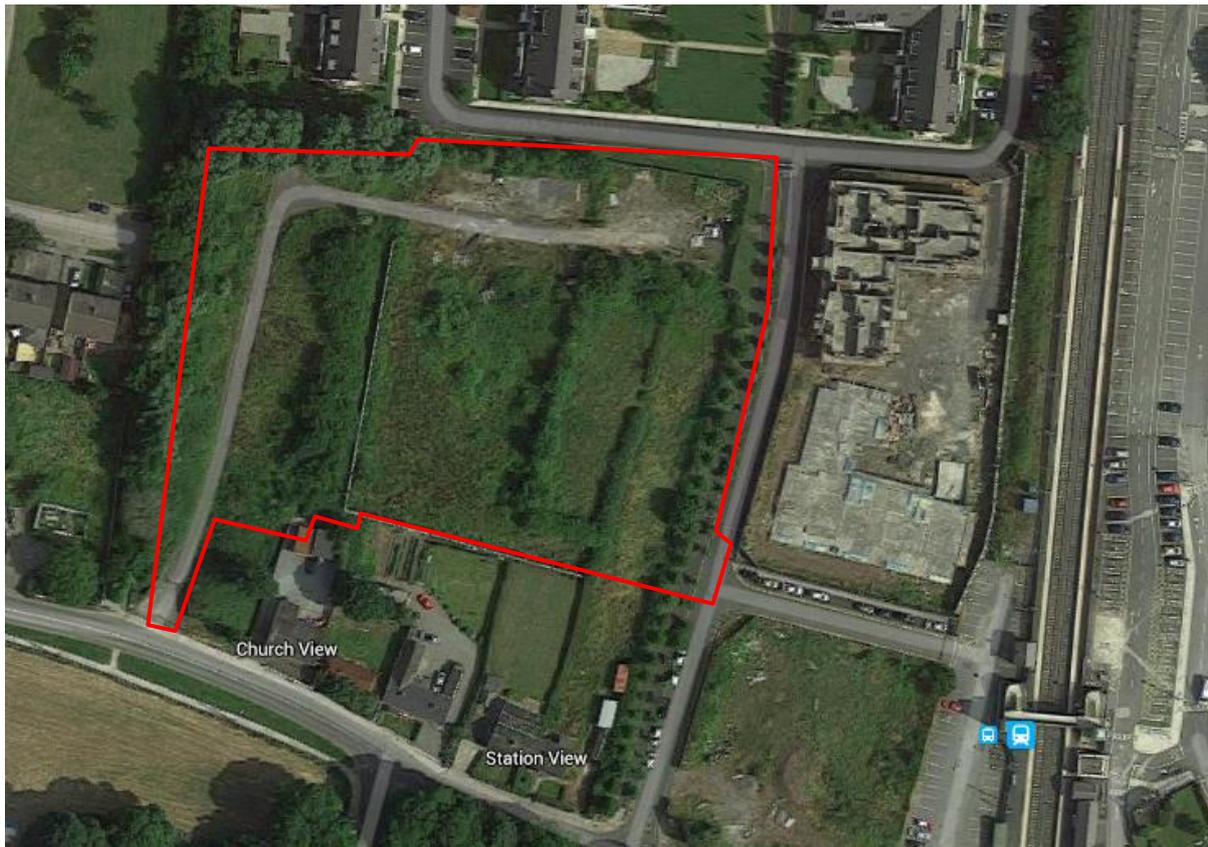
The lands are bounded to the east by 2 no. apartment blocks (which have been recently constructed) and by the access road Turvey Walk, to the north by the access road to the residential development 'The Gallery', to the south by rear gardens of residential dwellings fronting Turvey Avenue, and to the west by the residential development of 'Turvey Grove'. The lands are also bounded by the Donabate Railway Station and the Dublin/Belfast Rail line to the east, alongside the completed residential development 'The Gallery' (Reg. Ref. F02A/0993) further to the north. The completed residential development to the north of the subject lands comprises 12 no. blocks and represents Phase 1 of the residential development.

Planning permission has recently been granted on lands to the south and southeast of the subject site for a proposed retail convenience foodstore, retail units, café and restaurant. There is also an extant permission on the lands for 45 no. apartment units in 3 no. 3-storey apartment blocks on the eastern portion of the subject lands (Reg. Ref. F16A/0268), in addition to an extant permission for 1 no. two storey office block and 31 no. apartments in 2 no. blocks on the western portion of the subject lands (Reg. Ref. F16A/0605). Thus, a total of 76 no. units permitted on site with a density of 61 units per hectare.

The site is easily accessible via Turvey Avenue and the R126 which connects the subject site to Donabate, and to the M1 Motorway which connects the site to Dublin City Centre. The subject lands

are within 100m of the train station, which provides regular commuter routes to and from the centre of Dublin City, with services planned to be upgraded to DART services. Furthermore, the lands are served by Dublin Bus services (Route No. 33b is immediately adjacent the subject site) and a pedestrian footpath, thus rendering the subject site easily accessible to pedestrians and cyclists.

The surrounding area is characterised by one-off residential dwellings, large residential schemes and recreational/open space amenities in the form of Newbridge Demesne. The subject site is also within walking distance of Donabate village which offers a variety of services and amenities to local residents including retail, commercial, community, educational facilities, etc.



**Fig. 1 – Aerial Photograph of Application Site (Application Site outlined in red)**



Fig. 2 – Aerial Photograph of Application Site in Context of Donabate (Application Site outlined in red)

### 3.0 Relevant Planning History

A detailed examination and assessment of the planning history of the subject site has been undertaken by Downey Planning. There has been a number of planning applications made in respect of the application site and the surrounding area. It is important to note that there is an extant planning permission on the subject site in two separate applications which comprises a total of 78 no. apartment units in 5 no. 3-storey apartment blocks, 1 no. 2-storey commercial unit with 1 no. retail unit at ground floor and 1 no. childcare facility on ground and first floor (under Reg. Ref. F16A/0268 and Reg. Ref. F16A/0605). The planning applications are detailed as follows:

#### 3.1 Planning History pertaining to the Subject Site

- **Reg. Ref. F02A/0993** – By Order dated 16<sup>th</sup> January 2003, Fingal County Council granted planning permission to Shelman Properties Ltd. for a residential development on 3.525 hectares of land for 198 apartment units, 259 surface car parking spaces; Site access road off Turvey Avenue and new improved access road into existing Iarnród Éireann station car park, on lands at Donabate, Co. Dublin. New ESB substation; Site development works including landscaping, estate roads, cycle paths and footpaths, bicycle parking structures, refuse storage structures, boundary walls and fences.
- **Reg. Ref. F04A/0314** – By Order dated 9<sup>th</sup> June 2004, Fingal County Council granted planning permission to Shelman Properties for nine utility blocks to contain the following: bin storage, gas meter bank and bicycle storage, serving the previously approved nine apartment blocks (F02A/0993), on lands at Turvey Avenue, Donabate, Co. Dublin.
- **Reg. Ref. F04A/1163** – By Order dated 19<sup>th</sup> April 2005, Fingal County Council granted planning permission to Shelman Properties Ltd. for a residential apartment development on 0.48 hectares of land at Turvey Avenue, Donabate, Co. Dublin. The proposed development

provided for 1 no. 3.5/3 storey block with roof terrace (Block 1) and 1 no. 3 storey block (Block 2) comprising 37 no. apartments as follows: Block 1: 2 no. 1 bedroom units 13 no. 2 bedroom units 1 no. 4 bedroom units Block 2: 1 no. 1 bedroom units 20 no. 2 bedroom units 23 no. surface car parking spaces and 20 no. basement carparking spaces under Block 1 are provided. Site development works included a raised and railed courtyard garden, landscaping, refuse storage areas, bicycle parking, and boundary walls and fences.

- **Reg. Ref. F04A/1163/E1** – By Order dated 31<sup>st</sup> March 2010, Fingal County Council granted permission for the extension of duration of planning permission Reg. Ref. F04A/1163 until 17<sup>th</sup> April 2015 (1<sup>st</sup> June 2015 including 45 days for public holidays).
- **Reg. Ref. F04A/1163/E2** – By Order dated 30<sup>th</sup> April 2015, Fingal County Council granted permission on 30<sup>th</sup> April 2015 for the extension of duration of planning permission Reg. Ref. F04A/1163 until 16<sup>th</sup> April 2020.
- **Reg. Ref. F06A/1133** – By Order dated 17<sup>th</sup> May 2007, Fingal County Council granted planning permission to Shelman Properties Ltd. for a residential development on 0.0608 hectares (1.5 acres) on lands at Turvey Avenue, Donabate, Co. Dublin. The site is bounded and accessed via the new access road to the previously approved residential development Reg. Ref. F02A/0993. The proposal includes the following residential unit breakdown; Block A - 1 no. 3 storey apartment block with roof terrace, comprising: 4 no. two bedroom duplex units, 4 no. 3 bedroom duplex units and 4 no. 3 bedroom duplex units with roof terrace; Block B - 1 no. 3 storey apartment block with roof terrace, comprising: 1 no. 1 bedroom unit, 5 no. 2 bedroom units, 3 no. 2 bedroom duplex units and 1 no. 3 bedroom duplex unit; House types 1a and 1b - 8 no. 2 storey 3 bedroom terrace houses, House type 1c - 1 no. 4 bedroom 3 storey detached house and house type 2 - 5 no. 2 storey 3 bedroom terrace houses. Also included a creche of 90sqm with 142sqm external covered play area, catering for 15 to 20 children, on the ground floor level of Block B. Car parking provision in total is 58 spaces broken down as follows; Block A is served by 16 dedicated carpark spaces, 2 car park spaces per unit House Type 1a, 1 car space per unit House Type 1a, 1 car space per unit House type 1b, 2 car spaces for House Type 1b, 2 car space for House type 1c and 2 car spaces per unit House Type 2, with the remaining 26 spaces provided along the central courtyard and access road. Site development works include landscaping central courtyard, refuse storage area, bicycle parking and new boundary walls.
- **Reg. Ref. F09A/0617 (ABP Ref. PL06F.236208)** – By Order dated 28<sup>th</sup> June 2010, An Bord Pleanála granted planning permission to Helen Cronin for a two storey over part basement nursing home comprising of 41 single en-suite bedrooms, day rooms, dining rooms, kitchen, laundry and other ancillary services and a roof terrace on lands at Turvey Avenue (200m west of railway station), Donabate, Dublin.
- **Reg. Ref. F15A/0508** – Planning application was withdrawn by Wynn Clons Development Ltd. for 19 no. two storey, 3 bedroom terraced residential dwellings all with associated car parking, 1 no. new vehicular and pedestrian access off Turvey Walk with dwellings nos. 13-19 to be accessed off Turvey Walk opposite Apartment Block F of The Gallery, landscaping, boundary treatments and all associated works necessary to facilitate the development.
- **Reg. Ref. F16A/0268** – By Order dated 15<sup>th</sup> December 2016, Fingal County Council granted planning permission to Wynn Clons Development Ltd. for a residential development of 45 no. apartments on lands adjacent to the existing residential development known as The Gallery,

Turvey Walk, Off Turvey Avenue, and to the West of Donabate Train Station, Donabate, Co. Dublin. 6 no. apartments were omitted by condition. This is an extant permission pertaining to the subject site. See Fig. 3 for elevations of this permitted development.



**Fig. 3 – Permitted Contiguous Elevations Y-Y (top) and Z-Z (bottom) (Reg. Ref. F16A/0268)**

- Reg. Ref. F16A/0605** – By Order dated 1<sup>st</sup> February 2018, Fingal County Council granted planning permission to Keelco Ltd. for a mixed use development comprising 1 no. 2 storey commercial office unit with associated elevational signage and car parking on lands at Turvey Avenue (200m west of Donabate Railway Station), Donabate, Co. Dublin. Permission was also granted for 2 no. 3 storey apartment blocks with roof gardens comprising 31 apartment units (21 no. two bed units and 12 no. one bed units) all with associated car parking and bin storage, utilisation and upgrades to existing access from Turvey Avenue, landscaping, boundary treatments and all associated site and engineering works necessary to facilitate the development. This is an extant permission pertaining to the subject site. See Fig. 4 for a CGI of this permitted development.



**Fig. 4 – CGI, view from Turvey Avenue (Offices and creche) (Reg. Ref. F16A/0605)**

- Reg. Ref. F17A/0192 (ABP Ref. PL06F.248756)** – By Order dated 29<sup>th</sup> May 2017, Fingal County Council refused planning permission to Wynn Clons Development Ltd. for revisions to block C of permitted development Reg. Ref. F16A/0268 to provide for 6 no. additional units on lands

at Turvey Walk, Turvey Avenue, Donabate, Co. Dublin. Subsequently, an appeal was lodged to An Bord Pleanála and a decision to refuse planning permission was made on 16<sup>th</sup> January 2018.

- **Reg. Ref. F18A/0587** – By Order dated 17<sup>th</sup> June 2019, Fingal County Council refused planning permission to Keelco Ltd for a 3 storey mixed use development in lieu of the granted 2 storey office development approved under Reg. Ref. F16A/0605 on lands at Turvey Avenue (200m west of Donabate Railway Station), Donabate, Co. Dublin. The proposed development provides for 1 no. retail unit at ground floor, 1 no. office unit at first floor and 1 no. two bed apartment at second floor with associated elevational signage and car parking, landscaping, boundary treatments.
- **Reg. Ref. F19A/0353** – By Order dated 30<sup>th</sup> September 2019, Fingal County Council refused planning permission to Keelco Ltd for a 3 storey mixed use development in lieu of the granted 2 storey office development approved under Reg. Ref. F16A/0605 on lands at Turvey Avenue (200m west of Donabate Railway Station), Donabate, Co. Dublin. The proposed development provides for 1 no. retail unit at ground floor, 1 no. office unit at first floor and 1 no. two bed apartment unit at second floor with associated elevational signage, car parking, landscaping, boundary treatments and all associated site and engineering works necessary to facilitate the development.

Downey Planning understand that this represents the full extent of the planning history pertaining to the subject site and surrounding area. There has been a number of planning applications made on lands immediately adjoining the subject site for mixed uses of development. These applications are detailed in Section 3.2 and Section 3.3 below.

### 3.2 Existing Granted Environment

- **Reg. Ref. F08A/0084** – By Order dated 14<sup>th</sup> March 2008, Fingal County Council refused planning permission to Shelman Properties Ltd for 4 no. additional apartments within the roof space of the previously approved Apartment Block 02, (Reg. Ref. F04A/1163) on 0.48 ha (1.2 acres) on lands at Turvey Walk, Donabate, Co. Dublin. The site is bounded to the south by the new access road into Donabate railway station off Turvey Avenue, to the east by the Dublin/Belfast railway line and to the north by the completed residential development Reg. Ref. F02A/0993. The roof was proposed to be raised 1m above the previously approved roofline. The proposal provided for 2 no. 3 bed apartments and 2 no. 2 bed apartments and 7 no. additional car park spaces will be provided. Permission was refused for 2 no. reasons including open space and car parking.
- **Reg. Ref. F08A/0978** – By Order dated 1<sup>st</sup> October 2008, Fingal County Council refused planning permission to Shelman Properties Ltd for 2 no. additional penthouse apartments located at roof level over the previously approved apartment *Block 1* (Reg. Ref. F04A/1163) on lands at Turvey Walk, Donabate, Co. Dublin. The proposal includes 1 no. 3 bed apartment and 1 no. 2 bed apartment and 4 no. additional car park spaces. Permission was refused by Fingal County Council for 3 no. reasons including foul treatment, open space and car parking. Under **Ref. PL06F.231532**, An Bord Pleanála upheld Fingal County Council’s decision to refuse permission for 1 no. reason relating to foul treatment.
- **Reg. Ref. F08A/0979** – By Order dated 1<sup>st</sup> October 2008, Fingal County Council refused planning permission to Shelman Properties Ltd. for 4 no. additional apartments within the

roof space of the previously approved Apartment Block 02 (Reg. Ref. F04A/1163) on lands at Turvey Walk, Donabate, Co. Dublin. The roof was proposed to be raised 1m above the previously approved roofline. The proposal provided for 2 no. 3 bed apartments and 2 no. 2 bed apartments and 7 no. additional car park spaces. Permission was refused by Fingal County Council for 3 no. reasons including foul treatment, open space and car parking. Under **Ref. PL06F.231529**, An Bord Pleanála upheld Fingal County Council's decision to refuse permission for 1 no. reason relating to foul treatment.

- **Reg. Ref. F15A/0174** – By Order dated 22<sup>nd</sup> September 2015, Fingal County Council granted planning permission to Wynn Clons Development Ltd. for modifications/alterations to the third floor of partially constructed Apartment Block 1 granted permission under Reg. Ref. F04A/1163 (extended under Reg. Ref. F04A/1163/E1) on lands at the residential development known as The Gallery, Turvey Walk, Off Turvey Avenue, West of Donabate Train Station, Donabate, Co. Dublin. Modifications provide for 1 no. 3 bed apartment penthouse unit and 2 no. 2 bed apartment penthouse units, all of which are in lieu of the granted 1 no. 4 bed penthouse unit and roof terrace, thus providing for an additional 2 no. apartments at third floor, with associated elevational changes. Permission is also sought for 4 no. additional car parking spaces and all ancillary site and engineering works necessary to facilitate the development.
- **Reg. Ref. F15A/0175** – By Order dated 22<sup>nd</sup> September 2015, Fingal County Council granted planning permission to Wynn Clons Development Ltd. for an additional 4 no. 2 bedroom penthouse apartment units within the roof space/level of partially constructed Apartment Block 2 granted permission under Reg. Ref. F04A/1163 (extended under Reg. Ref. F04A/1163/E1), alterations and modifications to ridgeline and elevations of granted Apartment Block 2, 7 no. additional car parking spaces and all ancillary site and engineering works necessary to facilitate the development on lands at the residential development known as The Gallery, Turvey Walk, Off Turvey Avenue, West of Donabate Train Station, Donabate, Co. Dublin.
- **Reg. Ref. F19A/0128** – By Order dated 6<sup>th</sup> January 2020, Fingal County Council granted planning permission to St Patrick's Church of Ireland Parish of Donabate & Lusk for a residential and community development consisting of 10 no. two storey split-level, detached dwelling houses as follows:- 6 no. 2-bedroom (93.2sqm, type 3) 2 no. 3-bed (140sqm, type 2) 2 no. 3-bed (113sqm, type 1) 1 no. single storey detached community hub (395sqm) with an ancillary caretaker's accommodation (1 bed residential unit 45sqm). The proposed development will provide for two vehicular and pedestrian access points onto Turvey Avenue, associated surface car parking, landscaping, boundary treatment and all associated site and engineering works necessary to facilitate the development on a site of 1.06 ha (2.63 acres) located off Turvey Avenue, Donabate, Co. Dublin. The site adjoins a protected structure. See Fig. 5 and Fig. 6 below.



Fig. 5 – Permitted Site Layout Plan (Reg. Ref. F19A/0128)

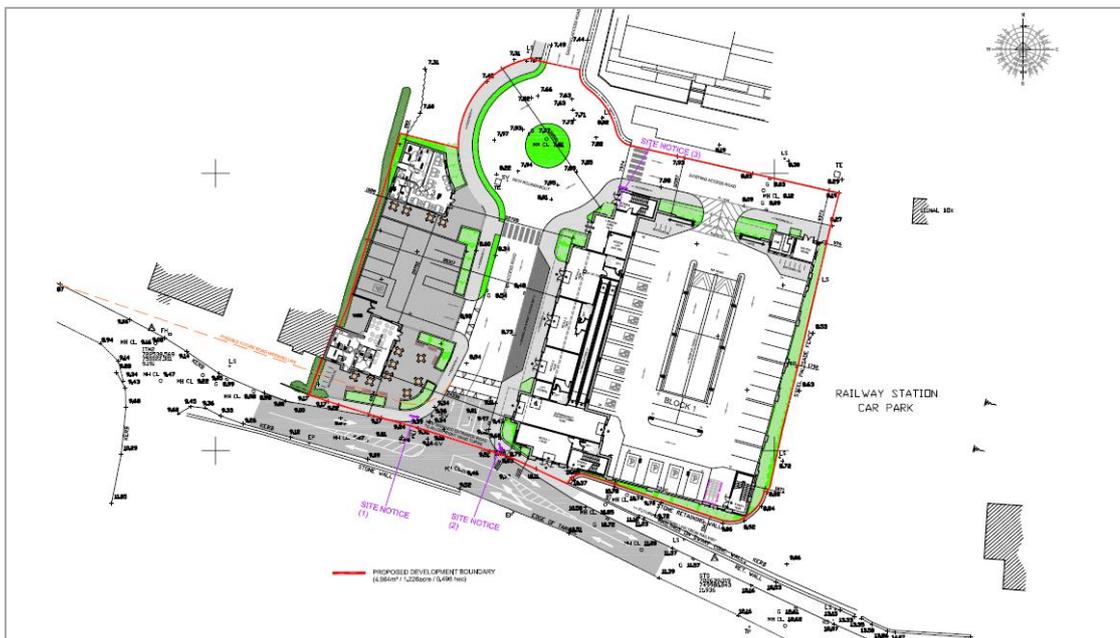


Fig. 6 – CGIs, view of the permitted residential development (top), view from Turvey Avenue (bottom) (Reg. Ref. F19A/0128)

### 3.3 Retail Development

#### Development on lands Off Turvey Avenue

- Reg. Ref. F15A/0181 (ABP Ref. PL06F.245572)** – By Order dated 15<sup>th</sup> February 2016, An Bord Pleanála granted planning permission to Drumargh Ltd. for a mixed use (retail convenience foodstore, retail units and café/restaurant units) development on lands at Turvey Walk, fronting Turvey Avenue, adjacent to Donabate Train Station & the residential development of The Gallery, Donabate, Co. Dublin, in 3 no. Blocks as follows: 1). Block 1: 3 storey structure (with plant room at roof level) comprising 4 no. retail units at ground floor level, internal ESB substation, car park at ground and first floor level providing for car and bicycle parking spaces, and a licensed retail convenience foodstore at second floor level (1,217sq.m net floor area) including an off licence; 2) Block 2: change of use of existing residential dwelling and provision of an extension to now provide for a single storey café unit with elevational signage; 3) Block 3: provision of a single storey café/restaurant unit including elevational signage; 4) Demolition of shed structure, removal of portacabin and construction of a public plaza development with landscaping, seating and car and bicycle parking to serve Blocks 2 + 3; 5) utilisation of existing vehicular and pedestrian access with associated widening and improvements, including provision of a right hand turn on Turvey Avenue; 6) new internal access roundabout with associated landscaping; 7) loading bay; 8) landscaping; 9) boundary treatments; 10) and all ancillary site and engineering works necessary to facilitate the development. See Fig. 7 and Fig. 8 below.



**Fig. 7 – Permitted Site Layout Plan (Reg. Ref. F15A/0181, ABP Ref. PL06F.245572)**



Fig. 8 – CGI, view from Turvey Avenue (Reg. Ref. F15A/0181, ABP Ref. PL06F.245572)

### 3.4 Overall Turvey Avenue Development

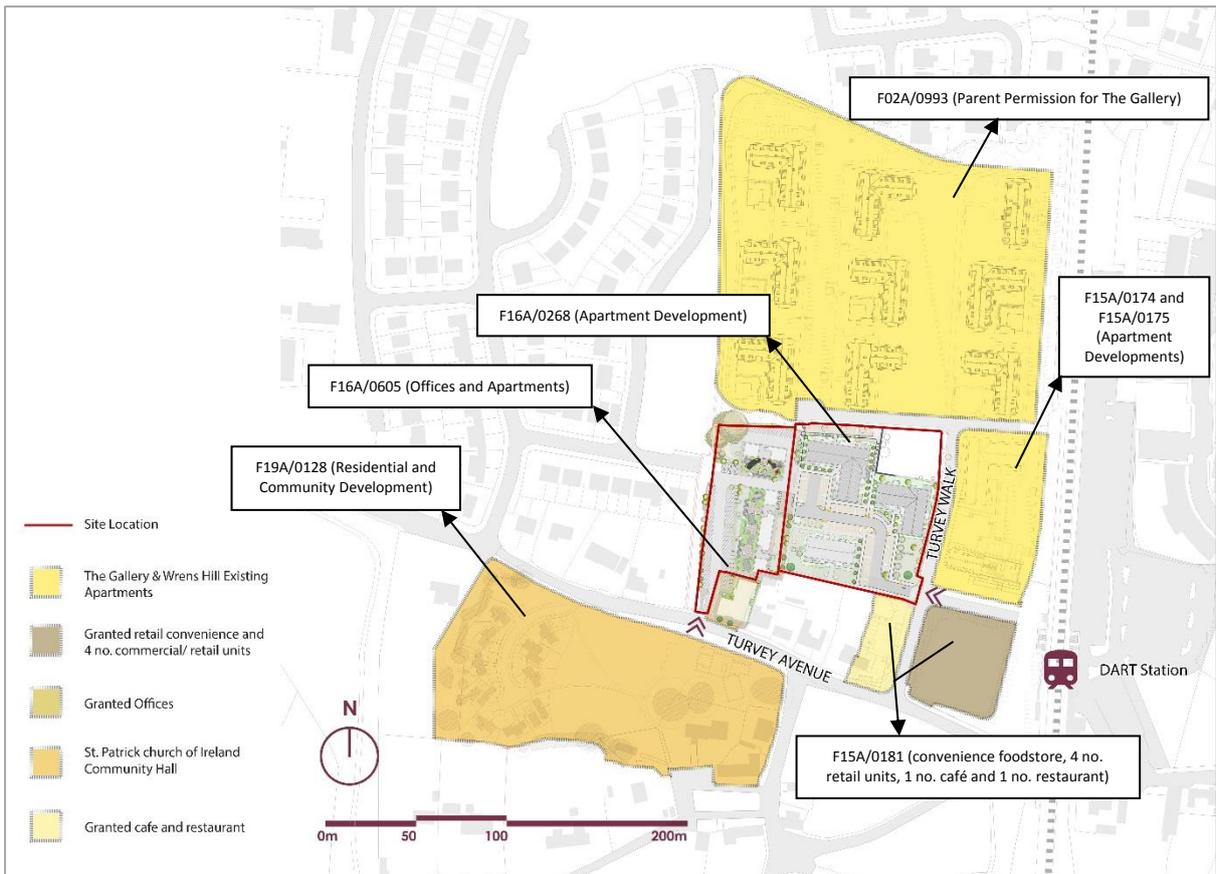


Fig. 9 – Planning History in context of subject site outlined in red

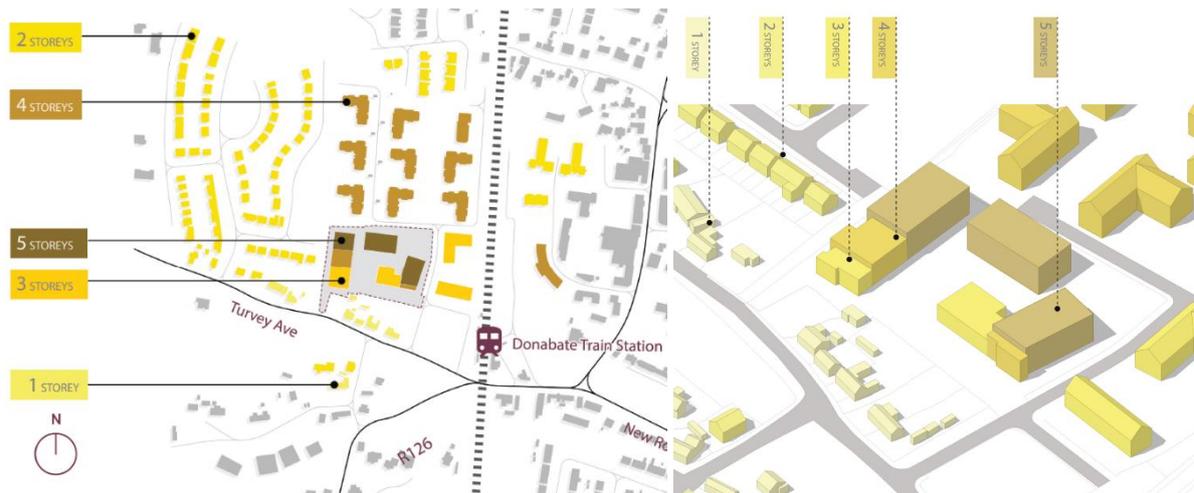


Fig. 10 – Building Heights (proposed development and existing and permitted built environment)

#### 4.0 Pre-Application Consultation

##### *Pre-Application Consultation with Fingal County Council*

The formal Section 247 Pre-Application Consultation with the Planning Authority required under the Planning and Development (Housing) and Residential Tenancies Act 2016 took place on 14<sup>th</sup> June 2019 in the offices of Fingal County Council.

Those in attendance from Fingal County Council at the formal meeting on 14<sup>th</sup> June 2019 consisted of Helena Bergin (Conservation), Gemma Carr (Parks), Niall Thornton (Roads), Claire McVeigh and Peter Byrne (Planning), as well as Ray Goggin (Molony Millar), Anne McElligott (Downey Planning), Justin Halpin and Alessandra Minicuci (Downey Architecture), and Maciej Skiba (Downey Landscape), attended on behalf of the design team and prospective applicant.

This consultation meeting set out the surrounding context outlining the recent grants of permission in the surrounding area and the proposed development, including the retail development with restaurant and café, plaza, the community buildings across from the subject lands and the retail and office development that is being retained by Keelco Ltd. The proposal set out during this consultation states a density of 146 units per hectare, 4-storeys in height, and with a layout similar to the permitted development on site.

The consultation resulted in the design team giving further due consideration to the design of the proposed development, links and permeability across the site, playground areas, open space provision, screening, drainage, roads, etc. This ultimately helped to inform the design of the proposed development and revisions of the Stage 1 proposal were submitted at the Stage 2 meeting.

##### *Part V Engagement*

Part V of the Planning and Development Act, 2000 (as amended) applies to the proposed development. In order to reach an agreement regarding compliance with Section 96 of Part V of the Planning and Development Act, 2000 (as amended), Anne McElligott of Downey Planning liaised with Karen Moreland of the Housing Department of Fingal County Council on 23<sup>rd</sup> January 2019 regarding the proposed development.

The Housing Department were informed of the proposed development consisting of 144 no. apartment units which would generate a requirement for 14 no. residential units for Part V Social and Affordable Housing. The 14 no. units designated for Part V, i.e. 10 % of the overall units proposed, have been identified on the architectural drawings and detailed schedule of accommodation (Housing Quality Assessment) prepared by Downey Architecture. The units proposed for Part V include:

- Block B – 2 no. apartment units (1 no. 1-bed and 1 no. 2-beds at ground floor level);
- Block C – 12 no. apartment units (1 no. 1-bed, 6 no. 2-beds, and 5 no. 3-beds at ground floor and first floor levels).

These units are identified in the enclosed Drawing No. PL-004 titled 'Proposed Site Layout Plan Part V Allocation' prepared by Downey Architecture. In accordance with the Council's requirements, indicative costings are enclosed as part of this planning application. A validation letter from the Housing Department of Fingal County Council is also enclosed with this planning application. Thus, it is considered that the proposal meets the requirements of Part V of the Planning and Development Act, 2000 (as amended).

#### ***Pre-Application Consultation with An Bord Pleanála***

Following consultation with Fingal County Council under Section 247 of the Planning and Development Act, 2000 (as amended), a request to enter into pre-application consultation with An Bord Pleanála was submitted in October 2019, with An Bord Pleanála subsequently accepting the Section 5 pre-application consultation request in November 2019. The pre-application consultation meeting was then held at the offices of An Bord Pleanála on 2<sup>nd</sup> December 2019. This meeting included representatives from An Bord Pleanála, Fingal County Council, the applicant and their design team.

On 17<sup>th</sup> December 2019, An Bord Pleanála issued the notice of pre-application consultation opinion for the proposed development, under case reference ABP-305727-19. Having regard to the above, the opinion states that An Bord Pleanála *"has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development."*

The opinion further states that, *"An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development."*

The Board's opinion letter stated that five items required further consideration and amendment. These five items included *Development Strategy, Residential Amenity, Car Parking and Cycle Parking, Childcare, and Infrastructural Services*. The Board also requested the following specific information:

1. *An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address the separation distance between proposed blocks within the site, the relationship with adjoining development and the interface along key frontages, in particular,*

*along Turvey Walk. The statement should be supported by contextual plans and contiguous elevations and sections.*

2. *A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments.*
3. *A schedule of open space and communal / playground facilities within the development clearly delineating public, semi-private and private spaces. Details of any resolution / agreement with the p.a. in terms of contribution in lieu.*
4. *Details of public lighting.*
5. *Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture drawings, and engineering plans that take account of one another.*
6. *Details of Architectural and Archaeological Heritage impact raised by the planning authority at the pre application planning meeting stage (SHD s. 247 meeting, Friday 14<sup>th</sup> June 2019).*

For the detailed response to this opinion and to source the requested information within the application documentation, please refer to the 'Statement of Response to An Bord Pleanála's Pre-Application Consultation Opinion' prepared by Downey Planning.

#### **Further Pre-Application Consultation with Fingal County Council**

At this juncture, it is also important to note that this application now being submitted for a proposed Strategic Housing Development at Donabate is the result of further pre-application consultation between the relevant design team consultants and the Parks Department of Fingal County Council following receipt of the Board's Pre-Application Consultation Opinion, prior to the formal lodgement of the application. Irish Water were also further consulted prior to lodgement.

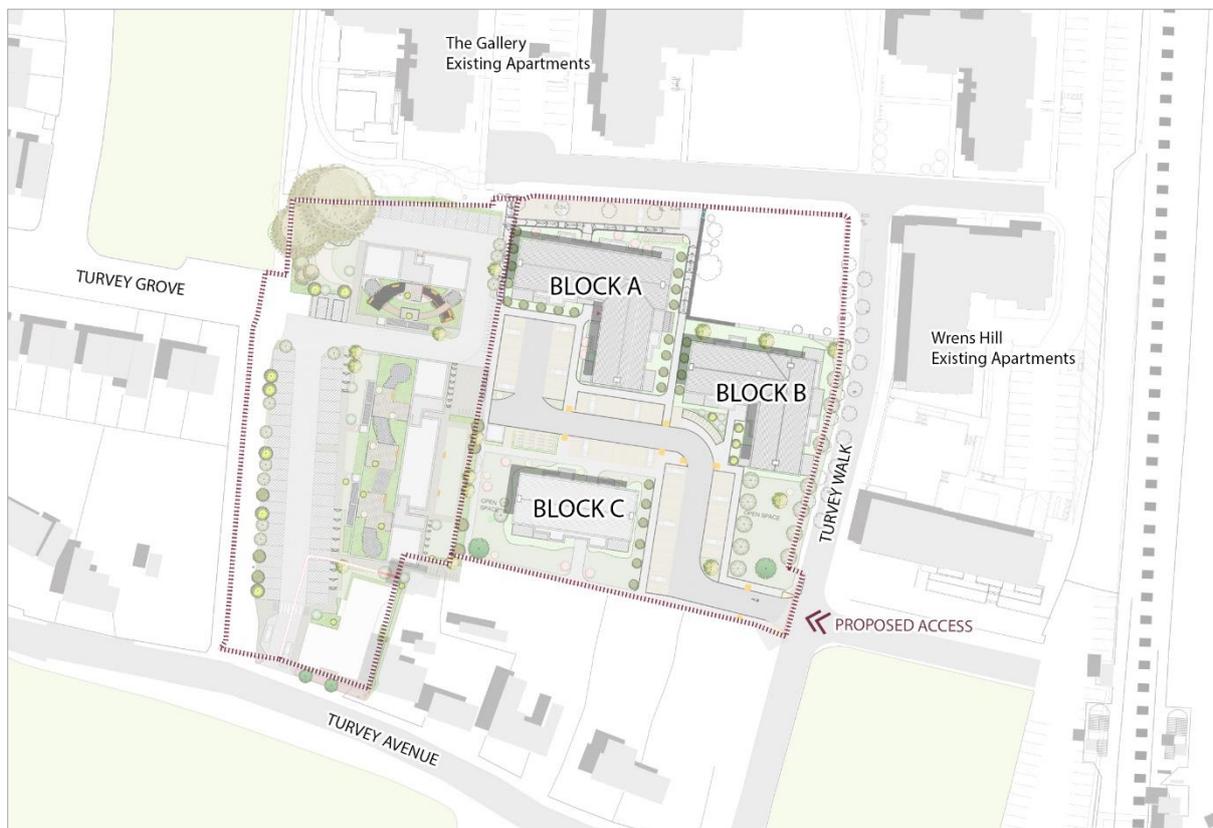
## **5.0 Proposed Development**

The proposed development, as per the description contained within the statutory planning notices, provides for:

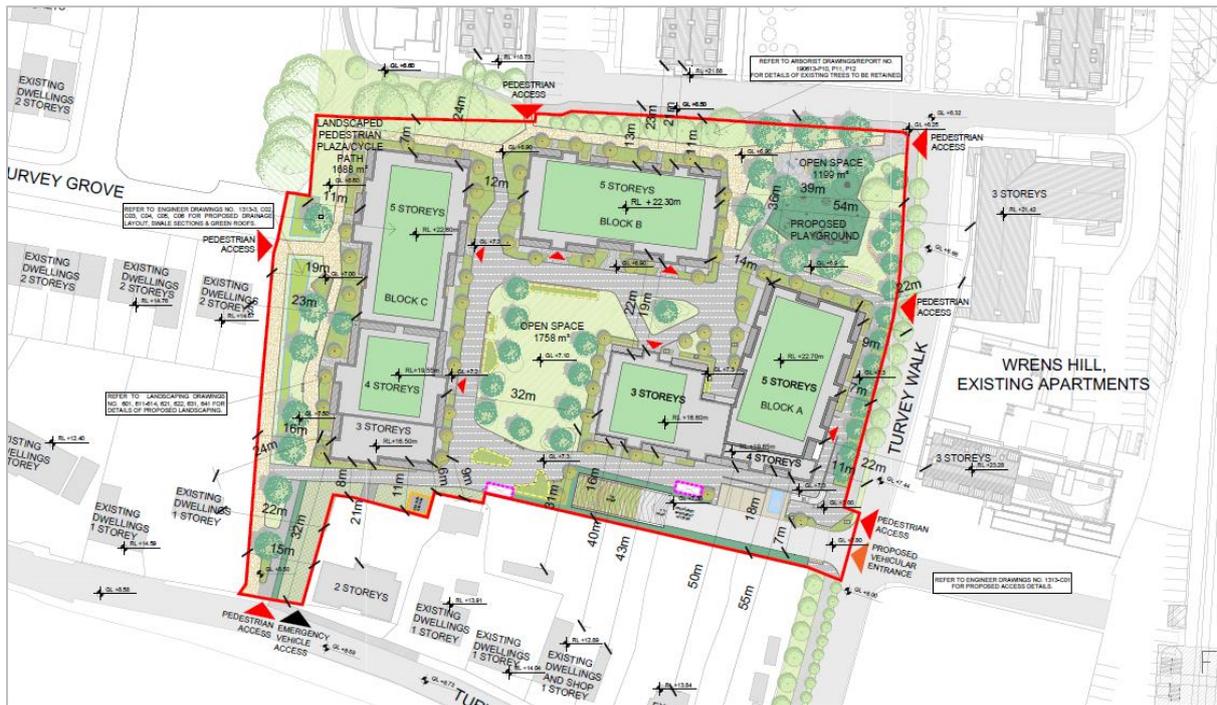
*"We, Elchior Construction Ltd., intend to apply to An Bord Pleanála for permission for a strategic housing development on lands adjacent to the existing residential development known as The Gallery, Turvey Walk, off Turvey Avenue and to the west of Donabate Train Station, Donabate, Co. Dublin. The development will consist of the construction of a residential development comprising of 144 no. apartment units (26 no. one beds, 100 no. two beds, 18 no. three beds) within 3 no. blocks (ranging in height from 3-5 storeys over basement) and 1 no. retail unit, all of which will be provided as follows: Block A containing a total of 50 no. apartments comprising of 10 no. one beds, and 40 no. two beds, in a building 3-5 storeys over basement in height, and all apartments provided with private balconies/terraces; Block B containing a total of 40 no. apartments comprising of 12 no. one beds, and 28 no. two beds, in a building 5 storeys over basement in height, and all apartments provided with private balconies/terraces; and, Block C containing a total of 54 no. apartments comprising of 4 no. one beds, 32 no.*

*two beds, and 18 no. three beds, in a building 3-5 storeys over basement in height, and all apartments provided with private balconies/terraces. The development also includes the construction of a basement providing 144 no. car parking spaces to be accessed off Turvey Walk, 300 no. bicycle spaces, 5 no. motorcycle spaces, plant room and bin stores. The proposal also incorporates 5 no. car parking spaces and 20 no. bicycle spaces at surface level, esb sub-station, associated elevational signage to retail unit, public lighting, boundary treatment, landscaping including play equipment, public realm improvements to existing public path from Turvey Avenue to Turvey Grove including opening and widening of existing path to provide pedestrian and cycle lane, utilisation of existing vehicular access from Turvey Avenue to the development for emergency vehicles only; and all associated engineering and site works necessary to facilitate the development.”*

Planning permission was granted on the subject lands for a residential development of 45 no. apartments in 3 no. 3-storey apartment blocks under Reg. Ref. F16A/0268 (Fig. 2) and 2 no. 3-storey apartment blocks comprising 31 no. apartments under Reg. Ref. F16A/0605 (Fig. 3). Therefore, there is an extant permission on the subject site for an overall total of 76 no. apartment units between the two granted applications. The applicant has acquired both sites in order to provide a high-quality residential development of 144 no. apartments which is in accordance with the proper planning and sustainable development of the area. This has allowed for the removal of the boundaries between the lands and allows for open permeability, connectivity and integration with surrounding lands.



**Fig. 11 – Granted Site Layout Plans for the subject lands Reg. Ref. F16A/0268 and Reg. Ref. F16A/0605**



**Fig. 12 – Proposed Site Layout Plan**

The design of the proposed scheme has been the subject of a feasibility study of the proposed site and its surrounding landscape and it is considered that the proposed development represents a high-quality design whilst optimising the appropriate use of the site. In particular, cognisance has been given to the surrounding environment with particular design references to the existing residential development of ‘The Gallery’.

The proposed development is set out in a 3-block configuration within landscaped grounds. The buildings range in height from 3 to 5 storeys, thus gradually increasing to visually connect with the height of the surrounding built environment. The layout of the proposed development has been developed as a result of the collaborative work of the design team. The key objectives embedded in the design approach from the outset were: to provide an improved and attractive public realm; active and passive recreational areas; permeability and ease of access; biodiversity enhancement; and appropriate screening of the development as viewed from outside the subject site.

In relation to access to the proposed development, vehicular access is via an entrance to the east of the site from Turvey Avenue which provides underground car parking for residents. This ensures that the development is relatively car free and preserves surfaces to public/semi-public green areas, plazas and public footpaths, thus rendering the proposal pedestrian and cycle friendly. A total of 149 no. car parking spaces are provided for the proposed scheme (144 no. spaces for residents at basement level and 5 no. spaces at surface level to serve the retail unit) including 20 no. electric vehicle (EV) charging points, 6 no. disabled spaces, all capable of accommodating future EV charging points.

A total of 320 no. cycle parking spaces are proposed, with 300 no. spaces located at basement level and 20 no. spaces at surface level, all of which are provided at secure locations. Furthermore, the proposed basement car park also provides for 5 no. motorcycle spaces to serve the proposed scheme, as well as secure bin storage with a dedicated pick up zone close to the entrance.

All apartment units have been designed in accordance with the pertaining Development Plan standards and ‘*Sustainable Urban Housing: Design Standards for New Apartments*’ Guidelines complying with or exceeding the minimum standards. It is submitted that most of the proposed residential units exceed the minimum standards by at least 10% as per the aforementioned Guidelines. The proposed apartments have been designed to maximise opportunities for dual aspect units, which make up the majority of the units. Units that have single aspect generally overlook the central courtyard or communal open space to the south. There are no north-facing single aspect apartment units proposed.

Each apartment unit within the proposed development has been provided with adequately sized balconies or patios/terraces which have been designed in accordance with quantitative and qualitative standards. Those units at ground floor level have been provided with appropriate boundary treatments to ensure privacy and security whilst also providing visual interest and distinction between spaces. Please refer to the enclosed Schedule of Accommodation prepared by Downey Architecture which sets out the private and communal open space provided within each block.

In terms of open spaces, the proposed residential scheme provides for three different character areas: a landscaped pedestrian plaza, a pocket park, and a central courtyard (Fig. 13). In order to provide effective circulation within the scheme, a generous pedestrian realm has been designed for the core areas. The site can be accessed via many pedestrian entrances from each boundary of the subject site with appropriate treatments to prioritise linkages with adjacent developments.

The landscape character areas are described as follows:

1. A landscaped pedestrian plaza around the perimeter of the site, which includes an outline of trees and creates linkages to adjacent open space serving the residents of the area, as well as cycle connectivity between Turvey Avenue and Turvey Grove along the western site boundary.
2. To the north west of the site there is a parkland area which allows for a gentle transition between the existing residential scheme to the north of the site, i.e. ‘The Gallery’, and the proposed development. This pocket park will act as a green transitional buffer between the two developments and allowing for both active and passive recreation to serve the future residents of the proposed scheme as well as local residents. This area can be described as a seating plaza and includes a playground of 277 sqm is located in this area and is intended for public use.
3. The central courtyard contains generous circulation space in the form of a hard surface pedestrian plaza (fire tender accessible), a large lawn with grass mounding and trees, to be enjoyed by future residents of the proposed development and community in the vicinity of the site.



**Fig. 13 – Landscape Character Areas**

Overall, the proposed development will form a distinctive residential neighbourhood and is of a density and character that assimilates to its location within walking distance of a high-quality rail service. The units are suitable for all family and age demographics, and are designed such that there is adequate space and generously sized private open space available within the development. In addition, the proposed development will be sensitively integrated with the existing residential development in the immediate area, noting the separation distances proposed, appropriate screening provided, and indeed the orientation of the units.

In addition to the above, the proposed development includes the provision of 1 no. retail unit to the south eastern corner of the subject site, adjacent to the vehicular access for the scheme. The addition of a retail element to the proposal seeks to complement the existing and permitted developments surrounding the site and the existing uses in the area and provides for the continuation of the plaza development permitted to the south of the subject site. It is considered that the proposed plaza in conjunction with the retail unit allows for further permeability to the scheme and encourages activity within the area.

All selected materials are of high-quality, low maintenance and durable, the variety of which adds interest to the development. It is important to note that the materials were chosen to reflect the character area and thus can be commonly found in the surrounding environs creating a development deeply rooted to its context. The elevational treatment has been a key consideration throughout the

design process. The three proposed apartment blocks have been designed with a unique composition. The façades comprise a carefully considered rhythm of projecting balconies and blocks creating a dynamic façade.



**Fig. 14 – CGI from the proposed development (View from Turvey Walk)**

Please refer to the plans, sections, and elevation drawings prepared by Downey Architecture for further details on the unit types and designs. Please also refer to the Architectural/Urban Design Statement prepared by Downey Architecture.

The design proposal has taken cognisance of the guidelines for *'Sustainable Residential Development in Urban Areas'* which encourages higher densities on lands within existing transport corridors. The recommended density for development within cities or large towns within walking distance or 1km of a train station is a minimum of 50 dwellings per hectare subject to appropriate design and amenity standards. The proposed development of 144 no. apartment units provides for a density of 124 units per hectare (which is of a similar density to the existing residential apartment development of The Gallery).

The proposed development fully complies with the objectives of the Guidelines for Planning Authorities on *'Sustainable Residential Development in Urban Areas'*. The Guidelines note that *"spatial planning has a fundamental role in promoting more sustainable travel patterns and helping to reverse recent trends which have seen a decreasing share of people travelling to work by bus or bicycle or on foot. Good pedestrian and cycle facilities within residential areas (can facilitate higher levels of physical activity among young people, particularly in relation to school trips, where perceptions about traffic safety among parents and children are a key factor. Higher residential densities within walking distance of public transport facilities can help to sustain the economic viability of such transport."*

The lands subject to this application are located within the town centre of Donabate and are immediately adjoining a public transport corridor, with Donabate Train Station less than a minute walk to the platform – Donabate Train Station provides direct access to Dublin City Centre with 26 no. train services daily. A similar number of train services connect the lands to Malahide. This confirms the accessibility of the subject lands. Furthermore, these services are fully supported by high frequency

Dublin Bus services which also provide an alternate mode of transport for the proposed scheme. It is important to note that the train station will be upgraded to DART services and will essentially provide increased services to the lands potentially merely months from completion of the proposed residential development. Thus, there are considerable transportation modes available for future residents of the apartment units.

The proposed residential scheme, which will provide for an overall total of 144 no. apartment units, complies with the aforementioned requirements of the guidelines. Public open space is being provided as part of the proposed development including a playground, while private open space has also been provided in the form of balconies. There will be no adverse impacts on the amenities of existing or future residents as a result of the proposed development whilst the internal standards of the apartment units comply with the applicable standards.



**Fig. 15 – Proposed Contiguous Elevation Y-Y (top) and Proposed Site Boundary Contiguous Elevation Z-Z (bottom)**

The proposed development has been designed with regards to the surrounding context of the site with the proposed layout taking cognisance of the existing built form surrounding the site and has sought to reinstate an urban form based on the existing and permitted development in the immediate vicinity of the subject lands. High-quality finishes have been a key consideration during the design process which will assist in achieving a modern, contemporary aesthetic to the proposed scheme that fully complies with the policies and objectives of the Fingal County Development Plan 2017-2023.

### 5.1 Connectivity Strategy

It is important to emphasize the increased connectivity and permeability of the subject lands to the surrounding sites through the proposed scheme. First and foremost, the proposal's strategic location adjacent to Donabate Train Station already provides a direct link to Dublin City Centre and beyond, as well as offering a sustainable mode of transport for potential future residents of the proposed development.

There is a great level of permeability within the site, as shown in Fig. 16 below, with linkages that allow for connections within the scheme as well as with the wider area adjacent to the site. This network consisting of paths and open spaces caters for most direct desire routes and seeks to guide the users to points of interest within and beyond the subject lands.



Fig. 16 – Connectivity Strategy for the proposed scheme



Fig. 17 – Connections throughout the site to surrounding lands

Furthermore, it is proposed to provide a 3m landscaped pedestrian plaza and cycle path along the western side of the subject site as part of public realm enhancements which will improve the sense of safety and security to the existing path, as well as providing an improved passive surveillance of it.

The proposed site layout aims to maximise permeability and connectivity to and through the site with an emphasis on quantity and quality of open space within the development and enhanced biodiversity of the area. It is submitted that this will be achieved through a provision of a number of micro scale linear parks and pocket parks within the site as well as extensive bio-diverse planting scheme throughout the development, from ground level up to green roofs atop of all of the apartment blocks.

Please refer to the enclosed landscape drawings and Landscape Design Rationale Report prepared by Downey Landscape Architecture and to the Architectural/urban Design Statement prepared by Downey Architecture for further details in this regard.

## **6.0 Local Planning Policy Context**

### **6.1 Fingal County Development Plan 2017-2023**

#### **6.1.1 Core Strategy & Housing Strategy**

The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the Planning Authority and in doing so, to demonstrate that a Development Plan and its policies and objectives are entirely consistent with national and regional policies and strategies.

Donabate has been identified as a Moderate Sustainable Growth Town in the Development Plan (now a strategic development area under the RSES). The County Plan notes that Donabate has experienced population growth in recent years and is served by high capacity public transport links to Dublin City.

The vision of the Fingal Development Plan is to grow the county in a long-term sustainable way as it enters a period of economic and population growth. The plan states, *“the emphasis of this Plan is to continue to consolidate the existing zoned lands and to maximise the efficient use of existing and proposed infrastructure. In this way the Council can ensure an integrated land use and transport strategy in line with national and regional policy. [...]. The development of larger areas of residential or mixed-use lands will only take place subject to the necessary infrastructure being available and to this end will be subject to a Local Area Plan. It is through the LAP process that, within the towns and villages, the detailed phasing and distribution of housing will be determined in line with the population and housing targets established at a strategic level.”*

In this instance, the subject site is located adjacent to Donabate Train Station ensuring the development of these lands is consistent with development plan policy. The Development Plan estimates that 4,056 residential units can be produced within Donabate. This proposed development provides for an overall total of c.144 of these units, in accordance with the objectives of the Development Plan.

With regards to the housing strategy as set out within the Development Plan, there are three core principles which inform and guide the core strategy which are as follows:

- *“To ensure Fingal County Council provides for the development of sufficient housing to meet its obligations as set out in the Regional Planning Guidelines.*
- *To identify the existing and likely future need for housing in the area of the Development Plan.*
- *To ensure that sufficient zoned lands are provided to meet the needs of the different categories of households.”*

It is submitted that the proposed development at Donabate is consistent with the housing strategy as it will assist in the delivery of housing, of a sustainable density, within the town centre immediately adjoining a public transport corridor, whilst providing a variety of unit types and mixed tenures for all, in a high-quality, vibrant community setting.

### **6.1.2 Land Use Zoning & Surrounding Uses**

Under the Fingal County Development Plan 2017-2023, the subject site is zoned Objective ‘TC – Town and District Centre’, and as such it seeks to:

*“Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities.”*

The vision for this objective seeks to *“maintain and build on the accessibility, vitality and viability of the existing Urban Centres in the County; develop and consolidate these Centres with an appropriate mix of commercial, recreational, cultural, leisure and residential uses, and to enhance and develop the urban fabric of these Centres in accordance with the principles of urban design, conservation and sustainable development”*. Furthermore, *“Retail provision will be in accordance with the County Retail Strategy, enhance and develop the existing urban fabric, emphasise urban conservation, and ensure priority for public transport, pedestrians and cyclists while minimising the impact of private car based traffic.”*

The Development Plan states that, *“in order to deliver this vision and to provide a framework for sustainable development, Urban Centre Strategies will be prepared for centres in accordance with the Urban Fingal Chapter objectives.”*

The proposed residential development and retail unit are permitted in principle under Zoning Objective TC. The proposal is compatible with the established residential character of the surrounding area and is in accordance with the zoning objective and the necessary social and physical infrastructure for the area as it will reinforce the residential character of same. The principle of residential development has been established on the subject lands noting the previously granted permissions (Reg. Ref. F16A/0268 and Reg. Ref. F16A/0605) and would also support the previously approved retail convenience development and office development on adjoining lands.



Fig. 18 – Land Use Zoning Map (Application Site outlined in black)

### 6.1.3 Sustainable Neighbourhoods & Community

As stated in the Development Plan, there are several characteristics that attractive places have in common and which contribute to the creation of sustainable communities and urban design for residential developments. These characteristics are as follows:

- *“Include a range of facilities focused in a consolidated area with a critical mass of attractions and make best use of the already established investment in the built environment; these attractions include a mix of shops as well as a wide range of financial, professional and government services together with cultural, entertainment and leisure facilities.*
- *Include a thriving local residential population which adds to the vitality and vibrancy of the area as it ensures activity outside of standard retail and office opening hours.*
- *Are easily accessible by a range of transport modes including cycling and walking, have sufficient good quality short stay car parking close to the core area, have good transport linkages within the centre, and have efficient arrangements for delivery of goods.*
- *Present an attractive amenity in terms of the built environment and streetscape, streets and public spaces which are considered clean and safe, and have a sense of local identity and character, all of which greatly enhances the attraction of the centre.*
- *Have the vision and mechanisms in place to build on these existing assets, can overcome problems, adapt to both market and consumer needs and can secure appropriate and necessary improvements where required.*
- *Encourage and facilitate sustainable lifestyles and livelihoods.”*

It is submitted that the proposed development at Donabate is consistent with these criteria, as it incorporates 1 no. retail unit and is situated within an area which will have a critical mass to support public transport with a mix of commercial development already permitted immediately adjoining the

subject lands including 1 no. convenience foodstore (which could accommodate an Aldi/Lidl/Supervalu, etc.), 4 no. retail/commercial units, 1 no. café and 1 no. restaurant within a public plaza development as well as a permitted office development. It is important to mention that there is a range of facilities in the immediate vicinity of the subject lands and this is in conjunction with existing facilities within the town centre including community facilities, sports clubs, etc. For further information in this regard, please refer to the enclosed Community and Social Infrastructure Audit, prepared by Downey Planning, which provides detailed information and assessment on the existing infrastructure currently serving Donabate.

In addition to the above, the lands are easily accessible by a range of transport modes including train and bus with cycling and walking also a key consideration of the proposed development.

#### **6.1.4 Movement & Transport**

As noted within the Development Plan, the integration of land-use and transport involves locating trip intensive land uses (such as high-density housing, offices, and comparison retail) near high capacity public transport (such as DART, Metro, Luas, and Bus Rapid Transit). Allowing higher density development to occur along public transport corridors increases the number of people within the walking catchment of the public transport service, which in turn increases the patronage of the service, and leads to an increase in its financial and economic viability and positive environmental impact. In this instance, the proposed development provides for a high density residential development immediately adjoining Donabate Train Station in accordance with policies set out within the Development Plan. The completion of this area of Donabate town centre will ensure walking and cycling are viable options for the community, with the area also very well served by existing public transport infrastructure all of which will ensure that the future population utilise sustainable public transport and active travel options rather than car transport.

The proposed development at Donabate is consistent with the pertaining policy objectives. The policy objectives are outlined in further detail within the Statement of Consistency which sets out the proposed development's compliance with the movement and infrastructure strategy.

#### **6.1.5 Development Management Standards**

Table 12.2 of the Fingal County Development Plan 2017-2023, sets out the adequate room sizes and spaces which should be provided for residential apartment developments. It can be seen that the proposed accommodation meets that of what is required under Table 12.2 of the Fingal County Development Plan 2017-2023. Please refer to the floor plan drawings prepared by Downey Architecture enclosed with this application which clearly delineates that the proposed units comply with the Development Plan standards.

#### **High-Quality Urban Design**

It is the policy of the Council to ensure all development is of a high-quality design and promotes the achievement of accessible, safe and sustainable built and natural environments, which reflect the special character and heritage of the County and its varied townscapes and landscapes. The 12 Urban Design criteria identified in the '*Urban Design Manual – A Best Practice Guide*' should be applied to all developments as per Objective DMS03 of the Development Plan, which states:

**Objective DMS03:** *“Submit a detailed design statement for developments in excess of 5 residential units or 300 sq. m of retail/commercial/office development in urban areas. The design statement is required to:*

- *Explain the design principles and design concept.*
- *Demonstrate how the twelve urban design criteria (as per the 'Urban Design Manual - A Best Practice Guide') have been taken into account when designing schemes in urban areas. Each of the twelve criteria is of equal importance and has to be considered in an integrated manner.*
- *Outline how the development meets the Development Plan Objectives, and the objectives of any Local Area Plan, Masterplan, Urban Centre Strategy, Framework Plan or other similar Plan affecting the site.*
- *Include photographs of the site and its surroundings.*
- *Include other illustrations such as photomontages, perspectives, sketches.*
- *Outline detailed proposals for open space and ensure the provision of open space is designed in from the beginning when designing a new scheme.*
- *Outline a detailed high-quality open space and landscape design plan including specifications, prepared by suitably qualified professionals.*
- *Outline how Green Infrastructure integrates into the scheme.”*

In accordance with the aforementioned objective, an Urban Design Statement has been prepared by Downey Architecture which sets out the proposed development's compliance with the 12 Urban Design criteria and how the proposed development accords with the requirements of Objective DMS03. For further information in this regard, please refer to the enclosed Urban Design Statement.

#### Dwelling Mix

The Development Plan states that the dwelling mix in any residential scheme should provide a balanced range of dwelling types and sizes to support a variety of household types. In this regard, the proposed development provides for a mix of one bed apartments, two bed apartments and three bed apartments providing for a mix of units in accordance with the Development Plan and indeed the mix requirements as set out within the *'Design Standards for New Apartments Guidelines for Planning Authorities'*.

#### Density

The Development Plan provides that the number of dwellings to be provided on a site should be determined with reference to the *'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities'* (2009). As a general principle and to promote sustainable forms of development, higher residential densities will be promoted within walking distance of town and district centres and high capacity public transport facilities. In this regard, the proposed development provides for a high-density development of 124 units per hectare within the town centre immediately adjoining a public transport corridor and therefore accords with the density requirements of both the Development Plan and national guidelines.

### Apartment Developments

The ‘*Design Standards for New Apartments Guidelines for Planning Authorities*’ have superseded the design standards for apartments as set out in the Development Plan. In this regard, An Bord Pleanála noted at the Stage 2 meeting that the 33% standard would apply. Notwithstanding this, the proposed development provides for 53% dual aspect units, which is also in accordance with Objective DMS20 of the Development Plan.

The apartment floor areas are also in accordance with the ‘*Design Standards for New Apartments Guidelines for Planning Authorities*’ as set out in the enclosed Urban Design Statement prepared by Downey Architecture. Please refer to the enclosed report for full details on the proposed development’s compliance with standards for apartment developments.

### Daylight, Sunlight and Overshadowing

Objective DMS30 of the Development Plan requires that all new residential units comply with the recommendations of ‘*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*’ (B.R.209, 2011) and B.S. 8206 ‘*Lighting for Buildings, Part 2 2008: Code of Practice for Daylighting*’ or other updated relevant documents. In this regard, the applicant engaged Ronan Meally Consulting Engineers to prepare a Daylight, Sunlight and Overshadowing report for the proposed development which confirms that the proposed development complies with the aforementioned guidelines and accords with the proper planning and sustainable development of the area.

### Refuse Storage and Bins

The proposed development provides for a refuse storage area within the basement of the proposed development and are situated in enclosed spaces ensuring that refuse storage and bins are in accordance with Objective DMS36 of the Development Plan.

### Landscaping and Open Space

The proposed residential development has been designed to ensure that the local community and general public have access to the open space proposed for the subject lands, with permeability and connectivity being key design objectives throughout the evolution of the proposed scheme. This is further acknowledged within the numerous pedestrian links provided in a north-south and east-west direction throughout the site.

As stated within the Development Plan in relation to all developments with a residential component, Objective PM52 indicates:

*“Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.”*

The public open space requirement for the proposed development is therefore considered to be c.0.65 hectares. It is important to note that there is significant public open space in Newbridge Demesne located across the subject site and given the nature of the lands within the town centre and

surrounded by constructed and permitted developments, Class 1 public open space is not proposed. However, 4,645 sq.m. of communal/semi-public/public open space is proposed to serve the proposed development and existing built environment.

As part of the landscape scheme for the proposed development, a playground is proposed and clearly demarcated on the enclosed landscape architecture drawings in accordance with Objective DMS75 of the Development Plan and the ‘Sustainable Urban Housing: Design Standards for New Apartments’ Guidelines. The proposed playground is located in the north eastern corner of the proposed development within the pocket park, contributing to the amenity value of the scheme.

Communal open space is a critical environmental resource as a ‘breathing space’ and for meeting the amenity needs of residents. In this regard, communal open space has been provided throughout the scheme for the enjoyment of future residents of the proposed scheme, as well as the local community.

In terms of private open space, the Development Plan states that: *“Private open space associated with apartments and duplexes is important to ensure a suitable level of amenity for occupiers. Balconies and terraced areas are the primary form of private open space for apartment and duplex type schemes. Whilst private and communal amenity space may adjoin each other, there should generally be a clear distinction with an appropriate boundary treatment and/or a ‘privacy strip’ between the two”*. All apartment units comprise adequately sized balconies or patios/terraces, all of which have been designed in accordance with the pertaining quantitative and qualitative standards. Ground floor private terraces/balconies will be screened by a planted buffer zone to ensure that residential amenity is protected while enhancing the public realm and creating a safer environment for residents and visitors.

It is submitted that the Landscape Masterplan for the proposed residential scheme is in accordance with the pertaining policies and standards regarding landscape and open space. For further information in this regard, please refer to the enclosed landscaping plans and associated detailed proposals prepared by Downey Landscape Architecture, the enclosed Statement of Consistency prepared by Downey Planning, and the Architectural/Urban Design Statement prepared by Downey Architecture.

### Childcare Facilities

The provision of childcare facilities is considered an important factor for economic and social wellbeing. The Council will seek to facilitate the provision of childcare facilities in appropriate locations throughout the County and may require their provision in accordance with the DoEHLG ‘Childcare Facilities Guidelines for Planning Authorities’ (2001). The following objective of the Development Plan pertains to the proposed development:

**Objective PM76:** *“Require as part of planning applications for new residential and commercial developments that provision be made for appropriate purpose-built childcare facilities where such facilities are deemed necessary by the Planning Authority.”*

A Childcare Provision Assessment Report has been prepared by Downey Planning and submitted with this planning application which demonstrates that there is sufficient capacity within Donabate to cater for the proposed apartment development. It is considered that given the demographics of the area

within which the subject site is located, as well as the current characteristics and trends as per data from the CSO results, the childcare facilities survey and the potential demand generated by the proposed scheme, the proposed residential development would not warrant the construction of a childcare facility on site and thus the omission of a crèche facility from within the proposed residential scheme is considered to be justified in this instance.

The subject site is located in an area with 13 no. registered childcare facilities in proximity to the site (Fig. 16) which show available places (i.e. 8 no. available spaces overall) and a maximum potential capacity of 332 no. spaces. Additionally, there are two granted permissions for childcare facilities under Reg. Ref. F17A/0108 (previously granted under Reg. Ref. F12A/0086) and Reg. Ref. F17A/0373 which would be able to accommodate a maximum of 60 no. children in each permitted facility, resulting in the provision of an additional 120 no. childcare spaces for the subject area. Alongside the overall available capacity within the area there is a total available capacity of 128 no. childcare spaces. This is considered to be sufficient to cater for the proposed development.



**Fig. 19 – Childcare Facilities Map**

In light of the above, it is submitted that given the current provision of childcare facilities in the area, coupled with the permitted facilities to be constructed, the proposal is consistent with the Childcare Facilities Guidelines and the requirements set out in the Fingal County Development Plan 2017- 2023. For further information in this regard, please refer to the enclosed Childcare Provision Assessment Report prepared by Downey Planning.

### Car and Bicycle Parking Standards

Table 12.9 of the Development Plan sets out the car parking standards for the proposed development. Notwithstanding the above, car parking requirements in the *'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities'* require 1 no. car parking space per apartment unit. The Guidelines note that in suburban/urban locations served by public transport or close to town centres or employment areas and particularly for housing schemes with more than 45 dwellings per hectare net (18 per acre), planning authorities must consider a reduced overall car parking standard and apply an appropriate maximum car parking standard.

In this regard it is submitted that a reduction in car parking spaces is justified in this instance, in particular given the accessibility and close proximity of the subject site to high quality and high frequency public transport. As such, it is considered that the provision of a total of 149 no. car parking spaces (144 no. spaces at basement level and 5 no. spaces at surface level). Additionally, the proposed development provides for 20 no. electric vehicles (EV) charging points within the overall car parking provision, with the possibility of accommodating further EV charging points in the future. This is considered to be in accordance with the pertaining policies and standards.

As set out within Table 12.9 of the Development Plan, the requirements for bicycle parking indicate 1 no. bicycle space per apartment bedroom is required, which is in accordance with the standards set out in the *'Design Standards for New Apartments Guidelines'*. The proposed development provides for 320 no. bicycle parking spaces (300 no. spaces at basement level and 20 no. spaces at surface level), all of which are directly accessible from the public road and in a secure location, and is therefore in accordance with the pertaining standards.

Please refer to the enclosed Transportation Assessment Report prepared by NRB Consulting Engineers for further details on the proposed car parking and bicycle parking to serve the proposed development.

## **6.2 Donabate Local Area Plan 2016**

The Donabate Local Area Plan 2016 (LAP) *"proposes to establish a framework for the planned, coordinated and sustainable development of undeveloped lands zoned Objective RA"*. The site is not one of the residential sites identified in the Donabate LAP, however it is in the heart of Donabate and the overall vision for the LAP applies to this site. The LAP aims to *"promote the development of new housing which delivers integrated, balanced communities and provides a sustainable social mix. It is envisaged within this LAP both the traditional and more innovative models of accommodation be provided in a contemporary style."*

The LAP contains an *Independent Study of the Community Needs of Donabate Peninsula* and sets out the existing facilities and what is required. The proposed development will contribute positively to the existing community at Donabate and will benefit existing and future residents. Community and social infrastructure are a strong focus of the LAP. For further information in this regard, please refer to the enclosed Community and Social Infrastructure Audit Report.

The proposed development provides for a high density residential scheme adjoining a public transport corridor. The design of the proposed scheme has taken cognisance of the character of the area and its heritage and is considered to integrate well with same, as well as with the permitted environment

surrounding the site. The proposed development also provides for high-quality open space areas including a playground for the enjoyment of local residents, thus contributing to the existing range of amenities surrounding the site. o the open space within the area.

The scheme has been subject to feasibility studies and provides improved permeability for the area, and supports sustainable modes of transport with the provision of bicycle parking, Electric Vehicles charging points for residents of the proposed development, and public realm improvements that encourages pedestrian and cycle accessibility to Donabate Train Station and village, thus enhancing the pedestrian and cycling environment of the surrounding area.

Therefore, it is considered that the proposed development complies with the pertaining policies and standards and is in accordance with the proper planning and sustainable development of the area.

## **7.0 Appropriate Assessment Screening**

An Appropriate Assessment Screening Report has been carried out by Padraic Fogarty of Openfield Ecological Services. Given the nature of the project and implementation of best practice construction measures particularly in relation to protection of water quality, it is concluded that there will be no negative impacts on the qualifying interests or species of any Natura 2000 site within a 15km radius of the proposed development at Donabate. The proposed development at Donabate, either individually or cumulatively in combination with the other identified plans and projects, will not adversely affect the integrity of any Natura 2000 site. Thus, there will be no impact on SACs and SPAs / Natura 2000 sites, as confirmed by Padraic Fogarty, ecologist. For further information in this regard, please refer to the Appropriate Assessment Screening Report which is submitted with this application.

## **8.0 EIA Screening**

An EIA Screening Report has been prepared which has assessed the potential impact of the proposed development on the environment. The proposed development is 'sub-threshold' for a mandatory EIA, i.e. 144 no. residential units on a site of 1.16 hectares, but has been fully screened for potential significant effects on the environment in accordance with EIA Directives. Following this screening assessment, it is considered that there will be no likely significant effects on the environment arising from the proposed development. The application site is an existing brownfield site. It is proposed to provide new connections to existing public mains in the area, with also the introduction of SuDS design proposals. Any potential impacts will be of a temporary nature during the construction phases of the development and mitigation measures will be fully implemented on site in accordance with best practice and the approved Construction Management Plan and Construction Demolition Waste Management Plan for the scheme. In light of the above, it is considered that an EIA is not required for the proposed development. For further information in this regard, please refer to the enclosed EIA Screening Report prepared by Downey Planning.

## **9.0 Management Company**

The proposed development is proposed to be privately managed and maintained by a Management Company. The only area that is to be taken in charge is the existing public path which was agreed with Fingal County Council. The remainder of the development will be maintained by a private management company.

The Management Company will in turn appoint a property management company to look after the common area and estate of the development. The Management Company, in conjunction with the applicant, will establish a Property Management Plan prior to the occupation of the proposed development to provide a framework for the ongoing planned preventative maintenance and buildings refurbishment over time.

The purpose of this management company will be to establish a controlling entity that will assume ownership over the development post construction phase. This will ensure the estate common areas, public realm and shared areas of the development are retained as the legal responsibility of this Management Company. The Management Company will ensure:

- The implementation of a maintenance regime, establish and manage the operational budget for service charges, and overall running and maintenance costs including the establishment of sinking and reserve funds;
- Any contracted service provider or supplier is reputable and, where relevant, fully qualified and adequately insured, and will act in a professional and courteous manner whilst at the development;
- Lost fobs and/or any other access tools into the apartment blocks or basement are replaced as soon as possible after notification, and that all lost fobs/other access tools are cancelled immediately on notification to minimise the risk of use by non-residents.
- House rules are set and enforced for the benefit of residents and neighbours.
- Maintenance cleaning contractors will maintain a good quality living environment within all communal areas of the development, including the community room, community/sports hall, stair-cores and lift lobby areas. All entry/egress points will be inspected and cleaned regularly by the housekeeping team, and will be further supported by specialist contractors, where required. Careful attention has been taken in the choice of proposed finishes to ensure that they are hard wearing and retain their appearance.
- The development will have a comprehensive CCTV installation. The Management Company will monitor and store securely recorded video data of all activity in and around the development, for access should it be required.
- The Management Company will manage bicycle parking areas, maintaining same to a high quality.
- The Management Company will also implement a waste management plan. There is adequate bin store provision provided in the basement. In order to comply with legislation and best practice the Management Company will provide for waste streams including food waste, dry mixed recyclable material and residual waste which will set out the days and frequency of collection for the various waste types. Waste streams will be collected by separate vehicles. Bins will be removed from the bin stores, waste loaded onto the trucks and returned when finished. Bins should not be left on the road for any undue time. As part of the final Management Plan it will be arranged for the bins to be chemically cleaned at least once a year

and more often as required. It will be part of the remit for the janitor to ensure that the bin stores are kept in a presentable condition and that any hazards are dealt with without delay. Vermin control will be contracted to an accredited contract service provider who will provide 6 service visits annually.

- The Management Company will also maintain the communal open spaces. Grounds maintenance of all open space areas will be carried out by the property maintenance team and/or external specialist contractors, whose duties will include regular checks and cleans, sweeping and litter/rubbish removal, and seasonal gardening.

The Management Company will establish a robust Management Plan prior to the occupation of the units and will maintain to the highest quality both the proposed buildings and the external open spaces. The Management Plan will be available for all future residents to review and will be implemented strictly to ensure a high quality and standard of living for future residents.

## **10.0 Conclusion**

This Planning Report has been prepared to accompany a planning application to An Bord Pleanála for a residential development on lands at Turvey Avenue, Donabate, Co. Dublin.

The proposed development consists of 144 no. apartment units (26 no. 1 beds, 100 no. 2 beds and 18 no. 3 beds) in 3 no. apartment blocks, all units with private terraces/balconies. The proposed development provides for 149 no. car parking spaces (144 no. spaces at basement level and 5 no. spaces at surface level to serve the proposed retail unit), as well as bicycle and motorcycle spaces. This is in accordance with National Guidelines and indeed with the Development Plan requirements for residential developments on town centre zoned lands.

The design of the proposed scheme has been the subject of a full analysis/feasibility study of the proposed site and its surrounding landscape and it is considered that the proposed development represents a high-quality design whilst optimising the appropriate use of the site. Furthermore, the proposed development represents an opportunity to deliver a high-quality residential development at this strategic location within Donabate, adjacent to high-quality public transport and a wide range of existing social, community and physical infrastructure, which will help meet the ever-increasing demand for residential accommodation in the Greater Dublin Area.

The proposed development comprises a high-quality scheme of an appropriate scale and of a sustainable residential density reflective of its strategic location along a busy public transport route into Dublin City. The Statement of Consistency which accompanies the application demonstrates that the proposed development complies with the relevant national, regional and local planning policy. Please refer to the enclosed Statement of Consistency which sets out the justifications for the proposed development. Furthermore, the proposal will provide for an effective, efficient, sustainable use of what is a brownfield site in a highly accessible location. The nature, form and extent of the proposed development has been informed and guided by pre-application consultations with the pertaining Planning Authority and internal departments and the pre-application consultation with An Bord Pleanála.

The proposed apartment units meet the requirements of Fingal County Council and fully comply with Table 12.2 of the Fingal County Development Plan 2017-2023. All unit types proposed meet the minimum gross floor areas required and meet the aggregate living room, living areas, bedroom areas and storage areas required. Please refer to the accompanying drawings/schedule enclosed with this planning application for a full breakdown of living standards for each unit type. The delivery of 144 no. apartment units at this location would add to the sense of community in the area, would represent an appropriate and sustainable land use, and would provide for an appropriate use on an otherwise underutilised site. Please also refer to the Urban Design Statement prepared by Downey Architecture which demonstrates the proposed development's compliance with Objective DMS03 of the Fingal Development Plan 2017-2023.

It is submitted that the proposed development is in accordance with the proper planning and sustainable development of the area in which it is located as expressed in national, regional and local planning policy and Guidelines issued under Section 28 of the Planning and Development Act, 2000 (as amended), and it is submitted to the Board that the proposed development at Donabate is in accordance with the proper planning and sustainable development of the area.