



An  
Bord  
Pleanála

**Case Reference:  
ABP-305919-19**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 344 no. residential units (212 no. houses & 132 no. apartments), creche and all associated site works.**

**Clonminch, Clonminch Road (R443), Tullamore, Co. Offaly.**

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.

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.

**1. Core Strategy and Phasing**

Further consideration of the Core Strategy for the County and Tullamore town and its environs and a clear justification for the release of the subject lands at this time having regard to the development plan provisions in particular the local planning policies and objectives regarding the phasing and release of masterplan lands. Consideration should be given to policy TTEP 04-01 regarding the

implementation of a sequential approach and further elaboration of how the release of lands within Phase 1 could be considered to consolidate the urban form at this location and realises the aims of the core strategy set out in section 3.2 of the adopted Variation No. 2 to the Tullamore Town Environs Development Plan 2010-2016.

Where it is proposed to develop on lands identified as Phase 3, a clear rationale/justification should be provided which considers, inter alia, national and local policies in particular the role of Tullamore as set out in the Regional Spatial and Economic Strategy and the inter-dependency of each of the nodal areas identified in the Tullamore Southern Environs Masterplan and the suitability of the release of such lands at this stage. Where the proposal is considered to materially contravene the Tullamore development plan then a statement should be submitted indicating why, in the prospective applicant's opinion, permission should nonetheless be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000 as amended.

Consideration should also be given to the infrastructural constraints that currently exist and the timing of upgrades to water and waste water networks and treatment plants as proposed and how this may impact on the realisation of the development. Consideration of this issue should be given in the context of the provisions of the core strategy and phasing arrangements.

## **2. Masterplan for the Eastern Node**

Further consideration of the proposed masterplan for the eastern node as it pertains to the delivery of the specific objectives contained in Chapter 4 of the Tullamore Town and Environs Plan 2016. Consideration/further elaboration should be given to the location, delivery and timing of inter alia, road infrastructure upgrades including the bridge crossing to the north, school site and neighbourhood facilities. The masterplan for the Eastern Node should contain indicative layouts to ensure any future proposals by individual landowners within this area are consistent with the principles and vision set out in the Masterplan

and that the interface of any proposals with, inter alia, the railway line and neighbourhood lands are well-considered.

Details of any engagement including any further collaboration with statutory consultees, prescribed bodies or other interested/affected parties in respect of the masterplan plan lands should be provided so as to demonstrate how the proposed masterplan for the Eastern Node satisfies the requirements of the development plan in this regard.

Further consideration of these issues may require an amendment to the documents and/or design proposals.

### **3. Urban Design Response, Layout and Density**

Further consideration and/or justification of the documents as they relate to the rationale for the proposed residential layout, architectural form and urban design response with particular regard to the creation of distinct neighbourhood areas within the overall site and the wider Eastern Node Masterplan lands.

Consideration should be given to how the proposed layout creates active and aesthetically pleasing urban street frontages with a sense of enclosure and how the proposed elevational treatments respond to the site context creating focal points within the scheme. Consideration should also be given to the interface of the development site with the adjoining neighbourhood lands to ensure a coherent and qualitative design response.

Further consideration of how the layout, future connections and access arrangements are consistent with the principles of Design Manual for Urban Roads and Streets should be provided. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

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#### **4. Green Infrastructure**

Further consideration and/or justification of the documents as they relate to the consideration of Green Infrastructure and the provision and arrangement of green corridors and public open space within the development lands and the wider masterplan lands in the Eastern Node including accessibility for pedestrians and cyclists and provision of optimal passive surveillance to these areas.

Further consideration should be given to the proposed landscaping plan and the hierarchy, function and usability of public open spaces including the use/linking of green corridors throughout the scheme. All proposed SUDs features should be clearly identified on a site layout plan with proposals as to how the features will enhance/contribute to a sense of place. Computer Generated Images and cross-sections should be submitted to show changes in levels and inter alia, the interface of boundary treatments and SUDs to public open spaces/streetscape.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A contextual layout plan which indicates the layout of adjoining developments, photomontages and cross section at appropriate intervals for the proposed development including details of how the proposed development interfaces

with contiguous lands in particular the rail-way line to the north and existing residential developments.

2. All existing utilities that may traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
3. A construction waste management plan should be provided.
4. A Building Life Cycle Report as per Section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities 2018.
5. A phasing plan for the proposed development which has particular regard to the provision of the strategic infrastructure identified in the Tullamore Southern Environs Masterplan as it relates to the development site and surface water management.
6. A site layout plan indicating all areas to be taken in charge.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. The Minister for Culture, Heritage, and the Gaeltacht
3. The Heritage Council
4. An Taisce – the National Trust for Ireland
5. Transport Infrastructure Ireland
6. Iarnród Éireann
7. Commission for Railway Regulation
8. County Offaly Childcare Committee

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Tom Rabbette

Assistant Director of Planning

January, 2020