



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300156-17

Proposed Development: 10-year permission for construction of 262 no. residential units, 8 no. commercial units, a crèche and a civic space, the future use of land for a community/innovation hub facility, the laying-out of internal roads and footpaths and all associated site and infrastructural works.
Bullford, Kilcoole, Co Wicklow.

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.

Roads, Proposals and Layout

1. Further consideration should be given in the documents as they relate to the rationale and design of the proposed site junctions to access the proposed development. This further consideration should justify the site access strategy, indicate the trip generation and design capacities at the junctions, and clearly indicate the proposed junctions' layout. All works required in the

public realm to facilitate the necessary upgrade to both junctions should be clearly indicated in the documents and the prospective applicant should indicate how these works are to be delivered. The prospective applicant is advised to have further consultations with the Local Authority in relation to these matters. Further consideration should also be given in the documents as they relate to the design of the internal access roads particularly the proposed east-west link road which traverses the subject site and to the provision of a cyclepath/walkway adjacent the route of the east-west link road. Regard should be had to the Design Manual for Urban Roads and Streets. The further consideration of these issues may require an amendment to the documents and/or design proposals.

2. Further consideration should be given in the documents as they relate to the orientation and design of the proposed civic plaza and community building proposed to address same. The further consideration of these issues may require an amendment to the documents and/or design proposals.

Wastewater Infrastructure

3. Further consideration should be given in the documents as they relate to the connection of the proposed development to the Kilcoole Wastewater Treatment Plant. The prospective applicant is advised to consult with Irish Water in relation to the strategy to be adopted concerning water supply and wastewater treatment for the development. The further consideration of these issues may require an amendment to the documents and/or design proposals.

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 detailed Cultural Heritage Assessment which addresses the concerns outlined by the Department of Culture, Heritage and the Gaeltacht in the correspondence received by An Bord Pleanála on 28 November, 2017 (attached).
2. Detailed design of proposed surface water management system proposed including attenuation proposals.
3. A Flood Impact Assessment that should address, inter alia, flooding downstream of the site.

4. A detailed phasing plan for the proposed development should be provided.
5. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.

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:

- The Minister for Culture, Heritage and the Gaeltacht (for archaeological heritage protection and nature conservation)
- The Heritage Council
- An Taisce
- Inland Fisheries Ireland
- Irish Water
- Transport Infrastructure Ireland

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 An Bord Pleanála, 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.

Tom Rabbette
Assistant Director of Planning
December, 2017