



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300548-18

**Proposed Development: 263 no. units and associated site works.
Site adjacent to "The Paddocks", Grantstown,
Waterford City.**

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. Residential Density

Further consideration is required with respect of the documentation relating to the residential density of the site. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') as they refer to Outer Suburban Greenfield sites. Particular regard should be had to the need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to Waterford City Centre and to the

established social and community services in the immediate vicinity. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density, residential mix and layout of the proposed development.

2. Surface Water Network

Further consideration/clarification of the documents as they relate to the surface water drainage infrastructure network serving the proposed development and any proposed upgrades. The documentation at application stage should clearly indicate the nature of the existing constraints, the proposals to address the constraints and the timelines involved in addressing these constraints relative to the construction and completion of the proposed development. Specific clarification of any off-site infrastructure proposals as they relate to surface water management should be addressed. In addition, regard should be had to the design and use of Sustainable Drainage Systems (SuDS) within the site in the context of the advice provided by 'The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009' and its appendices. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to the surface water management of the proposed development.

3. Appropriate Assessment

Further consideration/clarification of the documents as they relate to the potential effects on nearby Natura 2000 sites with regard to their conservation objectives, in particular potential effects associated with any surface water proposals to serve the proposed development. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the proposed development.

4. Road Layout

Further consideration of documents as they relate to the proposed street hierarchy of the overall lands and the provision of pedestrian/cyclist connections to the wider neighbourhood, specifically to the south east and south west. Particular attention should be given to the design considerations and width of local streets and street hierarchy generally. In addition, greater consideration of the design approach to retaining walls and appropriateness of the road alignment in the northern portion of the site and illustrated by section B-B, drawing number PP-06 entitled 'site sections'. All works required in the public realm to facilitate the upgrade to the junctions on the Williamstown Road should be clearly indicated in the documents and the prospective applicant should indicate how these works are to be delivered. 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. Additional photomontage images and a series of drawings, specifically cross sections at appropriate intervals to illustrate the topography of the site, showing proposed and existing dwellings and interactions with landscape elements. Attention should be drawn to the impact of retaining walls and road profiles. Drawings should be appropriately scaled and rendered in colour. Site sections should be clearly labelled and located on a layout 'key' plan.
2. A site layout plan indicating pedestrian and cycle connections through the adjoining residential developments to transport modes (bus stops) and community facilities (schools) in the vicinity and practical design proposals to ensure and facilitate future access.
3. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development. In the event that a crèche facility is not proposed a detailed assessment of the existing and likely future provision of childcare facilities in the area and how these would meet demand.
4. A parking layout that reflects the most appropriate quantum of car parking provision for a suburban site and includes the details of convenient locations and facilities for bicycle parking.
5. A phasing plan for the proposed development.
6. A site layout that details areas 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 (nature conservation)
- The Heritage Council (nature conservation)
- An Taisce (nature conservation)

- Inland Fisheries Ireland
- Irish Water
- Waterford City and County 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.

Tom Rabbette
Assistant Director of Planning
February, 2018