



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300692-18

Proposed Development: 129 no. houses and a crèche.

Lands at Kilgarron Hill, North of the L1011, townland of Parknasilloge, Enniskerry, 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.

1. Further consideration is required as to how best to achieve appropriate levels of integration of development on the site with the rest of Enniskerry (i.e. the town and adjoining sites), including the provision of safe and convenient connectivity in particular for vulnerable road users, cyclists pedestrians, etc. In this regard consideration should be given to the current standard and nature of the Glenree Road, the absence of road frontage development and pedestrian facilities along the entire road frontage and the restriction on visibility at the bend to the south-west of the site. Further consideration is also required as to the provision of safe and convenient access to the crèche,

community centre and school site, including minimising traffic conflicts arising from parking and turning movements. This may require possible amendment to the documents and/or design proposals submitted.

2. Further consideration of the potential for development on the site to have effects on the adjacent SAC at Knocksink Wood, and whether the proposed development would be likely to have significant effects on this Natura 2000 sites which would require it to be subject to an appropriate assessment.
3. Further consideration as to the mix of housing types required to cater for the needs of the community as a whole, as well as a planning rationale for the proposed density of housing with regard to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009.
4. The provision of proper streets, roads and footpaths in accordance with the applicable standards set out in DMURS, including the standards for junctions, carriageways, footpaths and cycle facilities along local, low-speed streets set out at sections 4.3 and 4.4, having regard to the need to constrain vehicular speeds and create a safe and comfortable environment for vulnerable road users. This may require possible amendment to the documents and/or design proposals submitted.
5. Further consideration and a detailed planning rationale as to the proper configuration of uses upon the landholding, having regard to the absence of a statutory basis for the action area plan and the viability or otherwise of commercial development in the area. This should also have particular regard to the need for a proper treatment of the Glencree Road and frontage onto it to facilitate the expansion of the town, and to the constraints on development on the lower land in the north-eastern part of the site due the requirement for effluent to be pumped from there, with the consequent increased requirements for maintenance and the risks of failure in close proximity to the SAC at Knocksink Wood. This may require possible 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. Adequate information prepared with persons with suitable expertise as to the potential for the proposed development to effect the SAC at Knocksink Wood or any other Natura 2000 site which shall be in the form of an appropriate assessment screening report or a Natura Impact Statement as necessary to allow the board to fulfil its obligations under Part XAB of the Planning and Development Act, 2000, as amended, and the Habitats Directive.³
2. A report prepared by a suitably competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets, 2013.
3. A phasing scheme for any development.
4. A site specific flood risk assessment and details of proposals for the drainage of the site and the attenuation of surface water runoff, as well as details demonstrating the capacity of the receiving waters for stormwater effluent and of the wastewater treatment plant to cater for foul effluent from the proposed development.
5. Proposals for compliance with Part V of the planning act.

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 Department of Culture, Heritage and the Gaeltacht (in the interests of nature conservation)
3. The Heritage Council (in the interests of nature conservation)
4. An Taisce (in the interests of nature conservation)
5. Inland Fisheries Ireland (with respect to the adjacent watercourses and the Glencullen River)
6. The Wicklow County Childcare Committee

Rachel Kenny
Director of Planning
March, 2018