



An  
Bord  
Pleanála

**Case Reference:  
ABP-302493-18**

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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: 318 no. residential units (170 no. houses, 148 apartments/maisonettes) and all associated site works.**

**Knockboy, Waterford, Co. Waterford.**

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 Phase 2 Lands

Further consideration of the documents as they relate to the zoning of the site for Phase 2 residential development. This consideration, including a justification for any application for development, should have regard to, inter alia, the Waterford City Development Plan 2013 – 2019 as it relates to the phasing of residential development and, in particular, the quantum and location of Phase 1 lands within

the above-mentioned plan area which remain undeveloped. This consideration and justification should also have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) as it relates to the sequential approach and phasing.

2. Design, Layout and Unit Mix

Further consideration/justification of the documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the above-mentioned Guidelines and the Design Manual for Urban Roads and Streets. The matters of arrangement and hierarchy of streets; the creation of a defined urban edge connectivity with adjoining zoned lands; levels; provision of quality, usable open space and the creation of character areas within a high-quality scheme should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Sewerage and Surface Water Drainage/Appropriate Assessment

Further consideration/justification of the documents as they relate to the previously identified uncertainties regarding the adequacy of the sewerage and surface water drainage proposals for the development and the in-combination effects of sewage overflows from this and other developments in the area on the Lower River Suir Special Area of Conservation (Site Code 002137). Further consideration of this issue 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 site-specific Flood Risk Assessment that demonstrates the proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk.

- A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including associated 'Technical Appendices')
2. Additional photomontages and appropriately scaled site cross-sections at appropriate intervals which illustrate the topography of the site and which show proposed and existing residential units and their interactions with landscape elements. Attention should be drawn to the impact of retaining walls and road profiles. Site sections should be clearly labelled and identified on a layout 'key' plan.
  3. Ecological Survey of existing trees and hedgerows which clearly identifies all trees proposed for removal
  4. Archaeological Impact Assessment
  5. Details of the proposed open space within the site clearly delineating public, communal and private spaces and the interface between these areas; the usability of active open space and proposals for passive open space in the context of landscaping proposals
  6. Waste management details
  7. Details of pedestrian and cycle facilities connecting the proposed development with nearby centres, existing transport services and existing amenities and facilities.
  8. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority
  9. A report identifying demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
  10. A Building Lifecycle Report, as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018)
  11. A Childcare Demand Report outlining anticipated demand likely to be generated by the proposal and the capacity of existing childcare facilities in the vicinity to cater for such demand.
  12. The information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018

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:

- Waterford County Council
- Department of Culture, Heritage and the Gaeltacht
- The Heritage Council
- An Taisce
- Inland Fisheries Ireland
- Irish Water
- Transport Infrastructure Ireland
- Waterford 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 2018 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**  
**31<sup>st</sup> October 2018**