



An
Bord
Pleanála

**Case Reference:
ABP-302892-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 185 no. residential units (167 no. houses and 18 no. apartments).

Lands at Kilgarron Hill, north of the L1011, Townland of Parknasilloge, Enniskerry, 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 and a detailed planning rationale as to the proposed location of the residential development and crèche on the landholding and the configuration of the other uses having regard to the uses outlined in the Action Area Plan for the lands as included in the Bray Municipal District Local Area Plan 2018-2024. Further consideration is also required as to the provision of connectivity to the proposed enterprise, community centre and school sites. This

may require possible amendment to the documents and/or design proposals submitted.

2. Further consideration of documents as they relate to the density in the proposed development, specifically in relation to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) as they refer to small towns and villages and to net density at Appendix A. 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 site is served by public transport and its proximity to established social and community services in the area. Furthermore, further consideration of documents as they relate to the mix of housing types, particularly in respect of two-bed units, is required to cater for the needs of the community as a whole. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

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. A detailed report outlining the proposed connectivity works to the public road and a detailed design of same, the report should also detail who is going to undertake the works required and the timelines involved relative to the construction and completion of the proposed development.
2. A report that specifically addresses the proposed materials and finishes to the scheme and the requirement to provide high quality and sustainable finishes and details.
3. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

4. A report that addresses issues of residential amenity (both existing residents of adjoining properties and future occupants). The report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units.
5. A layout plan that details the location and appropriate quantity of bicycle parking spaces.
6. A plan of the proposed open spaces within the site clearly delineating public, semi-private and private spaces.
7. A phasing scheme for the proposed development
8. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority and which should include lands up to the boundary with adjoining holdings.
9. 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
10. Proposals for compliance with Part V of the Planning and Development Act 2000, as amended.

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. Irish Water
2. The Department of Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. An Taisce
5. Inland Fisheries Ireland
6. The Wicklow 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.

Rachel Kenny

Director of Planning

December, 2018