

An
Bord
Pleanála

Case Reference:

ABP-303291-18

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 429 no. dwellings (248 no. houses and 181 no. apartments), creche and all associated site works.

Farrankelly, Delgany, Greystones, 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/amendment of the documentation as they relate to the frontage along Priory Road, having regard to the change in the character and function of that road from a rural lane to a street within the urban area that is envisaged in the local area plan.

2. Further consideration of the documentation as it relates to the levels across the site and its impact on co-ordinating development with the remainder of the lands under the AAP6 zone that are outside the site, and on the treatment and use of private and public open space across the scheme development.
3. Further consideration/amendment of the documentation as it relates to the proposed buildings containing duplex apartments which should be sufficient to demonstrate that a proper relationship would be provided between the curtilage of those buildings and the adjoining land on all sides.

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 plan showing the net site area for the calculation of the density of the proposed development in accordance with Appendix A and section 5.11 of the 2009 sustainable urban residential guidelines. If the proposal departs from the provisions of the county development or local area plan in this regard the prospective applicant should have due regard to section 8(1)(a)(iv)(II) of the Planning and Development (Housing) and Residential Tenancies Act 2016.
2. A report demonstrating the provision of proper pedestrian and cycle links within the proposed development and to adjoining development and along public roads. The report should demonstrate compliance with the applicable guidance set out in DMURS. A taking in charge plan should be submitted which shows links to adjoining land up to the boundary of the site without any intervening strips.
3. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines,

including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.

4. A Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.
5. A phasing scheme for the development which would indicate how open space, and childcare facilities and access for the proposed housing would be provided in a timely and orderly manner.
6. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting. Proposals should also be submitted to ensure ongoing public access to the facilities on the active open space that could be incorporated into an agreement with the planning authority or a condition attached to a planning permission.
7. A draft construction management plan.
8. A draft waste management plan.

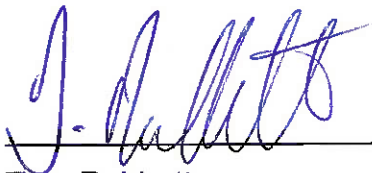
Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. National Transport Authority

3. The Minister for Culture, Heritage and the Gaeltacht, (in relation to archaeological and architectural heritage)
4. The Heritage Council (in relation to archaeological and architectural heritage)
5. An Taisce — the National Trust for Ireland (relation to archaeological and architectural heritage)
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.



Tom Rabbette

Assistant Director of Planning

21/02/2019