



An
Bord
Pleanála

**Case Reference:
ABP-303316-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 269 no. residential units (157 no. houses and 112 no. apartments) creche, community building and all associated site works.
Gibbet Hill and Gracedieu East, Gracedieu, 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. Design, Layout, Density and Unit Mix

Further consideration of 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 Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities, and the Design Manual for Urban Roads and Streets. In addition, the configuration of the layout, the change in

character and function of the Knockhouse Road from a rural local road to a street within the urban area and how the development including consideration of phasing arrangements contribute to the creation of a high quality urban extension to Waterford City should be given further considered.

Further consideration of documents as they relate to the residential density of the site and proposed phasing arrangements. 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'. Particular regard should be had to the need to develop at a sufficiently high density to underpin the efficiency of existing or planned public transport services and the need to ensure adequate choice in unit type and tenure for future residents within each phase of the subject development. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Connections, Access and Permeability

Further consideration of documents as they relate to the delivery and timing of road infrastructure upgrades in the wider area in particular the LIHAF road from which it is proposed to access the development lands and which is not included within the red-line boundary. Further consideration of how the layout, access arrangements and proposed vehicular, cyclist and pedestrian connections are consistent with the principles of Design Manual for Urban Roads and Streets. In this regard, the extent of works including pedestrian connections and continuity in the footpath network particularly along the Knockhouse Road should be clearly indicated. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

3. Public and Communal Open Space

Further consideration should be given to the design rationale/justification outlined in the documents as it relates to the public and communal open space provision particularly in the context of the disposition and usability of the public and

communal open space areas relative to the proposed housing units it is intended to serve. Details of public open space hierarchy, ease of access, the qualitative nature and passive surveillance to all open space areas should be further considered. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

4. Surface water management

Further consideration of documents as they relate to surface and storm water management for the development lands which it is proposed to connect into the LIHAF road management system. Regard should be given to the requirements of the Local Authority in respect of surface water treatment and disposal and SUDS measures proposed for the scheme. Further consideration of these issues 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. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous land-uses.
2. All existing watercourses and utilities that may traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
3. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).

4. A report identifying the 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.
5. A construction and demolition waste management plan.
6. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals having regard to sub-catchments within the scheme and Part V provision.
7. A site layout plan indicating all areas including open space to be taken in charge.
8. Relevant consents to carry out works on lands that are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.

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. Transport Infrastructure Ireland
3. Minister for Culture, Heritage, and the Gaeltacht
4. Heritage Council
5. An Taisce – the National trust for Ireland
6. Waterford City 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

February, 2019