



An  
Bord  
Pleanála

**Case Reference:**

**ABP303631-19**

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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: 162 no. residential units, creche and associated site works. Lands at Southern Cross Road, Bray, 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. Roads Proposals and Connections

Further consideration/justification of the documents as they relate to the strategy for roads and access to the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009 and the Design Manual for Urban Roads and Streets. In this regard, further consideration and/or justification should be had to the configuration of the proposed junction arrangement with the Southern Cross Road, the potential to provide a vehicular connection from the Southern Cross Road through to the Boghall Road

through Ard na Greine having regard in particular to the requirements of the proposed neighbourhood centre to serve the wider area, connections within the proposed residential development and public open spaces. Further consideration of these issues may require an amendment to the documents and/ or design proposals submitted.

## 2. Design, Layout, Open Space and Car Parking

Further justification/consideration of the development strategy as it relates to the interface of the site with the Southern Cross Road and any proposed road arrangement to the west of the site. In this regard, further consideration is required of the configuration of the layout particularly in respect of the nature and scale of the built form and the legibility and presence of blocks as they address the Southern Cross Road and any proposed road arrangement to the west in addition to the treatment of public open spaces so as to maximise natural surveillance, coherence of unit types proposed particularly in respect of the design of the proposed housing units, maximising the appropriate use of the site area and consideration of innovative car parking design so as to avoid large areas of surface car parking, internal permeability and connections within the site, boundary treatments and the avoidance of cul-de-sacs. 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. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings and privacy screening, the treatment of private amenity areas, commercial facades, landscaped areas, pathways, entrances and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development, avoiding blank facades and creating active frontages and corners.

The documents should also have regard to the long term management and maintenance of the proposed development.

2. A report which outlines the proposed community uses providing a balance between the community requirements and long term viability in terms of both uses and areas dedicated to same. The report should also outline how it is proposed to manage and maintain the space/s in the future.
3. A mobility management framework and car parking rationale for the proposed development which should have regard to existing public transport which serves the area.
4. Full and complete drawings including levels and cross sections showing the proposed relationship between the development and adjacent residential units, public pathways and interfaces with the public realm.
5. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018.
6. A life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
7. A site layout that details any areas to be taken in charge by the local authority.

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. National Transport Authority
2. Transport Infrastructure Ireland
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council
5. An Taisce — the National Trust for Ireland

6. Irish Water

7. 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.

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Tom Rabbette

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April, 2019