



An
Bord
Pleanála

**Case Reference:
ABP-303843-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 138 no. residential units, 24 no. 'step down/independent living' units and associated site works.
Crann Ard Estate, Fethard Road, Clonmel, Co. Tipperary.**

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 and Layout

Further consideration/justification of the documents as they relate to the layout of the proposed development, in particular the layout of Plot C, 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' (May 2009) and the 'Design Manual for Urban Roads and Streets' (March 2013). The

matters of arrangement and hierarchy of streets; configuration of the layout; connectivity with adjoining lands; provision of quality, usable open space and the creation of character areas within a high-quality scheme should be given further consideration. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Density

Further consideration/justification of the documents as they relate to the density in the proposed development, in particular in relation to Plot C. 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' (May 2009) in relation to such Outer Suburban/Greenfield sites. 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 proximity of the site to Clonmel and its established social and community services. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted relating to density and layout of the proposed development.

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 detailed phasing plan for the proposed development
2. A plan clearly detailing all existing public open space provision within the overall Crann Ard development, together with details of the open space proposed particularly in the context of the existing quantum of open space in the overall development. The plan should address the hierarchy of such spaces (existing and proposed), the nature/function of the proposed areas of open space, the need to provide surveillance of the open spaces, the usability of the active open

space and proposals for passive open space in the context of landscaping proposals.

3. Additional details in relation to surface water management for the site, having regard to the requirements of the Drainage Division as indicated in section 3 of the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with a Flood Risk Assessment specifically relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk.
4. Additional details and justification for the proposed development in relation to roads, access and circulation, having regard to the report of the Transportation Division of the planning authority as detailed in section 3 of their Opinion.
5. Cross-sections/CGIs/visualisations/contiguous elevations and any other information deemed relevant, showing the proposed development relative to existing residential development in the Crann Ard estate and on adjacent lands.
6. Ecological Survey of existing trees and hedgerows which clearly identifies all trees/hedgerows proposed for removal
7. Details of proposed materials/finishes
8. Waste management details
9. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority. Streets should be shown up to the boundary to facilitate future access, with the avoidance of any 'ransom strips'
10. A site layout plan and associated written details, in tabular form, which clearly outlines the planning history for the subject site and which indicates, inter alia, what permissions, or parts thereof, have been implemented to date

11. A Building Lifecycle Report, as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018)

12. A schedule of floor areas for all proposed units

13. Site Specific Construction and Demolition 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. The Minister for Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. An Taisce
5. Transport Infrastructure Ireland
6. HSE
7. Tipperary 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

,2019