

An
Bord
Pleanála

Case Reference:

ABP-304082-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 321 no. residential units, enterprise building and associated site works.

Land at Glenheron C, Charlesland, 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. Design and Layout

Further consideration/justification of the 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 above mentioned Guidelines and the Design Manual for Urban Roads and Streets. The matters of arrangement and hierarchy of streets; configuration of the layout; creation of a strong urban edge;

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. 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). Particular regard should be had to 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 Greystones 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.

3. Access

Further consideration/justification of the documents as they relate to the access arrangements to the proposed development, with particular regard to the proposed access directly off the Charlesland dual-carriageway in light of the opinion of the planning authority as expressed in section 3.8.2 of the planning authority Opinion to An Bord Pleanála, dated 24th April 2019. Justification should also be provided as to the non-provision of an access through the Seabourne apartment development, if applicable, given that this appears to be the preference of the planning authority from a traffic safety perspective. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted relating to access arrangements 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. Justification and rationale for the phasing and extent of development proposed, in particular in relation to the extent and phasing of proposed community/enterprise uses relative to residential uses, in the context of the provisions of the Greystones, Delgany and Kilcoole Local Area Plan 2013-2019 and the agreed Charlesland Action Plan (AP7) in relation to such matters.
2. A plan showing proposed pedestrian and cycle facilities connecting the proposed development with local schools, neighbourhood centre, public transport in the vicinity and areas of public open space.
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 3.9 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. Archaeological Impact Assessment.
5. 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 3.8 of their Opinion. In addition, a report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets.

6. Cross-sections/CGIs/visualisations and any other information deemed relevant, showing proposed development relative to existing residential development in the vicinity of the site.
7. Ecological Survey of existing trees and hedgerows which clearly identifies all trees/hedgerows proposed for removal.
8. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatment/s. The treatment of the ground floor apartments and interface with the public realm should also be addressed. 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. The documents should also have regard to the long term management and maintenance of the proposed development and should include for a Building Lifecycle Report, as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).
9. Waste management details.
10. 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'.
11. A schedule of floor areas for all proposed units.
12. Site Specific Construction and Demolition Waste Management Plan.
13. A report identifying 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.

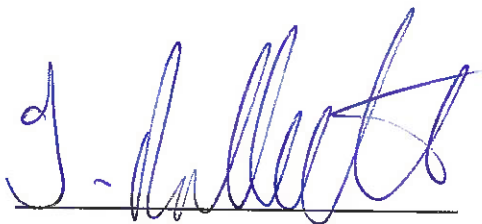
Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an

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. National Transport Authority
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.



Tom Rabbette

Assistant Director of Planning

 May, 2019

