



An  
Bord  
Pleanála

**Case Reference:  
ABP-304348-19**

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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: 10-year permission for 253 no. residential units (211 no. houses, 42 no. apartments), offices/shops, creche and associated site works. Bullford, Kilcoole, 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. Infrastructural Constraints**

Further consideration/clarification of the documents as they relate to water and wastewater infrastructure constraints in the network serving the proposed development, as set out in the report of Irish Water to An Bord Pleanála, dated 27<sup>th</sup> May 2019. The documentation at application stage should clearly indicate the proposals to address the issues raised therein including constraints, completion of same, the timelines involved in addressing the constraints relative to the construction

and completion of the proposed development and who will be carrying out any necessary works. (The prospective applicant may wish to satisfy themselves that an application is not premature having regard to the information sought above).

## **2. Unit Mix**

Further consideration/justification of the documents as they relate to the unit mix/typology in the proposed development, in particular the extent of three bed and larger residential units. This consideration and justification should have regard to, inter alia, the provisions of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' and accompanying 'Urban Design Manual' (May 2009), together with SPPR 4 of the Urban Development and Building Heights, Guidelines for Planning Authorities (December 2018). 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. Details which specifically and clearly address the concerns raised within previous reason for refusal ABP-302552-18 in relation to Natura 2000 sites, in particular the Murrough SPA and the Murrough Wetlands SAC in view of the sites' conservation objectives
2. Flood Impact Assessment
3. Phasing Plan and justification for need for 10 year permission, given the nature and scale of development proposed
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 Appendix B 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. 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)
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 schedule of floor areas for all proposed units
11. Site Specific Construction and Demolition Waste Management Plan

12. 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. Minister for Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. An Taisce
5. Transport Infrastructure Ireland
6. Inland Fisheries Ireland
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

Assistant Director of Planning

June, 2019