



An
Bord
Pleanála

**Case Reference:
ABP-304703-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 120 no. houses, creche and associated site works.
Mitchel Street, Thurles, 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 of Development

Further consideration of the documents as they relate to the design and layout of the proposed development with regard to national and local planning policy, in particular the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', the updated 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities', the 'Urban Developments and Building Heights Guidelines for Planning Authorities' and the National Planning

Framework. The prospective applicant should satisfy themselves that the proposed development provides the optimal urban design and architectural solution for this site and that it is of sufficient quality to ensure that the development makes a positive contribution to the character of the area over the long term. In this regard, the submitted documents should allow for further consideration of the following matters:

- 1) Provision of an urban rather than suburban response at the potential urban street/road frontage at the Bohernamona Road side of the development;
- 2) Provision of a satisfactory interaction with the public realm at the Mitchel Street, including an access that is in keeping with the existing character of the street and sympathetic to surrounding buildings;
- 3) The quantum of open space proposed, the surveillance of the open space, the usability of the active open space and proposals for passive open space in the context of landscaping proposals, to include consideration of the provision of open space and recreation land uses at the amenity zoned lands at the northern end of the site;
- 4) Connectivity and interaction with adjoining land uses and potential impacts on adjacent residential amenities;
- 5) The proposed roads layout to have a hierarchy and to be designed to reduce vehicular speeds in accordance with the provisions of DMURS;

The further consideration of these issues may require an amendment to the documents and/or design rationale submitted.

2. Pedestrian and Cycle Connectivity

Further consideration of the documents as they relate to the design and layout of the proposed development with regard to the provision of satisfactory pedestrian and cycle connectivity into and out of the site and through the site between Mitchel Street and Bohernamona Road, as well as pedestrian access to the amenity space at the northern end of the site, which will serve the wider area. The further consideration of this issue may require an amendment to the documents and/or design rationale 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. Rationale for proposed residential density and housing mix with regard to the provisions of the North Tipperary County Development Plan 2010 (as varied), the Thurles and Environs Development Plan 2009-2015 (as varied) and relevant national and regional planning policy including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
2. Phasing details to include:
 - Vehicular access from Mitchel Street and Bohernamona Road
 - Proposed pumping station and associated foul water infrastructure
 - Part V provision
3. Layout of areas to be Taken in Charge.
4. Landscaping proposals to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site; (ii) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces.
5. A site specific flood risk assessment and details of proposals for the drainage of the site and the attenuation of surface water runoff, as well as details demonstrating the capacity of the receiving waters for stormwater effluent.

6. Rationale for proposed childcare provision with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018). The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
7. Traffic and Transport Impact Assessment, to be prepared in consultation with Tipperary County Council.
8. Rationale for the proposed car parking provision with regard to Development Plan car parking standards and the performance related approach set out in the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include a car parking management strategy for the apartments.
9. Statement of compliance with DMURS
10. Stage I Road Safety Audit
11. Ecological Impact Statement to consider the retention and management of hedgerow boundaries at the site.

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. National Transport Authority
4. 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
August, 2019