



An
Bord
Pleanála

**Case Reference:
ABP-305175-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 759 no. residential units (515 no. houses, 166 no. duplex apartments, 78 no. apartments), creche and associated site works.
Lands at Kilbride, Arklow, 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. Principle of Development

Further consideration of documents as they relate to the Principle of the Development including a detailed report setting out:

- the full rationale for the development of these phase 3 lands;
- the appropriateness of the subject lands for the scale of development proposed having regard to the position of Arklow in the settlement hierarchy;

- demonstration that the subject lands are sequentially appropriate for development having regard to the extent of zoned land and phasing strategy set out in the Arklow Town Development Plan 2018.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Infrastructural Constraints

Further consideration/clarification of the documents as they relate to infrastructural constraints in particular as they relate to:

- The wastewater infrastructural constraints associated with Arklow Waste Water Treatment Plant and associated network upgrade requirements which have yet to be constructed.
- The development upgrades required to IWs water network as detailed in their submission dated 12.09.2019 and the applicant's strategy to deliver same.
- The potential conflict of the development with the proposed Arklow Flood Relief Scheme and in particular the need to ensure that the construction of the foul sewer and proposed berm does not interfere with the construction of the flood defences.
- The documentation at application stage should clearly indicate the nature of the constraints, the proposals to address the constraints and the timelines involved in addressing these constraints relative to the construction and completion of the proposed development. The prospective applicant may wish to satisfy themselves that an application is not premature having regard to the information sought above. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Density

Further consideration of documents as they relate to density and compliance with the 'Guidelines for Planning Authorities on Sustainable Residential Development in

Urban Areas' (May 2009) in the context of the definition of net density as set out in Appendix A of the Guidelines. Particular regard should be had to the need to develop the site at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage having regard to the character and location of this greenfield site on zoned serviced land and given its proximity to established social and community services in the area. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

4. Development Strategy

Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The layout of the proposed development in relation to density and unit mix and particularly the prevalence of 3 and 4 bed units and limited number of 2 bed housing units.
- That a high quality living environment created with distinct character areas that are designed in accordance with an overall unified theme to ensure architectural coherence in the development.
- The need to provide appropriate pedestrian connections and permeability through the site particularly to future school campus.
- The overall design approach to the site to ensure the creation of an appropriate hierarchy of streets and full compliance with the principles of DMURS.
- The provision of active play.
- The documentation at application stage should clearly indicate how the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the Design Manual for Urban Roads and Streets have been complied with.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

5. Traffic and Access

Further consideration of documents as they relate to:

- Detailed assessment of the appropriateness of the proposed vehicular access to the Dublin Road having regard to its proximity to St. Josephs Primary School and the Carrigmore Estate.
- The design of the link road to ensure it can connect with future phases of development.
- Pedestrian and cyclist connectivity to the wider area particularly along the Kilbride Road. This should include detailed design proposals including any road upgrade works necessary to facilitate the development and provide for appropriate connections to the wider area. It should also be detailed who is going to undertake the works required and the timelines involved relative to the construction and completion 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 plan of the areas excluded for the calculation of net density in addition to a plan of the open space within the site clearly delineating public and private spaces.
2. 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 and duplex units, 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. The documents should also have regard to the long-term management and maintenance of the proposed development.

3. 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.
4. A Traffic and Transport Assessment (to include Road Safety Audit and Quality Audit) for the proposed development.
5. 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. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted. Landscaping proposals should include a full method statement for the construction of the boardwalk/greenway including detail of construction methodology, proposed finishes and materials and public lighting strategy.
7. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).
8. A report identifying the 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.
9. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals and Part V provision.
10. Detailed design of proposed surface water management system proposed including attenuation proposals of all SuDS features proposed on site in the context of surface water management on the site.
11. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
12. Detailed social and community audit.

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. Irish Water
3. Transport Infrastructure Ireland
4. Minister for Culture, Heritage, and the Gaeltacht
5. Heritage Council
6. An Taisce – the National trust for 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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,2019