



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-305558-19

Proposed Development: 219 no. residential units (136 no. houses, 84 no. apartments), creche and associated site works.

Lands at Kilgarron Hill, north of the L1011, Townland of Parknasilloge, Enniskerry, 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 constitute a reasonable basis for an application for strategic housing 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. An updated Hydrological Assessment Report and Natura Impact Statement that satisfactorily addresses the points raised by the Department of Culture, Heritage and the Gaeltacht (National Parks and Wildlife Services) in their submission dated 25th November 2019. In addition, the reasons for refusal

and notes attached by the Board in the previous planning application should be satisfactorily addressed.

2. Likewise, updated Engineering Reports that satisfactorily addresses the points raised by the Department of Culture, Heritage and the Gaeltacht (National Parks and Wildlife Services) and the reasons for refusal under the previous planning application.
3. Proposals for the long-term management and maintenance of drainage provisions to include the taking-in-charge of services in the development. The proposals should have due regard to section 180 of the Planning and Development Act, 2000 (as amended), the taking-in-charge policy of the planning authority and any relevant ministerial policies.
4. The submitted architectural design statement should address the creation of character areas within the scheme.

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 Department of Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. An Chomhairle Ealaíon
5. Fáilte Ireland
6. An Taisce
5. Inland Fisheries Ireland
6. 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.

Rachel Kenny
Director of Planning
December, 2019