



An
Bord
Pleanála

**Case Reference:
ABP-305570-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 132 no. residential units (116 no. houses, 16 no. apartments) and associated site works. Ballinahinch, Ashford, 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. Notwithstanding that the documentation submitted would constitute a reasonable basis for an application, further justification should be provided in relation to any non-compliance with the objectives set out under Specific Local Objective SL02 of the Ashford Town Plan, specifically as relates to the provision of community infrastructure and as relates to any road improvement works required.
2. Notwithstanding that the documentation submitted would constitute a reasonable basis for an application, further justification for the mix of units should be

provided (or a revised mix with additional 2 bed units should be considered at application stage), having regard to the mix already provided by the same applicant on the lands to the west of the site (Ballinahinch Wood).

3. Notwithstanding that the documentation submitted would constitute a reasonable basis for an application, the proposed areas of public open space should be re-considered and redesigned to provide an enhanced standard of amenity, having regard to the potential removal of the proposed vehicular access to the lands to the north and having regard to the safety concerns raised in relation the area of open space to the south-east of the site. Regard should also be had to the comments of the planning authority, in particular the need to sufficient grassed areas for informal ball play/kickabout area.
4. A revised Arboricultural Assessment which includes details of any additional mature species to be retained as a result of the revised open space arrangements, as well as full details of tree protection measures for the trees/hedgerows to be retained. Justification for any trees to be removed is required.
5. Further justification for the non-provision of a footpath to the east of the R764 linking the site to Ashford Town Centre should be provided. Further details should also be provided in relation to the proposed footpath to the western side of the R764 linking the site to the town centre, including details of proposed pedestrian crossings and boundary treatments to dwellings on this side of the R764. The height and nature of the new boundary along this roadside should be justified and detailed drawings of same should be submitted at application stage.
6. Additional details relating to transport having regard to the report of the Transportation, Water & Emergency Services, Wicklow County Council (dated 24th October 2019) including details of footpaths and shared services, the provision of a pedestrian link to the employment lands to the north should be provided on the western side of the site, either close to or adjacent to the R764, number of cycle parking spaces and details of cycle storage, a Stage 2 Road Safety Audit and details of public lighting.
7. A revised Flood Risk Assessment taking into account the comments made by the Planning Authority, and in particular the report of the Environment Department, Wicklow County Council (dated 21st June 2019), in relation to previous minor flooding downstream of the site, adjacent to the River View Estate, as a result of culvert blockages.
8. Additional details in relation to drainage, having regard to the report of the Environment Department, Wicklow County Council (dated 21st June 2019), including the need for infiltration testing and the use of a petrol interceptor.

9. 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 proposed duplexes 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.
10. Additional CGIs/visualisations/3D modelling is required which shows the variation in house types. Additional details/additional CGIs/visualisations/3D modelling of the proposed public open space and showing proposed links through the development to adjoining sites.
11. 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.
12. A Social Infrastructure Audit, as relates to social and community facilities that served the town of Ashford.
13. A site layout plan indicating what areas are to be taken in charge by the planning authority.
14. A site layout plan indicating how the net density has been calculated.
15. Site Specific Construction and Demolition Waste Management Plan.
16. Waste Management Details.

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. Inland Fisheries Ireland
6. National Transport Authority
7. Transport Infrastructure Ireland
8. 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
December, 2019.