



An
Bord
Pleanála

**Case Reference:
ABP-305726-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 547 no. residential units (279 no. houses, 268 no. apartments), 2 no. creches and associated site works.

Lissywollen, Athlone, Co. Westmeath.

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. Further consideration/justification of the documents as they relate to the overall layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009, the Design Manual for Urban Roads and Streets, and compliance with the local policy document Lissywollen South Framework Plan. Specifically, further consideration/justification in relation to:

- (a) Site layout plan and design of the east-west link road/Lissywollen Avenue. This should be designed as a street and not as a distributor road, with an active and strong urban edge, and further consideration should be given across the development to achieving an appropriate level of enclosure of streets and open spaces (proposed and existing) through the built form, in addition to landscaping. This may involve a realignment of the east-west route, re-examination of the location and scale of the proposed central public open space, and re-examination of the layout of the building blocks relative to streets and open spaces.
- (b) Car Parking Strategy, which should be re-examined in accordance with DMURS, with a focus on a layout which is not car dominant and which considers the level of in-curtilage parking across the site, including the potential for additional communal parking options such as positioning of car parking behind the building line and in carefully designed courtyards, as well as in communal areas along the street.
- (c) Pedestrian and Cyclist Movement across the site, specifically north south across the proposed east-west Lissywollen Avenue.
- (d) Open Space Strategy, which details the hierarchy, function and usability of open space across the development, and consideration of the requirement for direct overlooking, surveillance and greater sense of enclosure from the surrounding built form of open spaces and removal of inappropriately located turning heads/parking bays within open spaces.

The further consideration of these issues may require an amendment to the documents and/or design proposals 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. Cross sections and visualisations across the site and a report that addresses/rationalises the site layout with regard to the design of streets, positioning of the built form relative to the streets, overlooking of streets and public open spaces, and design and positioning of car parking, in accordance with the Lissywollen Framework Plan, Urban Design Manual accompanying the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009, and DMURS.
2. A detailed Car Parking Strategy identifying parking provision and allocation for apartments and houses.
3. Pedestrian and Cyclist Strategy, which considers north-south as well as east-west movements and re-consideration of the location of the cycle lane relative to the school site.
4. Cycle Parking Strategy to be submitted and considered in accordance with national guidance.
5. Review all corner sites and open spaces to ensure dwelling designs provide sufficient overlooking and definition of spaces and are of dual aspect design where required, minimising dominance of boundary walls onto streets.
6. Noise impact assessment in relation to proposed houses to the north, adjacent the N6.
7. Childcare demand analysis and the likely demand for childcare places.
8. Sunlight-daylight analysis in relation to apartments proposed and neighbouring residential dwellings.

9. Additional details in relation to issues raised in the report issued by the Roads and Transportation Department dated 24th March 2020.
10. Additional details in relation to issues raised in the report issued by the Housing Department dated 23rd March 2020.
11. Additional details in relation to surface water management and SUDS strategy.
12. A building life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the apartments proposed in the scheme. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, podium design, pathways, and all boundary treatments. 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.
13. Mobility Management Plan.
14. Ecological impact assessment including inter alia a bat survey and ecological connectivity across the site, specifically addressing trees/hedgerows that are to be removed and to be retained.
15. Construction and Demolition Waste Management Plan.
16. Land ownership/consent submitted to include road network to west and east.
17. A map indicating the net development area.
18. Consideration to be given to e-car infrastructure.
19. 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.
20. A detailed phasing plan, including proposals in relation to the east-west Lissywollen Avenue and upgrades to the existing roundabouts at both access points, in addition to the associated bicycle and pedestrian infrastructure.

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. Department of Culture, Heritage and the Gaeltacht
5. Coras Iompair Eireann
6. Westmeath 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
May, 2020