



An
Bord
Pleanála

Case Reference:
ABP-305981-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 416 no. residential units (245 no. houses and 171 no. apartments), creche and associated site works.

Lands at Cornamagh, Clonbrusk and Coosan, 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.

Urban Design Response

Further consideration and/or justification of the documents as they relate to the urban design response with particular regard to the creation of distinct neighbourhood areas within the overall site, the creation of active and aesthetically pleasing urban street frontages having particular regard to the site context and proposed changes in levels across the site.

Further consideration of the documents as they relate to the urban design of the proposed residential units and interface of the proposed apartment blocks with public realm areas to ensure a qualitative design response with optimal passive surveillance of streets and public realm areas. In this regard, consideration should be given to the integration of the proposed development within the existing landscape having regard to the changes in topography access the lands.

Further consideration should be given to the creation of a hierarchy of open spaces with a greater sense of enclosure to the areas which serve as semi-private open space. The functionality of open spaces given the topographical changes across the lands should also be considered.

Further consideration of the quality of future residential amenity within the proposed apartments units including the size and configuration of apartment units, functionality and orientation of proposed balconies, and the external finishes proposed to apartment blocks. Consideration should also be given to provision of national guidelines in respect dual aspect apartments in particular SPPR4.

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. A contextual layout plan which indicates the layout of adjoining developments, photomontages and cross section at appropriate intervals for the proposed development including details of how the proposed development interfaces with contiguous lands and adjoining roads in particular Coosan Road.
2. Details which clarify/address concerns raised in respect of surface water management as set out in the planning authority's opinion.

3. All existing utilities that may traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
4. A site layout plan indicating pedestrian and cycle connections through the development lands to adjoining lands
5. A construction waste management plan should be provided.
6. A Building Life Cycle Report as per Section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities 2018.
7. 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.
8. A phasing plan for the proposed development.
9. A site layout plan indicating all areas to be taken in charge.
10. A public lighting scheme for the proposed development and clarity as to what if any public lighting is proposed along Coosan Road.

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. Transport Infrastructure Ireland
6. Local 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
January, 2020