



An  
Bord  
Pleanála

**Case Reference:  
ABP-306260-19**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 120 no. houses with a creche and all associated site works.**

**Bloomfield Park, Bracklin Road, Edgeworthstown, Longford.**

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. Drainage and Infrastructural Constraints**

- The wastewater infrastructural constraints associated with Edgeworthstown Waste Water Treatment Plant and associated network upgrade requirements which have yet to be constructed.

- 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. Clarity should be provided regarding the extent of works required to upgrade the Edgeworthstown WWTP as well as the consent process and timeline that will be required to undertake the upgrade works. 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.

## **2. 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 configuration of the layout particularly as it relates to the creation of a hierarchy of high quality, functional and amenable public open spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity should be given further consideration. Incidental and non usable strips of open space should be omitted. Unsupervised laneways between dwellings should be avoided.
- The overall design approach to the site to ensure that a range of high quality housing typologies are provided and that a high quality living environment is created with distinct character areas. Finishes and materials should be robust and ensure variety. Further consideration should be given to the interface of the development with the Bracklin Road.
- Further consideration of the documents as they relate to the layout and design of streets within the development and the requirements of DMURS regarding permeability and connections with existing street network; hierarchy of routes and street function; enclosure including building frontage, furniture and planting along streets; parking; widths of carriageways and footpaths; pedestrian crossing points; and types of junctions and corner radii. The submitted

documents should demonstrate specific compliance with the particular stated provisions of DMURS. Generalised assertions regarding principles are not sufficient. If any cycle facilities are proposed, the specific compliance with the particular requirements of the National Cycle Manual should be demonstrated by the documents.

- That a high quality landscape strategy for the site is provided. Full details of boundary treatment should be provided. SuDS measures should be incorporated into the landscape proposals as appropriate.
- The design of the neighbourhood centre and crèche to ensure that the development appropriately addresses the street and that the layout is not dominated by surface car parking.
- The need to provide appropriate double fronted corner units particularly along road frontages and adjacent to public open spaces to ensure appropriate passive surveillance.
- Phasing strategy to ensure that phases are coherent and deliver an appropriate quantum of development.
- 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 have been complied with.

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. 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. Report should address measure to protect existing trees and hedgerows to be retained.

2. A construction and demolition waste management plan.
3. 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.
4. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
5. A detailed report outlining any proposed works to be undertaken to the Bracklin Road in terms of pedestrian and cycle facilities, public lighting and any road upgrade works necessary, particularly at the junction between Bracklin Park and Bracklin Road to facilitate the development and provide for appropriate connections to the wider area. The report should also detail who is going to undertake the works required and the timelines involved relative to the construction and completion of the proposed development. Details of areas to be taken in charge should be detailed. Letters of consent should be provided for any works outside of the applicant's control/ownership.
6. Detailed design of proposed surface water management system proposed including attenuation proposals and cross sections of all SuDS features proposed on site in the context of surface water management on the site.
7. Application drawings should include information in site levels and long sections through the development should be provided

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. Minister for Culture, Heritage and the Gaeltacht (archaeology)

2. Heritage Council (archaeology)
3. An Taisce — the National Trust for Ireland (archaeology)
4. Irish Water
5. Longford 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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Tom Rabbette  
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