



An  
Bord  
Pleanála

**Case Reference:  
ABP-306876-20**

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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: Demolition of existing structures, construction of 126 no. apartments and associated site works.**

**Harbour Industrial Estate, Bray, 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 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. Design and Layout**

Further consideration and/or justification of the documents as they relate to the development strategy for the site in respect of the proposed height, scale and massing of the proposal, having regard to its locational context. In addition to the consideration of other national policy and guidelines, particular regard should be had to demonstrating that the proposal satisfies the criteria set out in section 3.2 and SPPR3 of the Urban Development and Building Heights, Guidelines for

Planning Authorities (December 2018). The applicant should satisfy themselves that the design strategy for the site, as outlined in red, provides the optimal outcome for the subject lands.

In addition, further consideration and/or justification of the documents as they relate to the design and layout of the proposed development and the desire to ensure that the proposal provides a high quality, positive intervention at this sensitive location. Particular regard should also be had to creating suitable visual relief in the treatment of elevations. An architectural report, urban design statement and additional CGIs/visualisations should be submitted with the application, together with a report that specifically addresses proposed materials and finishes to the scheme. The documents should also have regard to the long-term management and maintenance of the proposed development and should include for a Building Lifecycle Report, as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018)

Furthermore, the layout should address the creation of vibrant, amenable and high quality open spaces within the development and should consider whether the uses proposed at ground floor level would contribute to attractive and vibrant place-making.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage

## **2. Traffic and Transportation**

Further consideration and/or justification of the documents as they relate to the matters raised by the planning authority in section 3.9 of their Opinion to An Bord Pleanála, dated 28/04/2020. In this regard, further consideration of the documentation as it relates to the structural suitability of the existing harbour harbour/Dargle Road bridge to cater for the anticipated additional traffic, both during construction and operational phases. In addition, the applicant should demonstrate how additional dedicated pedestrian and cycle facilities are to be provided to cater for the increased demand associated with the proposed

development. Letters of consent, where necessary, should be submitted with any application and any proposed works should be included within the red line boundary. In this regard, any such proposal should include detailed design which allows for flood flows in the River Dargle. The applicant should demonstrate that any development proposed will not increase flood risk and, if practicable, will reduce overall flood risk. The applicant is advised to liaise with all relevant bodies in this regard, prior to the submission of an application.

Further consideration and/or justification of the documents as they relate to pedestrian and cycle permeability, both through this pivotal site and to the wider area, should be clearly outlined.

Further consideration and/or justification of the documents as they relate to the car parking strategy for the proposed development, given its locational context close to quality public transport and Bray town centre.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

### **3. Flooding**

Further consideration and/or justification of the documents as they relate to the matters raised by the planning authority in section 3.11 of their Opinion to An Bord Pleanála, dated 28/04/2020. In this regard, further consideration and/or justification of the documentation as it relates to the accuracy of the detail contained in the submitted flood risk assessment and which includes a more detailed analysis to determine the appropriate coastal defence improvements necessary to protect the development and to ensure no adverse impacts on adjoining lands.

In addition, additional assessment should be undertaken, which includes for the most appropriate methodology, to deal with wave overtopping and any implications in terms of wave dispersal, which could impact shorelines. Further consideration and/or justification of the documents as they relate to the design of the overtopping wall, including its position, height and width, along the proposed promenade should be fully detailed as it will have impacts on the amenity value

of the proposed promenade and associated public realm. The applicant is advised to liaise with the planning authority in this regard, prior to the submission of any application. Letters of consent to undertake works, where necessary, should be included with any application and any proposed works, should be included within the red line boundary.

The submitted flood risk assessment should demonstrate that the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. The Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices').

In addition, further consideration and/or justification of the documents as they relate to the proposed basement, which is to be located below high tide levels. Further design details should be submitted which demonstrate that the proposed basement will be protected from flood inundation and that there are adequate pedestrian escape routes.

Furthermore, the applicant should submit design details of temporary flood storage and non-return valve to outfall for pluvial events on site. SuDS measures should ensure that there is no risk of pollutants entering the marine environment.

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/CGIs/visualisations and any other information deemed relevant, showing proposed development relative to existing/permitted development in the vicinity of the site. Panoramic views of the proposed development in the context of the wider seafront and promenade should also be included.
2. A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open space and which details exact figures for same. Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Details relating to the materiality of the proposed interface between proposed development and adjoining lands should be also submitted. Additional cross sections, CGIs and visualisations should be included in this regard.
3. An Architectural Heritage Impact Assessment considering the location of the subject site relative to Martello Terrace/Bath House, Protected Structures, which includes for photomontages showing the proposed development relative to these structures
4. Waste management details
5. Justification for lack of childcare facility which includes childcare demand analysis and likely demand for childcare places resulting from the proposed development
6. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
7. A schedule of floor areas for all proposed units.

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. Minister for Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. An Taisce
5. Transport Infrastructure Ireland
6. Irish Rail
7. Inland Fisheries 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.

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Tom Rabbette  
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June, 2020