



An  
Bord  
Pleanála

**Case Reference:  
ABP-307045-20**

---

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

**Notice of Pre-Application Consultation Opinion**

---

**Proposed Development: 232 no. residential units (96 no. houses, 136 no. apartments), creche and associated site works.**

**Site of c 6.08 ha located between Convent Road (L1027) and Bellevue Hill Road (L103) Delgany, Co. Wicklow. (consisting of former Carmelite Monastery lands).**

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. The integration of the proposed development with the urban fabric of Delgany. The submitted documentation should show that the proposed development would have appropriate links to the village core and would be compatible with its architectural and historic character, with particular regard to the proposed layout and boundary treatment along Convent Road. The submitted documentation

should also show that the proposed development would be consistent with planned improvements to the public realm in the village and along the streets at Convent Road and Bellevue Hill.

2. The topography of the site. The documentation submitted with any application should demonstrate how the proposed development would respond to the changes in ground level and how this would affect streets, pedestrian routes, open spaces, landscaping, individual dwellings and their boundary treatments, as well as the treatment of the edges of the scheme as a whole. In particular the location and height of any retaining walls should be clearly shown.
3. Surface water drainage. The submitted documentation, including the proposals for a surface water drainage system and a site specific flood risk assessment, should address the issues raised in the submission from the planning authority including the treatment of the watercourse on the site. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the preparation of this information, and should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.
4. The core strategy of the development plan and the density provisions of the local area plan. The submitted documentation should address any proposed material contravention of the provisions of the applicable county development plan and local area plan in accordance with section 8(1)(iv) of the Planning and Development (Housing) Residential Tenancies Act 2016, as amended.

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 architectural conservation report which would describe the impact of the proposed development on the protected structures on the site and adjacent to it. The report should also describe the proposed uses for the protected structure on

the site, when they would be established and how they would be managed on an ongoing basis.

2. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A legible schedule of accommodation should be included. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
3. A phasing scheme for the development which would indicate how open space and infrastructure for the proposed housing would be provided in a timely and orderly manner.
4. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
5. An appropriate assessment screening report that would address whether the proposed development would be likely to have a significant effect on any Natura 2000 site, either individually or in combination with any other plan or project.
6. A draft construction management plan
7. A draft waste management plan.

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. An Chomhairle Ealaíon

**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

August, 2020