



An
Bord
Pleanála

Case Reference:
ABP-307089-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 164 no. residential units (104 no. houses, 60 no. apartments), creche and associated works.

Cookstown, Cookstown Road, Enniskerry, 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. Vehicular/Cyclist/Pedestrian Movements

Further consideration of movement (pedestrian, cyclist and vehicular) within and through the development site, and to Enniskerry, and in particular the need for additional/upgraded pedestrian links, and how pedestrian movements will be facilitated in a safe manner across the Cookstown Road, as well as the potential need for road widening to facilitate the development.

Internally, further consideration of the provisions of the Design Manual for Urban Roads and Streets (DMURS) is required, and how the proposed layout and urban design response, including the arrangement of parking spaces, will contribute to the creation of attractive and safe streetscapes. Consideration should be given to the ease of pedestrian movements through the site, in particularly at key crossing points. Connections and permeability to the adjoining to the west and to the public park to the south should also be detailed.

Particular regard should be had to the comments contained within the Engineer's Report dated 14/04/2020, and to comments contained with the Transport Report dated 01/05/2020, as submitted with the Planning Authority's Opinion.

Further consideration of these issues may require amendment to the documents and/or design proposals submitted.

2. Interface with the Cookstown Road

The prospective applicant should provide further justification and/or detail in relation to the proposed interface with the Cookstown Road, having regard to the apparent level differences from the road to the site, and the potential need for retaining walls. The applicant should provide detailed elevations/cross-sections/photomontages and CGI's showing this interface.

Further consideration of this issue 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. Additional details and/or revised proposals in relation to site services, having regard to comments contained within the Engineer's Report dated 14/02/2020, as submitted with the Planning Authority's Opinion, as relates to surface and foul water proposals.

2. A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overlooking, overshadowing, overbearing and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.
3. Additional CGIs/visualisations/3D modelling.
4. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development
5. A plan of the proposed open space within the site clearly delineating public, communal and private spaces.
6. Waste Management Details.
7. Site Specific Construction and Demolition 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 Department of Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. An Taisce
5. Inland Fisheries Ireland
6. Transport Infrastructure Ireland
7. National Transport Authority

8. The 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.

Tom Rabbette

Assistant Director of Planning

September, 2020