



An
Bord
Pleanála

**Case Reference:
ABP-307305-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing sheds, construction of 269 no. residential units (58 no. houses, 211 no. apartments), creche and associated site works.

Lands located to the East of Carley's Bridge, Enniscorthy, E.D. Enniscorthy Rural, Co. Wexford.

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. Further consideration of the documents as they relate to the design and layout of the proposed development with regard to national and local planning policy, in particular the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', the updated 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning

Authorities', the 'Urban Developments and Building Heights Guidelines for Planning Authorities', the National Planning Framework and the relevant provisions of the Enniscorthy Town Development Plan 2008-2014 (extended) and the Wexford County Development Plan 2013-2019.

2. The prospective applicant should satisfy themselves that the proposed design and buildings heights provide the optimal urban design and architectural solution for this site and that it is of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. In this regard, the submitted documents should allow for further consideration of the following matters:
 - Provision of additional variety in the architectural composition of the various building types.
 - Introduction of hierarchical height structure and more variation in building typology to create an appropriate urban edge along the internal access road fronting the riverside park.
 - Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. Additional CGIs and visual assessment, having regard to the local objectives pertaining this site, and recognising the visual sensitivity of this area/site.

3. Further consideration of the documents as they relate to the provision of pedestrian and cycle links from the proposed development through Millbrook Estate towards Enniscorthy town centre. The submitted documentation should be sufficient to show that proper links would be provided from the site through the Millbrook Estate upon the initial occupation of the proposed homes. The documents should provide details of necessary upgrade works required to facilitate the development to include, inter alia: a quality audit, plans and particulars and relevant third-party consent, as applicable.

The submitted documentation should indicate how the proposed links can facilitate movement by pedestrians and cyclists after dark and whether such movement would be constrained. Cycle links should be designed in compliance with the National Cycle Manual issued by the NTA.

4. Further consideration of the documents as they relate to upgrade works and the provision of a continuous footpath connection on Carley's Bridge Road from the north eastern site boundary over a distance of approx. 150m from the site boundary to the existing public footpath connecting the site to Enniscorthy town centre. The provision of appropriate connections and permeability into and out of the site is considered a necessary component of the development. The documents should provide details of necessary upgrade works required to facilitate the development in consultation with Wexford County Council to include, inter alia: plans and particulars and relevant third-party consent, as applicable. The justification should include, inter alia, alternatives considered/deliverable if applicable.

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. The inclusion of all works to be carried out, and the necessary consents to carry out works on lands, within the red line boundary.
2. A landscape and permeability plan of the proposed open space within the site clearly delineating public, semi-private and private spaces, areas to be gated, treatment of interface areas and provision of future connections to adjoining lands, location and design of identified play areas.

3. A landscape masterplan for the proposed Riverside Park to include appropriate measures to address water safety at the water's edge.
4. A Site-Specific Flood Risk Assessment Report.
5. Proposals as they relate to water and wastewater proposals to service the development. The documents should provide details of necessary upgrade works required to facilitate the development to include, *inter alia*: plans and particulars, having regard to the concerns raised by Irish Water report dated 6th July, in particular, site specific modelling.
6. A statement of compliance with the applicable standards set out in DMURS, and a mobility management plan which justified the proposed provision of parking for cars and bicycles.
7. Submission of a Traffic and Transport Assessment.
8. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments, including its specific planning policy requirements.
9. A comprehensive daylight and sunlight analysis, where applicable, for apartment units within the development.
10. A building life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
11. Inclusion of a Social and Community Audit of the schools in the vicinity in particular school going children and the accommodation of additional requirement resulting from the proposed development.

12. A phasing scheme for the development which would indicate how open space and access to serve the proposed houses would be provided in a timely and orderly manner.
13. Proposals for compliance with Part V of the planning act.
14. A construction management plan
15. A waste management plan
16. A NIS, clearly addressing all potential impacts (construction as well as operational, delivery and operation of mitigating features associated with the development; etc.
17. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. Transport Infrastructure Ireland

3. Inland Fisheries Ireland

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.

Rachel Kenny
Director of Planning
,2020