



An
Bord
Pleanála

Case Reference:

ABP-307479-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 1161 no. residential units (496 no. houses, 662 no. apartments), creche and associated site works.

Fassaroe and Monastery, 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. Documentation should clearly demonstrate how the development is aligned with the provisions of the Bray Environs Transport Study 2019 and the requirements of Section 3.2 *First Growth Area – Phase 1(a) Fassaroe*. In particular, the following matters should be addressed:
 - a) Demonstrate how the development is aligned with the development threshold identified for Phase 1(a) in the study of 650 no. residential units.

- b) Provide details of the Traffic Management System Framework to be implemented at junction 6 with the agreement of TII, including details of responsibility, and a timeframe, for implementation.
- c) Details of the traffic modelling assessment undertaken, including the assumed modal split informing the assessment.
- d) Clear proposals are required for the provision and operation of new bus services to meet predicted demand, as identified in the Public Transport Access Strategy. Evidence of the agreement of the NTA to the proposed rerouting of existing services should be provided.
In advance of the extension of public bus services to meet identified demand, clear commitments should be provided with regard to the operation of such bus services in the intervening period.

2. A review of the design and layout of Character Area 1 - Neighbourhood Centre should be undertaken. A specific design statement should be provided having regard to the objectives of the Bray Municipal District LAP – *Action Area Plan 1 – Fassaroe*, in respect such facilities and in particular the provision of outdoor spaces within the centre. The extent of car parking provision within this local centre should also be justified and regard should be had to the comments of Wicklow County Council in their submission of 22/03/2021.

The relocation of proposed childcare uses to within or adjacent to the neighbourhood centre as part of the community service offering should also be examined.

3. Having regard to the varying topography in this area, further detailed section drawings should be provided demonstrating the treatment of ground levels across the site. Particular regard should be had to existing and proposed levels within / adjoining the neighbourhood centre, and to the relationship between Character Area 1 (Apartment Blocks 1, 2 and 3) and the adjoining industrial lands to the north. Any requirement for retaining walls across the site should be identified and suitably described in the application.

4. Full details of measures for the remediation of the former landfill sites within the Fassaroe lands should be included in any application, to include confirmation of ownership of these sites and responsibility for implementation of the remediation works. Details of gas management measures including odour management, should be provided and an assessment of potential impacts on residential amenity should be undertaken.

5. Full details of the proposed new pedestrian / cycle bridge over the M11 / N11 and connectivity to existing networks to the east should be provided. The design proposals should consider public safety and security along route, including supervision of the route from *La Vallee*.

Pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:

1. A phasing plan for the development proposed as part of this application, which comprises Phase 1 of the overall development of lands at Fassaroe.

2. Address the requirements of the Bray Municipal District Local Area Plan 2018, and Housing Objective R5, that development at Fassaroe should be undertaken in accordance with an agreed Action Area Plan that allows for the sustainable, phased and managed development of the overall area.

3. The application should clearly identify all areas proposed to be taken in charge by the local authority on satisfactory completion of development.

4. A comprehensive landscaping scheme for the entire site to include:

- (i) a detailed survey of existing trees and hedgerows and an assessment of any specimens to be removed, along with measures to protect any trees and hedgerows to be retained during construction;
 - (ii) detailed landscaping proposals, including details of hard and soft landscaping, play equipment, boundary treatments, the delineation of public and communal open space provision and consideration of biodiversity enhancement measures;
 - (iii) proposals for the treatment of external boundaries of proposed public open spaces having regard to the varying quality, character and use of adjoining lands.
5. A management and operation plan for the proposed District Park and Active Open Space / Sports Zone. Any proposed role for the local authority as part of the management plan should be clearly identified.
6. A Quality Audit Report in accordance with Advice Note 4 of the Design Manual for Urban Roads and Streets (DMURS), which should include in particular pedestrian and cycling audits and a Community Street Audit. Regard should be had to the topography of the area and gradient of roads and streets accessing the lands.
- Road safety audits should include the junction of the proposed link road with Ballyman Road, having regard to the additional traffic loading which will arise at this junction as a result of the proposed development, and the comments of the Bray Municipal District Engineer.
7. The architectural design statement should consider the relationship between proposed housing and the Link Road and how an appropriate sense of place will be achieved within the development in terms of connectivity, enclosure, active edge and pedestrian activity as described in the Design Manual for Urban Roads and Streets.

8. A landscape and visual impact assessment prepared by a suitably qualified practitioner.

9. An assessment of the Daylight and Sunlight characteristics of the proposed development, having regard to the provisions of relevant S.28 Ministerial Guidelines.

Proposed dual aspect apartments should be clearly identified in the application drawings / floor plans.

10. A report that specifically addresses the proposed materials and finishes to the scheme, including specific detailing of external finishes, landscaped areas, pathways, entrances and boundary treatments, public lighting, car and cycle parking areas and refuse storage areas. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which create a distinctive character for the development.

11. A life cycle report in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long-term management and maintenance of the proposed development.

12. Proposals under Part V of the Act of 2000.

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, as amended:

- NTA

- TII
- Dun Laoghaire-Rathdown County Council
- Minister for Housing, Local Government & Heritage
- EPA
- Heritage Council
- An Taisce
- Fáilte Ireland
- Inland Fisheries Ireland
- Commission for Energy Regulation
- Irish Water
- Wicklow Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette
Assistant Director of Planning
May, 2021