



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-308536-20

Proposed Development: Demolition of secondary school extension to Bray Head House and other minor structures on site, construction of 182 no. apartments, creche and associated site works.

Bray Head House (a protected structure), Putland Road, 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 constitute a reasonable basis for an application for strategic housing development.

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. Further consideration and elaboration in the documentation as to how the development is consistent with the provisions of the County Development Plan

and the Municipal District Local Area Plan with regard to the intensity of development and mix of housing types proposed on the site.

2. Further detail and elaboration with regard to the protection and management of trees on the site and the implications for the development of any Tree Preservation Order under section 205 of the 2000 Act relating to these lands, as identified in the development plan for the area.

Details should include a rationale for the removal of identified trees, i.e. whether due to condition or development impacts and any potential avoidance measures.

A detailed woodland management plan should be provided which should identify specific measure to ensure the long-term maintenance and protection of retained trees on the site. Responsibility for implementation of such plan should also be identified.

3. Further consideration and elaboration with regard to the private amenity space requirements of residents of proposed apartments in Bray Head House, having regard to the provisions of the *Sustainable Urban housing: Design Standards for New Apartments Guidelines for Planning Authorities*.
4. Further elaboration of the works described in section 2.2 of the Engineering Services Report, *Proposed Access Scenario*, to include evidence of any landowner consent required in respect thereof.
5. Further plans and drawings providing clarity with regard to the routing of the proposed surface water drainage system and the final points of discharge. The relationship with existing drains and sewers on adjoining lands, including connections and direction of flow, should be clearly identified.

6. A report that specifically addresses the proposed materials and finishes to the scheme including specific detail of finishes, landscaped areas, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes which have regard to the context and setting of the development.
7. Additional detail and views of the northern elevations of Blocks A and C and their relationship with Bray Head House, including in particular views from the northwest and from the entrance avenue.
8. Regard should also be had to the matters raised in internal Planning Authority reports from the Water and Environmental Services section dated 04/11/2020 and the Transportation, Water and Emergency Services Section, dated 11/11/2020.

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. Minister for Housing, Local Government and Heritage
2. The Heritage Council
3. An Taisce – The National Trust for Ireland
4. An Chomhairle Ealaíon
5. Fáilte Ireland
6. Irish Water
7. Wicklow County Council 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.

Rachel Kenny
Director of Planning
January, 2021