



An
Bord
Pleanála

**Case Reference:
ABP-308676-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 219 no. residential units (135 no. houses, 84 no. apartments), childcare facility and associated site works. Lands at Kilgarron Hill, Townland of Parknasilloge, 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 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. An updated Natura Impact Statement and Hydrological Assessment Report that satisfactorily addresses the reason for refusal by the Board in the previous planning application (ABP Ref 307211-20).
2. All supporting technical/environmental reports to be updated as required.
3. Justification, and where appropriate amendment, to demonstrate that road layouts and widths, as well as pedestrian and cycle infrastructure provision, comply with DMURS. To this end, matters raised in the PA submission (dated 3rd

December 2020) and supporting internal reports should be addressed in any report/justification relating to the outlined transport issues.

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. National Transport Authority**
- 7. Transport Infrastructure Ireland**
- 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.

Rachel Kenny
Director of Planning
January, 2021