



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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#### Case Reference: ABP-308840-20

**Proposed Development: 118 no. residential units (67 no. houses, 51 no. apartments), creche and associated site works. Townland of Croan Lower, Coleville Road (R680), Clonmel, Co. Tipperary.**

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/justification of the documents as they relate to the layout of the proposed development particularly in relation to the extent of surface car parking. In this regard, the prospective applicant should satisfy themselves that the extent and arrangement of surface parking does not detract from the quality of the proposed development and does not represent an excessively dominant feature within the proposed scheme, in particular have regard to the criteria set out in the Urban Design Manual relating to 'Public Realm' which

accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

2. Further consideration/justification of the documents as they relate to the proposed housing mix, having regard to the proportion of three bed and larger units within the overall proposed scheme, particularly in relation to the criteria set out in the Urban Design Manual relating to 'Inclusivity' and 'Variety' which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.
3. A Materials Strategy that specifically addresses the proposed materials and finishes for buildings, open spaces, paved areas and boundaries, having regard to the requirement to provide high quality and sustainable finishes and details. This strategy shall include details of the colour, tone and texture of proposed materials. Particular attention is required in the context of the strategic location and visibility of the site and to the long term management and maintenance of the proposed development. The use of extensive areas of render on should be avoided. A Building Lifecycle report should also be submitted in this regard, which includes an assessment of the long term running and maintenance costs associated with the development in accordance with Section 6.13 of the 2020 Guidelines on Design Standards for New Apartments.
4. A report, including CGIs, visualisations and cross sections, as necessary, which clearly show the relationship between the proposed development and existing development in the immediate and wider area and which illustrates the topography of the area. Details should also include boundary treatments and public realm.

5. Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal. Details of proposed tree protection measures during construction. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted.

If the applicant continues with the strategy as proposed in the documentation submitted for the area of amenity zoned lands within the red line boundary, a detailed justification for this proposal should be included, which includes for the maintenance and management of this area into the future.

6. Ecological Surveys
7. Further consideration/clarification of the documents as they relate to wastewater and water infrastructure constraints in the network serving the proposed development, as raised in the Irish Water report to An Bord Pleanála (dated 18/01/2021) and as discussed in the pre-application consultation meeting. The documentation at application stage should clearly indicate the nature of the constraints, the proposals to address the constraints and the timelines involved in addressing these constraints relative to the construction and completion of the proposed development. (The prospective applicant may wish to satisfy themselves that an application is not premature having regard to the information sought above).
8. Additional details in relation to surface water management for the site, having regard to the requirements of the Drainage Division as indicated in the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with a Flood Risk Assessment specifically relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk.

9. Additional details in relation to roads, access and circulation, having regard to the report of the Transportation Division of the planning authority as detailed in their Opinion and as discussed at the pre-application consultation meeting.
10. Details of cycle and pedestrian connections from the development site to Clonmel town centre, public transport links, schools and other surrounding areas. Details of proposed upgrades to facilitate adequate pedestrian connection shall be submitted, where necessary, together with details as to who will undertake these works and the timeframe involved.
11. Archaeological Impact Assessment
12. A detailed phasing plan for the proposed development
13. Details of re-routing or undergrounding of any overhead power lines
14. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority. Streets should be shown up to the boundary to facilitate future access, with the avoidance of any 'ransom strips'

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. **Minister for Housing, Local Government & Heritage**
3. **The Heritage Council**
4. **An Taisce**
5. **Transport Infrastructure Ireland**
6. **Inland Fisheries Ireland**
7. **Waterford City and County Council**

**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.

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Tom Rabbette  
Assistant Director of Planning  
May, 2021