



An
Bord
Pleanála

Case Reference:

ABP-308945-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 607 no. residential units (405 no. houses, 202 no. apartments) with a creche and all associated site works.

Coolgad, Greystones, 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.

Design and Layout

1. Further consideration / amendment or justification of the design and layout of the proposed scheme having regard to the following: -
 - the linear approach to the scheme, in particular the internal road network and the central area of public open space.

- the potential negative impact on residential amenities, in terms of overlooking, overshadowing or overbearing impact, due to the topography of the site and the potential requirement for retaining features.
- Roads Objective RO1 of the Local Area Plan to provide a new road from the R761 to the N11, through the northern portion of the site.
- the dominance of the road network within the scheme and consideration of the provision of homezones and a reduction in the number of cul-de-sacs.
- the location of existing watercourses on the site which currently run off to a culvert with limited capacity.
- future connectivity to adjoining lands and the impact of the proposed scheme on the development potential of adjoining landholdings.

The revised documentation should provide a clear rationale or justification for the proposed design and layout and have regard to the 12 criteria set out in the Urban Design Manual.

Water Services

2. Further consideration / amendment of the design of storm water management proposals. A site-specific Flood Risk Assessment should be submitted. Further consideration of the concerns outlined in the report of Wicklow County Councils Greystones Municipal District Engineer dated the 20th January 2021.
3. Further consideration / amendments of the documents as they relate to foul water drainage 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 wastewater network constraints raised by Irish Water in their report dated 18th January 2021.

Transportation

4. Further consideration / amendment of the documents as they relate to the potential impact of the proposed development on the surrounding road network.

The revised documentation should include details of the proposed new access onto the R761, the capacity of the road network, available sightlines, pedestrian and cycle facilities, car parking requirements and should provide recommendations for potential improvements to the public road, if required. Further consideration of the concerns raised in the report of Wicklow County Councils Greystones Municipal District Engineer dated the 20th January 2021.

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. A report that addresses and provides a clear design rationale for the proposed design and character of residential units and details of the materials and finishes of the proposed development. Particular regard should be had to the requirement to provide high quality, robust and sustainable finishes and details which seek to create a distinctive character for the development, having regard to the highly visible location of the site.
2. Clarification as to how the net density is being calculated. Details should include what areas are to be excluded (if any) in the density calculation and a justification for any such exclusions having regard to, inter alia, the Sustainable Residential Development in Urban Areas (2009).
3. A report that addresses and provides a clear rationale for the provision of a single building to accommodate both the creche and community facility. Revised documentation should include details of the long-term management of this building.
4. Childcare demand analysis, including but not restricted to the justification for size and location of the proposed crèche, having regard to existing childcare

facilities in the vicinity of the site and the likely demand for childcare places resulting from the proposed development.

5. A landscape and permeability plan, with associated drawings including cross sections, clearly indicating the sites relationship with adjoining landholdings and how areas of public open space integrate with and enhance the development. Documentation should also include details of all boundary treatments.
6. A report that addresses and provides a justification for the proposed housing mix.
7. A building life cycle report in accordance with section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).
8. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority, and the phased delivery of such public open spaces.
9. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, community uses and Part V provision and demonstrates the requirement for a 7-year permission.
10. School Demand and Concentration Report, which identifies demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
11. 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. The notice and statement should clearly indicate which Planning Authority statutory plan it is proposed to materially contravene.

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. Department of Education and Skills
3. 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.

Tom Rabbette
Assistant Director of Planning
March, 2021