



An
Bord
Pleanála

**Case Reference:
ABP-309529-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 359 no. residential units (161 no. apartments/duplex and 198 no. houses), creche and associated site works. Clonmich and Gayfield, Clonminch Road (R443), Tullamore, Co. Offaly.

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. Core Strategy, Phasing and Masterplan

- (i) A clear rationale/justification for the release of the 'Third Phase' lands at this time having regard to the Core Strategy and Development Plan provisions regarding the phasing and release of masterplan lands.
- (ii) In addition, a clear rationale/justification for the development of these lands in advance of other lands within identified nodes of the Southern

Environs Masterplan, including the Spollanstown node, as set out in Table 5.5 of the Tullamore and Environs Development Plan, should be provided which considers the inter-dependency of each of the nodal areas identified and the suitability of the release of such lands at this stage.

Having regard to (i) and (ii) above, consideration should be given to Policy TTEP 04-01 of Variation No. 2 of the Tullamore and Environs Development Plan regarding the implementation of a sequential approach and further elaboration of how the release of these lands realises the aims of the core strategy, as set out in section 3.2 of Variation No. 2 to the Development Plan and consolidates the urban form at this location should be submitted.

(iii) A masterplan for the eastern node as it pertains to the delivery of the specific objectives contained in Chapter 5 of the Tullamore Town and Environs Plan should also be submitted.

Note: Consideration should be given to the infrastructural constraints that currently exist and the timing of upgrades to water and wastewater networks and treatment plants and how this may impact on the realisation of the development.

Note: Where the proposal is considered to materially contravene the Tullamore Town and Environs Development Plan, a statement should be submitted indicating why permission should be granted.

2. Layout and Urban Design Response

Further consideration and/or justification of the documents as they relate to the rationale for the proposed residential layout, architectural form and urban design response with particular regard to the creation of distinct neighbourhood areas within the overall site and the wider Eastern Node Masterplan lands.

Further consideration/justification of the documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the above-mentioned Guidelines and the Design Manual for Urban Roads and Streets. The matters of arrangement and hierarchy of streets; connectivity with adjoining lands;

hierarchy of open space and provision of quality, usable open space, together with the creation of character areas within a high-quality scheme should be given further consideration. Cross-sections, visualisations and CGIs should be submitted, as necessary, in this regard.

Consideration should be given to how the layout creates active and aesthetically pleasing urban street frontages with a sense of enclosure and how the proposed elevational treatments respond to the site context creating focal points within the scheme. Consideration should also be given to the interface of the development site with the adjoining neighbourhood lands.

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 specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings, the treatment of balconies, landscaped areas and boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development, and in this regard a life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020) should be submitted.
2. A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open space and which details exact figures for same. Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Additional cross sections, CGIs and visualisations should be included in this regard.

3. A detailed schedule of accommodation which indicates consistency with relevant standards in the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2020).
4. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants). Full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units should be submitted.
5. Additional CGIs/visualisations showing the proposed development relative to existing development in vicinity.
6. Additional details which addresses the matters raised in the report of Tullamore Municipal District, dated 22/03/2021 as contained in PA Opinion.
7. School Demand and Concentration Report
8. Taking in Charge details
9. Waste Management details

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 Minister for Housing, Planning and Local Government**
- 3. The Heritage Council**
- 4. An Taisce – the National Trust for Ireland**
- 5. Transport Infrastructure Ireland**
- 6. Iarnród Éireann**
- 7. Commission for Railway Regulation**
- 8. County Offaly 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
June, 2021