



An
Bord
Pleanála

**Case Reference:
ABP-310759-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 222 no. residential units (108 no. houses, 96 no. duplex units, 18 no. apartments), crèche and associated site works.
In townland of Season Park, Season Park Road, Newtownmountkennedy, 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.

1. Delivery of Roads Infrastructure

- (i) Clarification at application stage as to how and when the critical roads infrastructure required to serve the development is going to be delivered in tandem, or in advance, of the SHD proposal. Specifically, clarity required as to how the western distributor/north-south link road and the east-west link

road is going to be delivered connecting the proposed development to Newtownmountkennedy village centre.

- (ii) Clarification at application stage as to the provision of pedestrian and cycle connectivity from the development site to the village centre. Any impediments to such connections should be clearly identified and proposals submitted as to how such impediments are to be overcome.

2. Development Strategy

Further clarity with regard to how requirements in the statutory plan and the action area plan (AA1) for an integrated development are to be delivered in relation to the following:

- a. the western distributor road;
- b. the east-west link road;
- c. community facilities, and
- d. open space provision.

Delivery of the road infrastructure before expiry of the extant permission (June 2024) should be addressed. Clarity on delivery of the road infrastructure in tandem with housing given timelines for the extant planning permission to the south and the timely delivery of other critical infrastructure to serve this proposed development should also be clarified at application stage.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

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 detailed statement, which should provide adequate identification of all such elements and justification as applicable, where / if the proposed development materially contravenes the statutory plan for the area other than in relation to the

zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.

2. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartments which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect, single aspect north facing and which apartments exceeds the floor area by 10%.
3. A Traffic and Transportation Impact Assessment.
4. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, and Engineering Plans that take account of one another.
5. Justification of quantum and quality of open space provision, both communal and public open space (POS). Clarity with regard to change in levels, compliance with Development Plan standards and planting details.
6. Plans and sections should clearly indicated existing and proposed levels. Any proposed retaining structures should be clearly identified on the submitted plans and particulars. Levels across areas of proposed public open space should be clearly indicated and appropriate for the function intended for such areas of open space.
7. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:
Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
Impact to any neighbouring properties.
8. A response to matters raised within section 3.5.2 'Design/Visual Amenity / Housing Type and Tenure and section 3.5.4 'Private / Communal Open Space of the CE Opinion submitted to ABP on the 3rd August 2021.
9. A report on surface water drainage, surface water management strategy and flood risk which deals specifically with quality of surface water discharge.
10. Where an EIAR is not being submitted the applicant should submit all necessary information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the

Planning and Development Regulations 2001-2018 for the purposes of EIAR screening.

11. An AA screening report, which inter alia, considers potential impacts on all of the Qualifying interests (QI's) of all Natura 2000 sites identified as being within the zone of interest.
12. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
13. Site Specific Construction and Demolition Waste Management Plan.
14. Details of public lighting.

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, as amended:

- 1. Irish Water**
- 2. National Transport Authority (NTA)**
- 3. Transport Infrastructure Ireland (TII)**
- 4. The Minister for Culture, Heritage and the Gaeltacht,**
- 5. The Heritage Council**
- 6. An Taisce — the National Trust for Ireland**
- 7. Fáilte Ireland**
- 8. Wicklow County Childcare Committee.**

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette

Assistant Director of Planning

October, 2021