



An  
Bord  
Pleanála

**Case Reference:  
ABP-311056-21**

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

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 108 no. residential units (68 no. houses, 40 no. apartments) and associated site works. Waller's Lot, Clonmel Road, Cashel, 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 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. Development Strategy**

Further clarity with regard to how requirements in the statutory plan and the specific objectives of the Coopers Lot Masterplan for an integrated, sequential development is to be delivered in relation to the following:

- a) Justification test and Development Impact Assessment for development of Phase 2 lands.

- b) A detailed phasing plan.
- c) The access onto the Clonmel Road (which may need to be upgraded to cater to the development of the Masterplan lands.
- d) New local link routes (both pedestrian and cycle) which have cognisance of DMURS.
- e) Feasibility for the provision of a footpath / cycle link from the site to the town centre along the Clonmel Road.
- f) Provision of land to provide for extension to existing GAA sports facility.

## **2. Delivery of Roads Infrastructure**

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

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 Traffic and Transportation Impact Assessment.

3. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, and Engineering Plans that take account of one another.
4. 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.
5. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:
  - i) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
  - ii) Impact to any neighbouring properties.
6. A response to all matters raised within the Drainage Planning Report and the Transportation Planning report included in the CE Opinion submitted to ABP on the 6<sup>th</sup> September 2021.
7. A report on surface water drainage, surface water management strategy and flood risk which deals specifically with arrangement and quality of surface water discharge.
8. 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.
9. 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.
10. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
11. Site Specific Construction and Demolition Waste Management Plan.
12. Details of public lighting.

13. A life cycle report shall be submitted in accordance with section 6.13 of the Sustainable Urban housing: Design Standards for New Apartments (2020). The report should have regard to the long-term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, child friendly spaces, pathways, and all 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.

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. **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. **Tipperary 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.

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November, 2021