



Case Reference / Description	564 no. residential units (96 no. houses, 468 no. apartments), childcare facility and associated site works. Former Bray Golf Club Lands, Off Ravenswell Road and Dublin Road, Bray, Co. Wicklow and Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	15 th December 2020	Start Time	15:37 p.m.
Location	Via Microsoft Teams	End Time	18:09 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Elaine Power, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Helena Gavin, Planner
David McDowell, Project Architect
James O'Keeffe, Engineering Lead
Kieran Boyle, Traffic & Transport
Garry Hanratty, Drainage & Flooding
Deirdre Larkin, EIAR Lead
Mark Johnston, Landscape Architect
Michael Prenty, Applicant
Cathal Dalton, Applicant
Kieran Rush, Applicant

Representing Planning Authority- Wicklow County Council

Fergal Keogh, Senior Engineer
Edel Bermingham, Senior Executive Planner
Aisling MacNamara, Executive Planner
Liam Bourke, Senior Executive Engineer, Bray Municipal District
Marc Devereux, Senior Engineer, Environment
Declan O'Brien, Executive Engineer, Roads and Transportation
Michael Flynn, Senior Engineer, Roads and Transportation

Representing Planning Authority- Dun Laoghaire Rathdown Council

Cáit Ryan, Senior Executive Planner
Michael Mangan, Senior Engineer, (Transportation Planning Department)
Mary Hegarty, Senior Executive Engineer, (Public Lighting Section)
Alex Fahey, Executive Planner
Bernard Egan, Senior Executive Engineer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 23rd October 2020 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 29th September 2020 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Settlement Strategy – core strategy, phasing, objective SLO3 of the Wicklow County Development Plan**
- 2. Development Strategy – height, density, scale and massing, materiality, permeability**
- 3. Open Space**
- 4. Childcare Provision / Social Infrastructure**
- 5. Water Services – flooding and drainage**
- 6. Transportation and Car Parking**
- 7. Environmental Considerations**
- 8. Any Other Matters**

1. Settlement Strategy – core strategy, phasing, objective SLO3 of the Wicklow County Development Plan

• ABP Comments:

- Having regard to the phasing principles set out in the Bray LAP, which require the sequential development of lands, a justification for this development above the ‘Harbour Quarter’ site, which is also within the ownership of the applicant and sequentially closer to Bray Town Centre should be provided.
- Having regard to the housing units allocated to Bray in the core strategy of Wicklow County Development Plan and to the units allocated to the site under Objective SLO3 of the Bray LAP the applicant should comment on the impact of the proposed development on the development potential of other sites.
- Objective SLO3 requires the provision of a 2-acre public park within the overall masterplan area. The proposed development should consider the provision of this public park.
- A justification for any material contravention of any statutory plans should be clearly addressed in the Material Contravention Statement.
- Consideration should be given to including the ‘Landmark Building’ referred to as Phase 1B with this application.

• Prospective Applicant’s Comments:

- Phase 1B and Phase 2 would be mixed use. Having regard to the SHD process it is proposed to proceed with the housing element of the development, which is permissible under Objective SLO3.
- An application for Phase 1B, which comprises a landmark mixed-use building will be lodged with Wicklow County Council, pre-planning discussions are currently underway.

• Wicklow Planning Authority’s Comments:

- The Bray LAP allows for the development of the phase 1 lands and the proposed development is compliant with the LAP and Objective SLO3.
- The overall masterplan lands are viewed as one site. The proposed development would not undermine or impede the development of Phase 1B or Phase 2.
- There is no concern regarding the number of units proposed having regard to the housing units allocated in the core strategy of the Development Plan.

- **Dun Laoghaire Rathdown Planning Authority's Comments:**

- No comments to make

2. Development Strategy – height, density, scale and massing, materiality, permeability

- **ABP Comments:**

- The development is located on a highly visible site. The potential visual impact of Blocks 1A and 1B on the coast and Bray promenade and the potential visual impact of Block 1D on Woodbrook Glen and the adjoining residential properties should be addressed.
- The potential impact on lands to the north of the site zoned 'F' – Open Space should be assessed having regard to Dun Laoghaire Rathdown County Council guidance regarding transitional zones
- Justify the proposed height, bulk and scale of Block 1D having regard to the potential negative impact on adjoining residential amenities.
- Details of the proposed use of the commercial units at basement level should be provided and the layout should have regard to access to sunlight / daylight for these units.
- It is proposed to provide 3-storey townhouses along the southern site boundary, adjoining the proposed 'Market Square' and future potential Luas Line. The scheme should provide for a strong urban edge at this location, consideration of the relocation of the creche and café unit on the eastern and western elevations of Block 1C to the southern elevation.
- Having regard to the coastal location and the high visibility of the site the external materials should be sufficiently robust.
- The building lifecycle report should indicate how the buildings would be maintained, in particular the apartment blocks.
- The linkages within and through the site are noted, in particular the underpass to the east of the site, which provides a link to Bray Harbour.

- **Prospective Applicant's Comments:**

- There are no conflicts with zone F. All development would be within the appropriately zoned lands.
- More detailed analysis regarding potential impacts of Block 1D on residential amenities will be undertaken.
- Additional CGI's and Photomontages can be provided
- The location of the taller buildings at the coast / eastern site boundary provides shelter for the adjoining units and avoids overshadowing.

- There are pedestrian and cycle linkages to parks, schools and the future transport bridge
 - The topography of the site allows for height at this location, 6 floors of Blocks 1A and 1B are above the railway line.
 - Considering the harbour and the views from the sea, the proposed scale is not out of context in the area
 - The design and layout are on-going and the ground floor uses of Block 1C, which front onto Market Square, are being considered with the potential to provide a more active frontage onto the square.
 - The materials proposed within the scheme would be robust. Render is proposed as it reflects the historical development within Bray in particular the seafront buildings along Bray Promenade. A variety of colours could be used to create a distinct character.
 - The issue of maintenance will be addressed within the Building Lifecycle Report.
- **Wicklow Planning Authority's Comments:**
 - No concern regarding height
 - More photomontages would be useful
 - The proposed density is not a material contravention
- **Dun Laoghaire Rathdown Planning Authority's Comments:**
 - Height of block 1A is considered to be excessive having regard to the adjoining Woodbrook Glen and the Coast.
 - Block 1 D could potentially negatively impact the adjoining residential amenities
 - Photomontages should show different times of the year, when trees are not in full bloom.

3. Open Space

- **ABP Comments:**
- Objective SLO3 of the LAP supports the provision of 2-acre public park within the masterplan area. This development should not impede the provision of the park.
- 'The Orchard' is identified as open space, however, its layout indicates a car park and Multi-Use Games Area. Details of how this space would be used and how it relates to open space provision within the site.
- Having regard to 'The Orchard' location adjacent to the southern site boundary the impact of the surface car park on the public realm should be addressed.
- Justify why there is parking at this location and how these car parking spaces would be assigned to uses within the scheme
- Market Square is indicated as a hard-landscaped area. Details of how this area contributes to the overall quantum of open space within the site should be provided.
- Details of how the 'Coastal Gardens' would be overlooked and how they would interact with the proposed residential units and the wall of the railway line. Details of the active and passive uses proposed within the areas of open space should be provided.
- Address the usability of the 'Coastal Garden' provided within the south east portion of the site and its relationship with the proposed 'Landmark Building'.

- Justification for the proximity of Block 1D to the area of open space to the north of the site which is Zoned 'F' and the impact of the development on this transitional zone, as identified in the Dun Laoghaire Rathdown County Development Plan.

- **Prospective Applicant's Comments:**

- Open space being provided exceeds that outlined in Objective SLO3.
- The open space at the Orchard site is facilitating private car parking associated with the commercial uses within the scheme and a MUGA. Access to the car park at would be restricted and barrier controlled.
- Intention is to have a strong urban frontage along the southern boundary.
- The layout of the open space ensures that existing wildlife corridors are retained.
- The different open space areas have a variety of characteristics and assists with permeability and connectivity.
- The Market Square and Costal Garden designs are evolving.
- The levels of the 'Coastal Gardens' adjoining Blocks 1A and 1B are being raised. This will avoid long blank facades and improve the relationship between the residential units and landscaped areas and improve the visual impact of the podium level car parking.
- Boundary treatment in accordance with Irish Rail requirements is 2.4 metres high. The site boundary with Irish Rail is under review to ensure the visual impact of the wall is reduced.

- **Wicklow Planning Authority's Comments:**

- To clarify the text of the LAP it is envisioned that the 2-acre public park would be provided as part of the first phase of the development.
- It is considered more appropriate to include the 'Landmark Building' with this application
- Detail the boundary treatment of Block 1B
- The development plan sets out a requirement for 15% of the site area to be provided as public open space. This space needs to be useable and functional

- **Dun Laoghaire Rathdown Planning Authority's Comments:**

- Underground tank at the Orchard site is a significant piece of Irish Water's infrastructure
- Ensure that the detailed design of 'The Orchard' area can accommodate parking over Irish Water's storage tanks.
- Justify why car parking at this location, having regard to the impact on the public realm
- Detail the elevational treatment of under-croft parking and its relationship with areas of public open space.
- The proximity of Block 1D to lands zoned F -Open space is noted.

4. **Childcare Provision / Social Infrastructure**

- **ABP Comments:**

- Detail the capacity of the proposed creche having regard to the housing mix on site
- Consideration of the capacity of social infrastructure within Bray and the requirement for uses within the scheme to accommodate the number of residential units proposed.

- **Prospective Applicant's Comments:**
- Creche analysis has been done and it was difficult to contact operators over the summer period. Contact has been made with both Childcare Committees.
- Social infrastructure will be examined and would form part of the EIAR.
- **Wicklow Planning Authority's Comments:**
- Consult with Wicklow County Childcare Committee
- Outline social infrastructure to ensure the development can be accommodated. The proposed uses within the scheme should include an element of retail for the day to day needs of residents.
- Consult with the community and enterprise section
- **Dun Laoghaire Rathdown Planning Authority's Comments:**
- Provide an overview of the demographic profile of the area
- Have regard to capacity in the wider area of Bray

5. Water Services – flooding and drainage

- **ABP Comments:**
- Clarification of the flood defence works along the River Dargle, to the south of the development site and the impact of these works on the development potential of the site.
- Clarification of potential pluvial, fluvial and tidal flooding and the location of flood zones within the site.
- Details regarding the proposed location of attenuation tanks within the site and the proximity to flood zones.
- Consideration of the report from Irish Water and the capacity of the wastewater network.
- **Prospective Applicant's Comments:**
- Flood Risk Assessment is at stage 2 and modelling is being carried out. Full impact of the River Dargle and flood defence works carried out to date will be included.
- Modelling shows that the units are located outside the 100 year event
- The attenuation tank located in the south east is designed for a 1 in 100 year event
- Flood defence scheme is designed up to a 200-year event
- The attenuation tank is clear of Irish Water wayleaves and located outside of a floodzone.
- Modelling is for the worst-case scenario which would be a 100 year event
- Wastewater upgrade capacity works is at the CPO stage. The applicant is the owner and is happy for the works to be completed or for the developer to carry out the works to accommodate the development.
- **Wicklow Planning Authority's Comments:**

- The railway access is at risk of flooding in a 200-year event and this should be included in any FRA
 - The area between the arch and the river needs to be modelled
 - Flood scheme needs to have regard to 3 types of flood events
 - Show if attenuation is needed for surface water. It would be preferable to omit attenuation and to allow surface water entre the River Dargle.
 - The PA are happy to facilitate further detailed discussions with the applicant.
- **Dun Laoghaire Rathdown Planning Authority's Comments:**
 - Flood zones are still A and B but with a defended status
 - Consider the merits of holding back the water on the upper level. The surface water flows through 2 administrative areas and both should be consulted regarding the final design.

6. Transportation and Car Parking

- **ABP Comments:**
 - Clarification of the proposed access to the site, when the road was constructed, its intended purpose and the ownership of the private road.
 - A detailed and robust Traffic Assessment is required to fully assess the impact of the proposed development on the capacity of the surrounding road network.
 - Further details are required regarding the impact of the development on the junctions with Dublin Road
 - The proposed development should facilitate and not impinge of the proposed public transport bridge and the potential future Luas Line.
 - Clarify if the underpass is for pedestrian / cyclist movements only.
 - A car parking strategy is required to justify the proposed level of car parking.
 - Outline the potential impact of surface level car parking on the public realm
- **Prospective Applicant's Comments:**
 - There is existing access to the north of the site, through the public park which can provided access for emergency vehicles.
 - Road connectivity to the school is a private road. It was constructed through PPP as part of the construction of the school.
 - There is an application for this road to be taken in charge by Wicklow County Council
 - An analysis of the junctions has been carried out and there is capacity to accommodate the development and the development of Phase 2 lands. The potential cumulative effects for the both phases will be outlined in the TA.
 - Parking provision will be below 1 space per unit
- **Wicklow Planning Authority's Comments:**
 - The school wants the road taken in charge
 - This was built by the PPP on behalf of the Department of Education
 - There needs to be a full traffic analysis of the development. Show how the proposed development can be accommodated
 - Outline how the development would impact on Bus Connects
 - Future bridge connection is not necessary for this development

- Agreement is underway with Irish Rail for a licence for the underpass. This would be managed by WCC. The proposed opening hours for the link need to be confirmed
 - Having regard to the proximity of the site to public transport and Bray Town Centre a justification for the level of car parking is required.
 - Distinguish between public and private parking
 - The scheme should not be reliant on a Mobility Management Plan
- **Dun Laoghaire Rathdown Planning Authority's Comments:**
 - Detail the build out and phasing of the scheme.
 - Underpass is critical to the scheme and connectivity to Bray.
 - Confirm if the underpass can remain open 24/7
 - There is only one access road proposed to serve the site
 - Provision should be made for an emergency access point
 - Car parking over attenuation tanks cannot have EV. A potential EV charging point should be provided for all car parking spaces.
 - Clearly indicate how car parking spaces would be assigned and reserved.

7. Environmental Considerations

- **ABP Comments:**
 - It is proposed to provide an EIAR, this should take account of the cumulative impact of the 'Landmark Building'.
 - Consideration of any potential impacts generated by the development on any designated sites in relation to AA.
- **Prospective Applicant's Comments:**
 - AA screening shows that a NIS is not required
 - The EIAR will further address Archaeology and Cultural Heritage issues.
- **Wicklow Planning Authority's Comments:**
 - No further comments
- **Dun Laoghaire Rathdown Planning Authority's Comments:**
 - No further comments

8. Any other matters

- **ABP Comments with regard to application:**
- Clarify the number of houses and duplexes proposed.
- Total figures should be provided for the development, and should not be divided between the 2 administrative boundaries, in particular for the housing quality assessment

- **Wicklow Planning Authority's Comments:**

- No further comments

- **Dun Laoghaire Rathdown Planning Authority's Comments:**

- No further comments

- **Conclusion**

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Rachel Kenny
Director of Planning
February, 2021