



Case Reference / Description	Demolition of secondary school extension to Bray Head House and other minor structures on site, construction of 182 no. apartments, creche and associated site works. Bray Head House (a protected structure), Putland Road, Bray, Co. Wicklow.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	15 th January 2021	Start Time	10:00 am
Location	Via Microsoft Teams	End Time	11:15 am
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Conor McGrath, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Simon Clear, Simon Clear & Associates
Paula Shannon, Simon Clear & Associates
Robert McNamara, McNamara Property
Carlus Buckley, Fereira Architects
Celia Harris, Mitchell & Associates Landscape Architect
Feilim Sheridan, Arborist Associates
Paul Corrigan, Corrigan Hodnett Consulting Engineers

Representing Planning Authority

Aisling McNamara, Executive Planner
Fergal Keogh, Senior Engineer
Liam Bourke, Municipal District Engineer Bray

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 restrictions 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 once the Opinion has issued,
- ABP received a submission from the PA on **23rd November, 2020** providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000 as amended 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 October, 2020** formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with definition of SHD as set out in the (Housing) and Residential Tenancies Act 2016, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. Principle and density of development
2. Trees management / protection
3. Access and parking
4. Residential Amenity and Open Space
5. Drainage
6. Visual Impacts
7. Any other business

1. Principle and density of development

ABP Comments:

- The application documentation should have particular regard to County Development Plan and Local Area Plan policies, particularly with regard to the quantum of apartments in residential schemes (HD13) and density / plot ratio standards.

Prospective Applicant's Comments:

- The prospective applicant queried the status of review of the County Development Plan.
- The applicant will work alongside the current LAP.
- The identified policy provisions will be addressed in the application.

Planning Authority's Comments:

- The site is zoned for high density residential development of over 50 units to the hectare.
- The development comprises solely an apartment scheme, which will need to be justified fully in the context of policy HD13
- The PA hopes to publish a draft plan in March/April, the LAP is not likely to be adopted until 2022.

2. Trees management / protection

ABP Comments:

- It is unclear the extent to which the Tree Protection Order (TPO) covers the lands and trees occurring thereon.
- A TPO raises specific and different issues to those arising from a development plan objective to preserve trees.
- A specific response to the TPO should be contained in the planning application documents.
- Further liaison between the applicant and the PA and agreement of which trees are covered by the TPO would be useful.
- Clarity and justification for the removal of identified trees should be provided, in particular two trees, no.'s 49 and 50, on the northern boundary which appear to lie outside the development area.
- Review the categorisation of the vegetated area in the southeastern corner of the site and provide additional analysis of its character and value.

Prospective Applicant's Comments:

- The trees proposed to be removed are of low quality and will be replaced with a more defined type to strengthen the Avenue, the arborist will look further into issues raised.
- The report will address the status of trees having regard to the passage of time since the adoption of the TPO.
- Happy to seek a further meeting to discuss the TPO and clarify if it is an objective or tree specific.

Planning Authority's Comments:

- The trees that are situated along the Avenue have been flagged within the PA report submitted.
- The TPO was agreed in 2008.

- The TPO is available for public inspection and the planning authority are happy to liaise further with the applicant.

3. Access and parking

ABP Comments:

- Further clarity is required in relation to the pedestrian/cycle route in relation to its implementation, management and maintenance.
- Regard should be had to the issues raised in the PA report submitted to the Board.

Prospective Applicant's Comments:

- There will be a separate 3-meter cycle/pedestrian access route along the Avenue to Newcourt Road and any consents needed will be provided.
- The redline boundary will be extended to Newcourt Road.
- All PA comments have been taken on board and traffic modelling will consider the Vevay Road junction
- There may be scope to remove some parking and increase the amenity of the four-court area. This may assist in the retention of some trees on the site.
- A parking audit and full justification will be provided
- An area (2-sq.m.) adjoining the site entrance is under separate management and ownership. Consent has been sought however there has been no response received.

Planning Authority's Comments:

- The applicant's proposals for a cycle/pedestrian access route are welcomed.
- The forecourt area within the scheme will be heavily used by cars, bikes and pedestrians and further thought should be given to its design and layout.
- Further details to be provided of the parking provision for residents of protected structure.
- The development is suited to a reduced level of parking provision; however, full justification should be provided in this regard.
- There is an issue with regard to the proposed boundary set-back on eastern side of Putland Road junction.
- The planning authority can discuss options for resolution of this matter further with the applicants.

4. Residential Amenity and Open Space

ABP Comments:

- Clarification sought regarding ownership of the adjoining open space to the north and the potential to provide connections to this space.
- Further information sought in relation to the right of way within the red line shown in the drawings on the eastern boundary with Headlands.
- Should confirm that the sunlight assessment takes account of the adjoining elevated 3-storey school buildings.
- Review the layout of Block B with regard to potential overlooking due to proximity of proposed units, particularly in the north-western corner of the courtyard area.

Prospective Applicant's Comments:

- The adjoining open space area is in the ownership of Headlands and are under separate management.
- A connection to the spaces will be sought but cannot be guaranteed.
- The proposed development has a right of way over the Headlands access road to the east however it is not proposed to be used to serve the scheme.
- Happy to look at the redesign of the balconies in Block B to address potential issues.
- The PA's comments regarding the protected structure have been noted.

Planning Authority's Comments:

- The PA welcomes refurbishment of the protected structure, the character of the building must be respected and the internal arrangements should be relooked at by the applicant.

5. Drainage**ABP Comments:**

- Greater clarity should be provided particularly in relation to surface water drainage design and discharge points.
- Some concerns regarding the protection of adjoining properties, particularly the dwelling on Putland Road which is traversed by the open drain.

Prospective Applicant's Comments:

- More information will be provided in the drawings submitted at application stage and a separate surface water drawing will be included.

Planning Authority's Comments:

- The PA can meet and discuss technical details further with the applicant prior to lodgement of an application.

6. Visual Impacts**ABP Comments:**

- Further detail regarding proposed materials should be provided, including examples of previous use of the selected materials elsewhere.
- Further views of the northern elevation of Block A & C and their relationship with Bray Head House.

Prospective Applicant's Comments:

- All comments noted and will be addressed at application stage.

Planning Authority's Comments:

- Take comments stated in the PA report submitted to the Board as read.

7. Any other business**ABP Comments:**

- Any further matters to discuss which have not been previously addressed as part of the agenda items may be raised.

Prospective Applicant's Comments:

- The submitted Ecological Impact Assessment (EIA) is regarded as complete, notwithstanding that further bat surveys of Bray head House have yet to be completed.
- The applicant has been in contact and are working alongside Wicklow Childcare Committee (WCC).
- Service connections require works in the public road west to Vevay Road, which will require a letter of consent from the local authority.

Planning Authority's Comments:

- Generally, the PA is satisfied with the proposed development.
- Useful for the applicant to liaise with WCC Childcare Committee prior to lodging an application.
- Will arrange for an appropriate letter on behalf of Wicklow County Council to be provided in respect of works in the public road.

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
January, 2021