



An
Bord
Pleanála

**S. 6(7) of Planning and
Development (Housing) and
Residential Tenancies Act 2016**

**Inspector's Report on
Recommended Opinion
306876-20**

Strategic Housing Development

Demolition of existing structures,
construction of mixed use
development comprising 126
apartments, commercial and
community facilities and all associated
site works

Location

Harbour Industrial Estate, Bray, Co.
Wicklow

Planning Authority

Wicklow County Council

Prospective Applicant

Mr. Joseph Tynan

Date of Consultation Meeting

May 21st 2020

Date of Site Inspection

May 11th 2020

Inspector

L. Dockery

1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority and the documentation received from the prospective applicant, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

2.1 The subject site, which has a net site area of 0.87 hectares is located to the north of Bray harbour, Bray, Co. Wicklow. It is bound to the east by the Irish Sea, to the south by the north wall of Bray Harbour, to the west by the embankment of the Dublin-Wexford railway line and to the north by undeveloped areas/Woodbrook Golf Club.

2.2 The site is currently occupied by industrial, warehouse type buildings, known as the Harbour Industrial Estate.

3.0 Proposed Strategic Housing Development

3.1 The proposed development comprises the demolition of existing structures on site and the construction of 126 residential units, office, commercial and community uses, together with all associated site and infrastructural works.

The following details are noted:

Parameter	Site Proposal
Application Site	1.1 ha (gross)/0.87 ha (nett)
No. of Units	126 residential units
Residential Density	146 units/ha
Other Uses	Commercial and offices (766m ²) Café, shop, restaurant (499m ²) Gym (120m ²) Community use (135m ²)
Height	5-10 storeys
Car Parking	240 spaces
Vehicular Access	Along western boundary
Part V	12 units

The breakdown of unit types is as follows:

Unit Type	1 bed	2 bed	3 bed	Total
Apartments	42	74	10	126
% Total	33%	59%	8%	100%

4.0 National and Local Planning Policy

4.1 National

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant Section 28 Ministerial Guidelines are:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated 'Urban Design Manual')
- Sustainable Urban Housing: Design Standards for New Apartments (2018)
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)
- Design Manual for Urban Roads and Streets (2013)
- The Planning System and Flood Risk Management (including the associated 'Technical Appendices') (2009)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018)
- Architectural Heritage Protection- Guidelines for Planning Authorities (2011)

Other relevant national guidelines include:

- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999

4.2 Local

The Wicklow County Development Plan 2016-2022 is the operative County Development Plan.

Bray identified as a Level 1 Metropolitan Consolidation Town. Its population is to grow 29,339 (2011 Census) to a target population of 40,000 by 2028.

Bray Municipal District Local Area Plan 2018-2024 **applies**

Chapter 3 Residential Development

Chapter 5 Town/Neighbourhood Centres & Retail

Table 3.1 Bray & Environs

Land	Area	Zoning	No. of Units
Bray Harbour	1.4 ha	MU	*18

*18 These lands shall be subject to a masterplan that may or may not include residential development; the land bank is limited and is partly 'made land' and

until further study is completed, it is not clear if significant residential development would be viable.

Section 7.2 **Bray Harbour**

This mixed use area measures c. 3.3ha including the harbour walls. To the north side of the river, between the railway line and the beach there is a land block of c. 1.75ha currently occupied by a number of older industrial buildings in various states of usage; to the south of the river, there is a land parcel of c. 1.1ha (including public roads and open harbour areas) which is in variety of uses including a public house, café, Scouts den, Bray boxing club, a number of boat yards and services, sea anglers club and Bray sailing club. The two areas are joined by a single carriageway road bridge. Wicklow County Council owns land in this area as well as being the custodian of the harbour and the public roads in the area.

There is potential for redevelopment on both sides of the river, to create a more active, thriving harbour area that capitalises on its location adjoining the Bray promenade, the sea and river, to become a destination for visitors in its own right, as well as a hub for water based sporting and community activities.

As a stakeholder in this area, it is objective of the Council to prepare a masterplan for the area in consultation with property owners which addresses the following objectives:

- To encourage and facilitate the redevelopment of vacant or underutilised properties / lands for a range of uses, serving to both harbour users and the wider public including shops (particularly those relating to recreational use of the area e.g. sailing / fishing equipment, boat / canoe hire etc), boat/marine services, restaurants / cafes, clubs, community facilities etc;
- To encourage the development of residential uses in the area above commercial/community ground floors;
- Given the small land bank available, to encourage intensive and high density redevelopment and to encourage the development of higher buildings, with particular regard being taken of the historical and residential amenities of the area and especially Martello Terrace;

- To encourage more intensive use of the harbour for recreational use, to enhance harbour infrastructure and to consider the development of water-side marina infrastructure;
- To improve road and pedestrian/cyclist infrastructure in the area and in particular to improve / provide linkages to the north beach, the seafront, the Dargle River walk and the former golf course lands to the west.

Zoning:

MU Mixed Use: To provide or mixed use development

Road Objective R05 - With respect to the major development area at the former Bray Golf Course, excellent linkages shall be provided from the site to surrounding areas; multiple access points for both vehicles and cyclists / pedestrians shall be developed and in particular, the development shall include linkages through the site between the Dublin Road and Bray seafront / the DART station and public walking route along the river.

5.0 **Planning History**

On site

PRR 10/109

Permission GRANTED for demolition of existing light industrial/warehousing building and replacement with a new light industrial warehouse building

PRR16/367

Extension of Duration GRANTED up until July 16th 2021

Nearby Lands

PRR15/190

Permission GRANTED for a 450 pupil two-storey post primary school with GFA of c.5507 square metres

PRR07/194 (PL39.230246)

Permission GRANTED for mixed-use development of 603 residential units, community, commercial and associated site works on site of 15.99 hectares at former Bray Golf Club lands

6.0 **Section 247 Consultation(s) with Planning Authority**

6.1 It is stated by the planning authority that two pre-application consultations took place with the planning authority on 02nd April 2019; date of second meeting not specified.

7.0 **Submissions Received**

Irish Water

Confirmation of Feasibility issued for this site for 150 no. residential units.

Water

Connection to the network is feasible subject to the upgrade of the existing 75mm water main to a 150mm ID pipe. The length of the upgrade will be to connect to a 4" water main on the southern side of the rail bridge (approx. 60m). Irish Water currently has no plans to carry out these works. Should the applicant wish to progress they will be required to fund the upgrade works which will be delivered by Irish Water requiring a road opening licence.

Wastewater

Connection to the existing 225mm diameter sewer is feasible without upgrade. Please note, the applicant have been advised if any they plan to divert or realign the 225mm foul sewer on the site then the applicant must engage and enter into a diversion agreement with Irish Water prior to construction taking place.

8.0 Forming of Opinion

Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite consultation meeting. I shall provide brief detail on each of these elements hereunder.

8.1 Documentation Submitted

- 8.1.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, completed application form, a completed pre-connection enquiry feedback form from Irish Water; Statement of Consistency, Existing Building Report; Part V details; A3 booklet architectural drawings; Engineering Overview Report; Design Statement; Apartment Quality Assessment; Traffic Impact Assessment; Flood Risk Assessment; AA Screening Report. I have considered all of the documentation submitted by the prospective applicant, relating to this case.

8.2 Planning Authority Submission

- 8.2.1 In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Wicklow County Council, submitted a note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 29th April 2020.

- 8.2.2 The planning authority's 'opinion' included the following matters: minutes of section 247 meeting; policy context; planning history, internal reports (not included in submission), core strategy/housing, compliance with zoning objectives; intensity of development; design; apartment mix/apartment guidelines compliance; materials; public/private open space; commercial uses; landscaping/boundary finishes/public realm; childcare; site investigations/rock armour; roads and accessibility; services; flooding; Part V and screening for AA/EIA. The following points are noted:

- Quantum of residential development proposed represents a minor amount having regard to the overall targets and would therefore be acceptable and would be beneficial in securing compliance with the growth targets as set out in Core Strategy
- Plan envisages the development of a Masterplan for the area. At present, there is no completed Masterplan but where development meets the key aspirations for such a plan, the Planning Authority would consider such development favourable. In this regard, the development would accord with a number of the identified objectives as it would (i) facilitate the redevelopment of an underutilised area (ii) encourage wider use of the area (iii) provide for residential development and commercial usages (iv) provide high intensity development
- Proposed redevelopment of this brownfield site, which is located in proximity to a public transport hub, would be suitable for a high intensity of development. Plot ratio of between 1 and 2 would be acceptable in principle. This intensity of development must be reviewed in light of other qualitative considerations and its suitability for the scale of development proposed will be derived from such matters
- Concerned with respect to the scale and massing of proposal
- Detrimental impact on character of Bray seafront and the Martello Terrace/Bath House (Protected Structures). The promenade on Bray seafront is a valuable public amenity and consequently it must be demonstrated that the proposed development will not negatively impact on it
- Due to scale and appearance, concerns that proposed development would appear overly dominant and incongruous in view from the promenade and will have a detrimental impact on the setting of the Martello Terrace
- In combination with excessive scale, it is considered that their horizontal emphasis, curved shape and mix of materials creates an overly complex design which competes with the simplicity of the Martello Terrace and other Victorian buildings which add to the character of the seafront

- Site located in transitional area between Bray urban area and undeveloped coastal area of Dun Laoghaire Rathdown to north- arrangement of scale and massing of proposed buildings, with tallest element to the north will appear overly dominant and incongruous in relation to the coastal area to the north. Considered that a landmark building would be appropriate to mark the position of the harbour, however it should mediate the transition between urban and coastal settings
- Creation of a 'bookend' which would compete with Bray Head is a concern- new development should complement the character of the existing settlement and its surrounding area- should have regard to amenity value of Bray seafront and promenade and to the character and pattern of development in the area
- Concerned that layout of development does not integrate successfully with the existing and planned neighbouring development or respond positively to site context. Blocks on the eastern side of the extant scheme of the former Bray Golf Club lands are arranged to provide a visual connection between the new open spaces created and the seafront. The proposed development will obstruct this visual connection.
- Ten storey building approved within that extant scheme, but located a distance from any sensitive buildings or settings and marks the position of the commercial centre of that development
- Development of this site needs to be carried in a sympathetic manner to its location and requires full visual impact assessment, which addresses its impact both locally and within the wider area of Bray
- Accords with qualitative requirement as set out in Sustainable Urban Housing guidelines for unit mix and private open space
- Concerns regarding long-term durability of render and timber cladding are a concern
- Quantum of public open space provided considered acceptable
- Overall mix of commercial uses are considered appropriate- further details of finish and landscaping required

- Childcare Audit should be submitted
- Ground investigations are required before development can proceed to establish that the site is suitable for the scale of development and to establish if any contaminated soils exist
- Further investigations are required to assess the structural condition of the rock armour and to confirm whether or not additional works would be required to this structure to ensure that it is suitable in terms of strength and condition to facilitate the development as proposed.
- Traffic concerns outlined
- Existing harbour bridge crossing is unsuitable to cater for scale of development proposed, full structural analysis required; separate pedestrian/cycle bridge required; scale of parking requires justification; Traffic and Transport Assessment required; phasing
- Proposals for surface water appear acceptable in principle
- Site is located in Flood Zone C
- Results of wave overtopping assessment show the development site is increasingly at risk of wave overtopping volumes under climate change sea level rise conditions- best approach to mitigating wave overtopping flood risk is not defined- more detailed modelling required; queries accuracy of flood risk assessment, more detailed analysis required
- Part V provision- should ensure proposal is in line with PA requirements
- Any EIA Screening report should address any future coastal works necessary to facilitate the development and any works necessary to 'made' ground to facilitate the development

Report concludes as follows:

- Principle of mixed-use development on site acceptable
- Does not meet key objectives of Masterplan for the area as the higher buildings proposed do not have sufficient regard to the Martello Terrace Protected Structures and it is not clear how access to the north beach is to be maintained/improved

- Concern with scale and massing- detrimental impact on character if Bray seafront/promenade and Martello Terrace/Bath House (PS)
- Existing harbour bridge crossing is unsuitable to cater for scale of development proposed
- Pedestrian/cycle bridge over River Dargle to service the development is required. Wicklow CoCo currently has no plans to provide such a bridge
- Further analysis of flooding from wave overtopping is required
- No development can be considered on site in the absence of full technical investigations of ground/rock armour conditions

8.2.3 I have reviewed and considered all of the documentation submitted by the planning authority relating to this case.

8.3 Consultation Meeting

8.3.1 A Section 5 Consultation meeting took place via Microsoft Teams due to Covid-19 restrictions on the 21st day of May 2020, commencing at 9.30 am. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

8.3.2 The main topics raised for discussion at the tripartite meeting were as follows:

- Policy Context
- Development Strategy to include suitability of ground conditions; layout; height, scale, massing; elevational treatment; materials; permeability; childcare provision; Part V
- Visual Amenity
- Residential Amenity
- Biodiversity
- Traffic and Transport
- Drainage and Flooding
- Any other matters

8.3.3 In relation to policy context, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:

- Section 7.2 and Table 3.1 of LAP which refers to preparation of a masterplan for Bray Harbour lands

8.3.4 In relation to development strategy, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:

- Suitability of land for development of nature and scale proposed; site technical investigations
- Proposal needs to reflect the locational context of the site and expressed the desire that a high quality development, which provides active ground floor uses and vibrant public realm is provided
- Height, scale and massing of proposed development and optimal architectural/design solution for subject site
- Design and elevational treatments; requirement for a high quality architectural design and finish; materials, details and finishes; submission of Urban Design Statement; suitability of proposed ground floor uses opening onto open space and seafront
- Connectivity achievable through to surrounding area, to beach and promenade, to nearby shops, schools and existing public transport links
- Justification for lack of childcare facility
- Part V requirements

8.3.5 In relation to visual amenity, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:

- Visual impacts of proposal on surrounding area, including from Bray seafront and promenade
- Possible impacts on Martello Terrace and other Protected Structures in vicinity

8.3.6 In relation to residential amenity, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:

- Compliance with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018); internal amenity standards; daylight/sunlight analysis; schedule of floor areas; storage areas; private open space
- Landscaping proposals given locational context of site

8.3.7 In relation to biodiversity, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:

- Biodiversity matters
- Address matters of AA at application stage

8.3.8 In relation to traffic and transport, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:

- Justification for extent of car parking proposed
- Suitability of existing harbour bridge to cater for development proposed
- Pedestrian/cycle provision
- Matters raised in section 3.9 of PA Opinion
- Construction traffic management

8.3.9 In relation to drainage and flooding, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:

- Matters raised in section 3.10 of PA Opinion and IW report to ABP, dated 16/04/2020

8.3.10 In relation to other matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Submission of accommodation schedule outlining floor areas, aspect, private open space provision; daylight/sunlight analysis; submission of

CGIS/visualisations/cross sections; Building Lifecycle Report; waste management;

8.4 **Conclusion and Recommendation**

- 8.4.1 Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 8.4.2 I have examined all of the information and submissions before me including the documentation submitted by the prospective applicants, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines and local policy via the statutory plans for the area.
- 8.4.3 Having regard to all of the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act **requires further consideration and amendment** in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 8.4.4 I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

9 **Recommended Opinion**

The Board refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and

amendment in order to constitute a reasonable basis for an application under section 4.

Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, **An Bord Pleanála is of the opinion that the documentation submitted requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**

In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

1. Design and Layout

Further consideration and/or justification of the documents as they relate to the development strategy for the site in respect of the proposed height, scale and massing of the proposal, having regard to its locational context. In addition to the consideration of other national policy and guidelines, particular regard should be had to demonstrating that the proposal satisfies the criteria set out in section 3.2 and SPPR3 of the Urban Development and Building Heights, Guidelines for Planning Authorities (December 2018). The applicant should satisfy themselves that the design strategy for the site, as outlined in red, provides the optimal outcome for the subject lands.

In addition, further consideration and/or justification of the documents as they relate to the design and layout of the proposed development and the desire to ensure that the proposal provides a high quality, positive intervention at this sensitive location. Particular regard should also be had to creating suitable visual relief in the treatment of elevations. An architectural report, urban design statement and additional CGIs/visualisations should be submitted with the application, together with a report that specifically addresses proposed materials and finishes to the scheme. The documents should also have regard to the long term management and maintenance of the proposed development and should include for a Building Lifecycle Report, as

per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018)

Furthermore, the layout should address the creation of vibrant, amenable and high quality open spaces within the development and should consider whether the uses proposed at ground floor level would contribute to attractive and vibrant place-making.

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

2. Traffic and Transportation

Further consideration and/or justification of the documents as they relate to the matters raised by the planning authority in section 3.9 of their Opinion to An Bord Pleanála, dated 28/04/2020. In this regard, further consideration of the documentation as it relates to the structural suitability of the existing harbour/Dargle Road bridge to cater for the anticipated additional traffic, both during construction and operational phases. In addition, the applicant should demonstrate how additional dedicated pedestrian and cycle facilities are to be provided to cater for the increased demand associated with the proposed development. Letters of consent, where necessary, should be submitted with any application and any proposed works should be included within the red line boundary. In this regard, any such proposal should include detailed design which allows for flood flows in the River Dargle. The applicant should demonstrate that any development proposed will not increase flood risk and, if practicable, will reduce overall flood risk. The applicant is advised to liaise with all relevant bodies in this regard, prior to the submission of an application.

Further consideration and/or justification of the documents as they relate to pedestrian and cycle permeability, both through this pivotal site and to the wider area, should be clearly outlined.

Further consideration and/or justification of the documents as they relate to the car parking strategy for the proposed development, given its locational context close to quality public transport and Bray town centre.

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

3. Flooding

Further consideration and/or justification of the documents as they relate to the matters raised by the planning authority in section 3.11 of their Opinion to An Bord Pleanála, dated 28/04/2020. In this regard, further consideration and/or justification of the documentation as it relates to the accuracy of the detail contained in the submitted flood risk assessment and which includes a more detailed analysis to determine the appropriate coastal defence improvements necessary to protect the development and to ensure no adverse impacts on adjoining lands.

In addition, additional assessment should be undertaken, which includes for the most appropriate methodology, to deal with wave overtopping and any implications in terms of wave dispersal, which could impact shorelines. Further consideration and/or justification of the documents as they relate to the design of the overtopping wall, including its position, height and width, along the proposed promenade should be fully detailed as it will have impacts on the amenity value of the proposed promenade and associated public realm. The applicant is advised to liaise with the planning authority in this regard, prior to the submission of any application. Letters of consent to undertake works, where necessary, should be included with any application and any proposed works, should be included within the red line boundary.

The submitted flood risk assessment should demonstrate that the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. The Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices').

In addition, further consideration and/or justification of the documents as they relate to the proposed basement, which is to be located below high tide levels. Further design details should be submitted which demonstrate that the proposed basement will be protected from flood inundation and that there are adequate pedestrian escape routes.

Furthermore, the applicant should submit design details of temporary flood storage and non-return valve to outfall for pluvial events on site. SuDS measures should ensure that there is no risk of pollutants entering the marine environment.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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 arising from this notification:

1. Cross-sections/CGIs/visualisations and any other information deemed relevant, showing proposed development relative to existing/permitted development in the vicinity of the site. Panoramic views of the proposed development in the context of the wider seafront and promenade should also be included.
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. Details relating to the materiality of the proposed interface between proposed development and adjoining lands should be also submitted. Additional cross sections, CGIs and visualisations should be included in this regard.
3. An Architectural Heritage Impact Assessment considering the location of the subject site relative to Martello Terrace/Bath House, Protected Structures, which

includes for photomontages showing the proposed development relative to these structures

4. Waste management details
5. Justification for lack of childcare facility which includes childcare demand analysis and likely demand for childcare places resulting from the proposed development
6. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
7. A schedule of floor areas for all proposed units

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. Minister for Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. An Taisce
5. Transport Infrastructure Ireland
6. Irish Rail
7. Inland Fisheries Ireland
8. Wicklow 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.

Lorraine Dockery

Senior Planning Inspector

11th June 2020