



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
309519-21**

Strategic Housing Development	359 no. residential units (161 no. apartments/duplex and 198 no. houses), crèche and associated site works
Location	Clonminch and Gayfield, Clonminch Road (R443), Tullamore, Co. Offaly
Planning Authority	Offaly County Council
Prospective Applicant	Steinfort Investments Fund (a sub fund of Consdorf Investments ICAV)
Date of Consultation Meeting	May 17 th , 2021
Date of Site Inspection	May 6 th , 2021
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 application site, which has a stated area of 14.28 hectares, is located on Clonminch Road (R443), approximately 2.2km south-east of Tullamore town centre. The 50kph urban speed limit commences along the frontage of the site. The subject lands are irregular in shape and are currently in agricultural use. The lands are undulating but generally fall in a northerly/north-easterly direction. The Dublin-Galway railway line runs north-east of the site, while lands to the east are in agricultural use. To the west and north-west the lands are bounded by existing suburban residential development in Clonminch Wood and Limefield. To the south-west of the site are a number of detached bungalows. The boundaries with adjoining residential lands mainly comprise mature trees and hedgerows.

2.2 A mixture of low-rise residential development and commercial/office developments within Central Business Park, and a three storey commercial building are located on the opposite side of the Clonminch Road.

3.0 Proposed Strategic Housing Development

3.1 The proposed development comprises an application for the construction of 359 no. residential units (161 no. apartments; 198 no. houses), together with a childcare facility; construction of part of key link road identified in the Tullamore Town and Environs Development Plan 2010-2016 (as varied and extended) with vehicular access proposed onto Clonminch Road (R443) via a new signalised junction. The

proposal also includes works to Clonminch Road for 1.7km stretch, together with associated site works. The following details are noted:

Parameter	Current Proposal	ABP-307832-20 (REFUSED)
Application Site	14.28 ha (gross development area); 10.07 ha (net development area)	14.3 ha (gross development area); 10.8 ha (net development area)
No. of Units	359 residential units (161 apartments; 198 houses)	358 units (186 apts;172 houses)
Other Uses	Neighbourhood Centre Uses (3,007m ²)(Phase 2) Local Shop (56m ²)(Phase 1) Crèche (1,299m ²)- capacity for 100 children (Phase 1)	2707m ² - neighbourhood centre + crèche
Height	1-5 storeys	2-5 storeys
Car Parking	734 spaces	666 spaces
Bicycle Parking	293 spaces	294 spaces
Vehicular Access	From Clonminch Road	From Clonminch Rd/ Clonminch Wood
Part V	36 units	36 units
Density	36 units/ha	36 units/ha
Public Open Space	15,589m ² (15.48%)	15,389m ² (15.75%)

3.2 It is stated in the documentation that an EIAR will accompany an application.

3.3 A letter of consent from Offaly County Council is attached, pertaining to lands within

the red line boundary under their consent. These lands consists of the public roadway.

3.4 The development is stated to be provided in two phases (discrepancy in figures noted):

Phase	Residential	Houses	Apartments	Density	Other
1	194	136	58	28 units/ha	Crèche, local shop
2	135	29	106	53 units/ha	NC 1 & 2
Total	359	165	164	36 units/ha	

3.5 The breakdown of unit types is as follows:

	1 bed	2 bed	3 bed	4 bed	
Apartment	10	117	34	-	161
Houses	-	4	142	52	198
Total	10	121	176	52	359
% Total	2.5%	34%	49%	14.5%	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
- Design Manual for Urban Roads and Streets
- The Planning System and Flood Risk Management (including the associated 'Technical Appendices')
- Urban Development and Building Heights, Guidelines for Planning Authorities
- Childcare Facilities – Guidelines for Planning Authorities
- Climate Action Plan

Other policy documents of note:

- National Planning Framework
- Regional Spatial & Economic Strategy (RSES) for the Eastern and Midlands Region
 - Located within the Gateway Region, Tullamore is identified as a Key Town, described as large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres. Their role is to provide for sustainable, compact, sequential growth and urban regeneration in the town core by consolidating the built footprint through a focus on regeneration and development of identified Key Town centre infill / brownfield sites.

RPO 4.26: Core strategies in local authority development plans shall support objectives to achieve a minimum of 30% of housing in Key Towns by way of compact growth through the identification of key sites for regeneration

The RSES notes that Tullamore has a number of opportunity sites supporting regeneration and redevelopment, focusing on compact growth, place making and transition to a low carbon society/ economy. There is support for the delivery of a range of well-designed housing types with regard to tenure and density, integrated green infrastructure, active travel links and renewable energy options. The provision of housing at the right locations will play a fundamental role in the overall economic, social and environmental success of the settlement.

4.2 Local

Tullamore Town and Environs Development Plan 2010-2016 applies.

Note: This Plan has been extended to 2020 and a Draft Offaly County Development is currently being prepared. The draft Plan proposes to zone the lands as “Strategic Residential Reserve” and part “Strategic Community Services/Facilities Reserve”.

The Core Strategy of the draft Plan advised that 1497 units are required in Tullamore over the period 2016-2027 (of which 449 should be within the built-up footprint of Tullamore).

Zoning:

The lands are zoned for ‘residential’ use and ‘neighbourhood centre uses’ and comprise part of a larger Masterplan area which also includes public/community/educational uses.

There is no written zoning objective in the Development Plan pertaining to the masterplan lands.

Variation No. 2 of the Development Plan relates to the Core Strategy and states that the strategy will take a sequential approach to the development of land, with lands closest to the town centres designated for development. Lands outside of Phase 1 of the master plan areas will not be considered under the lifetime of the plan. Up to 25% of Phase 1 Masterplan Residential lands will be available for development, during the lifetime of the plan.

Policy TTEP 04-01: to strategically prioritise the development of Tullamore as part of the Midlands Linked Gateway. The Council will promote the growth of the gateway in nominal terms towards the 2022 target of 24,575 persons and also relative to the growth of the remainder of the county and in particular the share of County population attributed to the Gateway. It is policy to implement the 'sequential approach' i.e. develop from the centre first, then outwards, in assessing proposed housing developments to avoid isolated development in outer zoned areas.

Policy TCSP-03: It is the Councils' policy that development will not be permitted where it conflicts with the Core Strategy.

Chapter 5 Masterplans - Four Masterplan areas were introduced in 2008. Strategic objectives for these masterplan areas include:

SO3: To facilitate the sustainable phased expansion of the town into the masterplan areas in a coherent manner which facilitates complete integration between the town and its environs.

SO4: To help meet the growing residential, services, employment, and community requirements of the town in a sequential manner.

SO6: To develop each masterplan area as a partially self-sustaining neighbourhood with a mix of land uses which facilitate the provision of local services that will reduce the requirement for movement and foster a sense of community.

SO9: To seek the efficient use of existing infrastructure and services. Where necessary, the Council will facilitate the upgrading of existing infrastructure and

services, or when required, the provision of new infrastructure and services, to facilitate development within the masterplan areas.

The site is located within the Tullamore Southern Environs Masterplan area. This covers 322 ha, predominantly located to the west of the R443, divided into four 'nodes', in respect of which a set of specific objectives been developed. It is policy that a detailed masterplan be prepared for each node prior to the submission of planning applications. The application site is located within the Eastern Node and is predominately identified as Phase 1 lands, while the remaining southern portion is located within Phase 3.

Table 5.5 sets identifies objectives for each Masterplan node. In respect of the Eastern Node, this table states that it is foreseen that this area will be developed in the longer term as a high-quality residential area only following development of Spollenstown Node. Specific objectives include:

- EN1. Seamlessly integrate into adjacent mature residential areas.
- EN2. Provide surface water areas as amenity features which can operate as surface water attenuation (SUDS) systems.
- EN3. Encourage the provision of a potential bus route connecting peripheral environs areas as well as neighbourhood centres and business park users.
- EN4. Provide a neighbourhood centre to service new residents in this node, concurrent with residential development.
- EN5. Provide a primary level school to service new residents in this node, concurrently with residential development. The preparation of a detailed masterplan for this node must demonstrate that consultation has taken place with the Dept. of Education in relation to the provision of schools in this node.
- EN6. No building shall be occupied prior to the provision of water, foul sewerage and surface water infrastructure to the satisfaction of the Planning Authority.
- EN7. Provide a bridge in this node across the railway.

Section 5.4.4, Phasing, notes that although a certain degree of flexibility must be provided for, implementation of this masterplan will occur on a phased basis. The sequential development of the lands includes the following:

- 5.4.4.1 Relevant landowners and developers shall work in co-operation with Iarnród Éireann and other relevant agencies and bodies to ensure that the bridge is delivered in tandem with the long term development of the southern environs masterplan. The items to be presented for the Planning Authority's agreement as part of the detailed masterplan for the Eastern Node are to include cost estimates, indicative location, and design detail. Delivery of the bridge will be contingent on securing private sector funding in the form of development charges and the Councils will consider the means by which this is possible i.e. amendments to the Development Contribution schemes for the Councils when proposed development levels in the overall masterplan area warrant same.
- 5.4.4.5 The northern and eastern portions of the Eastern Node will be developed for medium density residential development prior to the development of the western and south sections of this node for medium and low-density housing
- 5.4.4.6 It is an ambition that the Eastern Node be developed as follows:
- i. Areas adjacent to the existing mature residential north of the node are developed first.
 - ii. The neighbourhood centre, school, playing fields and mixed uses are then developed so as to facilitate the development of the western and southern portions of this node.
 - iii. The remainder of the residential lands are developed following the completion of the school, playing fields and neighbourhood.

Section 8.2.2 of the Plan, *Land use Development and Urban Permeability*, notes that there are a number of highly important strategic routes that are necessary to allow

the Masterplan areas to be successfully incorporated into the town and to create a town wide network of local distributors. These include the link road traversing the lands and crossing the railway to link with Chancery Lane.

TTEP 08-07: It is policy to facilitate development of masterplan areas by the creation of a network of local distributor routes, which connect these new areas to the existing town in a coherent plan led manner bringing permeability to the resultant urban fabric. These routes will be informed by the relevant masterplans and the Tullamore Transportation Study on its adoption.

TTEP 08-08: It is policy to facilitate the provision of the strategic links required to ensure the satisfactory implementation of the masterplans.

5.0 Planning History

ABP-307832-20 (SHD Application)

Permission REFUSED by An Bord Pleanála for a Strategic Housing Development comprising 358 residential units, supporting neighbourhood uses in a two-storey building including four number ground floor neighbourhood units for uses such as shops, cafes and restaurants and a medical centre at first floor level and a standalone crèche in a two storey building. Vehicular access is provided from the Clonminch Road (R443) via a new signal-controlled junction. The development provides for future potential vehicular and pedestrian connections from the proposed development to Clonminch Wood. The development also provides for works to Clonminch Road over a distance of circa 1,700 metres, together with all associated site development works including a pumping station and associated infrastructure.

The reasons for refusal are as follows:

1. The design of the proposed Link Street, which is identified as an objective of the development plan for these Masterplan lands, linking Clonminch Road/R443 to the west and Chancery Lane to the north, is substandard in terms of its horizontal alignment and fails to have adequate regard to its strategic function and to the provisions of the Design Manual for Urban Roads

and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, as amended, in relation to such routes. The proposed development would, therefore, result in an unsatisfactory standard of development and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009, includes key criteria for such development, including context, connections, layout, public realm and distinctiveness. The Design Manual for Urban Roads and Streets (DMURS) provides further guidance on the design and layout of streets in terms of the creation of sense of place. It is considered that the proposed development is dominated by roads and surface car parking and results in a poor design concept for the site that is substandard in its form and layout, fails to establish a sense of place, and includes a poor quality of urban and architectural design. The development would, therefore, be injurious to the residential amenities of future occupants and would be contrary to the provisions of the Urban Design Manual – a Best Practice Guide, in particular criteria number 2 Connections and number 7 Layout, and provisions 2.2.1 of the Design Manual for Urban Roads and Streets. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

- 6.1 It is stated by the prospective applicant that one pre-application consultation took place with the planning authority on 28th day of January 2021.

7.0 Submissions Received

Irish Water

Irish Water previously issued a Confirmation of Feasibility (COF 5332999004) to the applicant in September 2018. Given the time that has elapsed since this COF was issued over 2 years ago, Irish Water can no longer guarantee that the contingencies advised at the time are still applicable to facilitate connection(s) therefore, the applicant has re-engaged with Irish Water and submitted a new Pre-Connection Enquiry for which Irish Water is progressing with a Capital Needs Assessment and detailed analysis to identify potential upgrades and needs such as network extensions or contingencies such as DAPs, Hydraulic Modelling, etc which may be required to facilitate this development.

Therefore, the applicant will be required to have received a Confirmation of Feasibility to indicate feasibility of water and wastewater connection(s) to service this development and agree with Irish Water a scope of works and delivery of any upgrades and or consents required to service a connection(s) subject to a connection agreement with Irish Water.

8.0 Forming of Opinion

8.0.1 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, CoF from Irish Water, Planning Report and Statement of Consistency, Appropriate Assessment Screening Report, Architectural Drawings, Design Statement,

Landscape Strategy Report and drawings, EIA Screening Report, Site Specific Flood Risk Assessment, Traffic & Transport Assessment, Infrastructure Design Report, Test Trenching Reports, DMURS Statement of Compliance, Outdoor Lighting Report and Part V details.

- 8.1.2 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, Offaly 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 25th March 2021.

- 8.2.2 The planning authority's 'opinion' included the following matters: site description, proposed development, planning history; opinions from other departments, pre-planning consultations, policy context, land-use zoning, core strategy and phasing, Masterplan for Eastern Node, services (water and wastewater), development strategy and urban design response, traffic and connectivity, surface water management, Part V, EIAR and AA.

- 8.2.3 Report concludes as follows:

1. Part of the development proposal includes lands that are identified as Phase 3 lands in the Town and Environs Development Plan 2020-2016 (extended to 2020). The Core Strategy (Variation No. 2 refers) states that lands outside Phase 1 of the masterplan areas will not be considered under the lifetime of the Development Plan. It is considered that the development as proposed does not accord with the phasing requirements as set out in the Tullamore Town and Environs Development Plan 2010-2016 (as extended). The proposed development would therefore be a contrary to the Core Strategy of the Tullamore Town and Environs Development Plan.
2. It is considered that the proposed development fails to appropriately respond to the established character of the area by virtue of the predominance of apartments on a site peripheral to the town centre with poor public transport connections, and

as a consequence, their design, scale and massing fails to have due regard to the established form of development in the immediate area of the site. The proposed development is therefore contrary to objective EN1 which requires that development seamlessly integrates into adjacent mature residential areas. In addition, improved qualitative open space areas and accessibility to these open space areas are required.

3. The proposed development would be contrary to Objective EN2 of the Tullamore Town and Environs Development Plan 2010-2016 (extended to 2020) which seeks to provide surface water areas as amenity features which can operate as surface water attenuation (SUDS) systems. Proposed surface water management is principally by attenuation and ditch drainage and fails to deliver an amenity and biodiversity opportunity that was envisaged in the development plan.
4. It is considered that the proposed development is constrained by a lack of sewage network capacity to service the proposed development. Notwithstanding that Irish Water are developing plans to provide network capacity the development is considered premature given the period within which the constraints involved may reasonably be expected to cease. In addition, the proposal to store effluent at certain times could lead to a serious risk to human health and the environment, which it is considered has not been adequately assessed in the planning application (and accompanying EIAR). The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

It is therefore considered that the documentation submitted by the applicant requires further amendment and consideration to allow a full assessment of the impact of the proposed development on the area in the context of the policies and objectives of the Tullamore Town and Environs Development Plan 2010-2016 (extended to 2020).

It is further considered that the proposed application ought to be accompanied by a statement of material contravention.

- 8.2.4 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 at the offices of An Bord Pleanála on the 17th day of May 2021, commencing at 10.00 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:

- Core strategy, masterplan and phasing
- Planning history- previous reasons for refusal
- Transportation Matters
- Drainage Matters
- Any other matters

8.3.3 In relation to core strategy, masterplan and phasing, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Matters raised in PA Opinion in relation to core strategy, sequential approach and phasing in context of Variation No. 2 of Tullamore Town & Environs Development Plan, in particular lands identified as 'third phase', namely most southern part of pre-application site
- Matters raised in PA Opinion in relation to phasing and sequential approach in relation to the proposed development of Spollanstown Node prior to development of Eastern Node (as set out in Table 5.5 of Tullamore Town & Environs Development Plan)
- PA opinion that proposal materially contravenes zoning objective and that any subsequent application should be accompanied by Material Contravention Statement

8.3.4 In relation to planning history- previous reasons for refusal, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Previous reasons for refusal and need to overcome these reasons in any subsequent application on the lands
- Queried whether proposal had gone far enough in overcoming these reasons, in particular Reason No. 2; layout very similar to that previously refused
- Queried whether form, layout and urban design establishes a sense of place and whether it complies with provisions of Urban Design Manual; connections through to adjoining lands; distribution and hierarchy of public open space
- Density in context of PA concerns

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

- Car parking provision and distribution
- Other matters raised within Addendum A, Municipal District Report, dated 22nd March 2021, of PA Opinion
- Advised to consult with Transportation Division of PA prior to lodging application

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

- Matters as detailed in the report of Irish Water to An Bord Pleanála, dated 31st March 2021
- Matters raised within Addendum A, Water and Environment Report, dated 22nd March 2021, of PA Opinion
- Advised to consult with Drainage Division of PA prior to lodging application

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

- Submission of additional CGIs/visualisation/cross sections; School Demand and Concentration Report; Building Lifecycle Report

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. Core Strategy, Phasing and Masterplan

- (i) A clear rationale/justification for the release of the 'Third Phase' lands at this time having regard to the Core Strategy and Development Plan provisions regarding the phasing and release of masterplan lands.
- (ii) In addition, a clear rationale/justification for the development of these lands in advance of other lands within identified nodes of the Southern Environs Masterplan, including the Spollanstown node, as set out in Table 5.5 of the Tullamore and Environs Development Plan, should be provided which considers the inter-dependency of each of the nodal areas identified and the suitability of the release of such lands at this stage.

Having regard to (i) and (ii) above, consideration should be given to Policy TTEP 04-01 of Variation No. 2 of the Tullamore and Environs Development Plan regarding the implementation of a sequential approach and further elaboration of how the release of these lands realises the aims of the core strategy, as set out in section 3.2 of Variation No. 2 to the Development Plan and consolidates the urban form at this location should be submitted.

- (iii) A masterplan for the eastern node as it pertains to the delivery of the specific objectives contained in Chapter 5 of the Tullamore Town and Environs Plan should also be submitted.

Note: Consideration should be given to the infrastructural constraints that currently exist and the timing of upgrades to water and wastewater networks and treatment plants and how this may impact on the realisation of the development.

Note: Where the proposal is considered to materially contravene the Tullamore Town and Environs Development Plan, a statement should be submitted indicating why permission should be granted.

2. Layout and Urban Design Response

Further consideration and/or justification of the documents as they relate to the rationale for the proposed residential layout, architectural form and urban design response with particular regard to the creation of distinct neighbourhood areas within the overall site and the wider Eastern Node Masterplan lands. Further consideration/justification of the documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the above mentioned Guidelines and the Design Manual for Urban Roads and Streets. The matters of arrangement and hierarchy of streets; connectivity with adjoining lands; hierarchy of open space and provision of quality, usable open space, together with the creation of character areas within a high quality scheme should be given further consideration. Cross-sections, visualisations and CGIs should be submitted, as necessary, in this regard.

Consideration should be given to how the layout creates active and aesthetically pleasing urban street frontages with a sense of enclosure and how the proposed elevational treatments respond to the site context creating focal points within the scheme. Consideration should also be given to the interface of the development site with the adjoining neighbourhood lands.

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. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings, the

treatment of balconies, landscaped areas and 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. The documents should also have regard to the long term management and maintenance of the proposed development, and in this regard a life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020) should be submitted.

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. Additional cross sections, CGIs and visualisations should be included in this regard.
3. A detailed schedule of accommodation which indicates consistency with relevant standards in the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2020).
4. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants). Full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units should be submitted
5. Additional CGIs/visualisations showing the proposed development relative to existing development in vicinity
6. Additional details which addresses the matters raised in the report of Tullamore Municipal District, dated 22/03/2021 as contained in PA Opinion
7. School Demand and Concentration Report
8. Taking in Charge details
9. Waste Management details

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. The Minister for Housing, Planning and Local Government
3. The Heritage Council
4. An Taisce – the National Trust for Ireland
5. Transport Infrastructure Ireland
6. Iarnród Éireann
7. Commission for Railway Regulation
8. County Offaly 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

28th May 2021

