



COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

Forbairt Pleanála agus Comhshaol
Planning Development and Environment

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

23 /02/2023

Keldrum Ltd
C/O Brock McClure
63 York Road
Dun Laoghaire
Co. Dublin

**RE: Section 32D Planning and Development Act 2000 (as amended)
LRD Opinion for Keldrum Ltd, Lands at Tinakilly, Rathnew, Co. Wicklow, LRD
PP22/40**

A Chara

Further to meeting held 26th January 2023 in respect of the above proposed application, please find attached the following documents

- LRD Opinion
- Minutes of Meeting held 26th January 2023
- Report of the Planning Authority

Mise, le meas

**SENIOR EXECUTIVE OFFICER
PLANNING DEVELOPMENT AND ENVIRONMENT**



Opinion in accordance with S32D of the Planning and Development Act 2000, as amended.

Ref: LRD PP22/40 Lands at Tinakilly, Rathnew.

Proposed Development

Large- Scale Residential Development on a site of c. 16.29ha comprising of 292 no. residential units as follows:

- 232 no. 1-3 storey houses comprising 32 no. 2 bed houses, 120 no. 3 bedroom houses, 77 no. 4 bedroom houses and 3 no. 5 bedroom houses ranging in size from c.86sq.m to c.214 sq.m each with associated rear/ side private gardens.
- 60 no. apartment/ duplexes arranged across 8 no. 3 storey buildings comprising 30 no. 2 bed apartments c. 79.58 sq.m each and 30 no. 3 bed duplexes c. 106sq.m each.
- Provision of private open space serving apartments/duplexes in the form of east and west facing balconies/terraces.
- Residential open space in the form of various landscaped areas located throughout the development site (totalling c.0.81ha).
- Provision of 541 no. car parking across the development site and 60 no. bicycle parking spaces associated with the duplex units.

Provision of landscaped public open space areas on appropriately zoned open space lands comprising the provision of c.4.14ha of passive open space featuring looped walkways and planted areas.

Provision of a section of the Rathnew Inner Relief Road connecting with the Tinakilly Park residential development to the south (permitted under WCC Ref. 22/837) and the link road at Rathnew to the north west (permitted under WCC Ref. 21/1333).

All associated vehicular and pedestrian accesses from the proposed section of the Rathnew Inner Relief Road including carriageways, paths and junctions and all internal residential access roads and cyclist/pedestrian paths serving the proposed development.

All associated site development works, services provision, infrastructural and drainage works, provision of 3 no. substation cabinets, bin stores, public lighting, landscaping, open space, and boundary treatment works.

OPINION

The Planning Authority has considered the documentation submitted with the request for an LRD Meeting and the issues raised and discussed at the LRD Meeting held on the 26/01/2023 and is of the opinion that the documents submitted with the request for an LRD Meeting **constitute a reasonable basis for an application** for a Large-scale Residential Development.

Furthermore, in accordance with Article 16A (7) of the Planning and Development Regulations 2001, as amended, the Planning Authority considers that the following specific information, in addition to the requirements of Article 23, should be submitted with any application for permission:

1. Density

The proposed development should demonstrate how it is in accordance with Table 6.1 Density Standards and CPO 6.13 of the County Development Plan 2022-2028 noting that the site is considered to be an Outer Suburban /Greenfield Site in the settlement of Wicklow-Rathnew where a density of 35-50 dph is sought.

Density calculations shall be clearly set out in the planning application. The site area used for the purposes of calculating the residential density of the development should be clearly indicated.

2. Phasing

A detailed phasing proposal, accompanied by a robust planning report, should be submitted with any application, which details how all necessary infrastructure, in particular, roads, passive and active open space, services, childcare provision, etc, would be provided in tandem with the occupation of houses. Any phasing plan should ensure that the proposed development is sustainable and would generally accord with the phasing requirements of the approved Action Area Plan for the area.

3. Tinakilly Avenue

The Wicklow Town-Rathnew Development Plan indicates the provision of a pedestrian route along Tinakilly Avenue. It is now proposed to close off this section of Tinakilly Avenue to vehicular traffic as a result of the proposed development. While the applicant does not own these lands, their permitted and proposed developments on either side have a direct impact on the functionality of the western section of Tinakilly Avenue. Appropriate letters of consent and the following details should be submitted;

- a) Details of how it is proposed to prevent vehicular, but keep pedestrian access from the western section of Tinakilly Avenue.
- b) Details of the boundary treatment where the western end of Tinakilly Avenue intersects with the link road including how Pedestrian access will be retained on this end.
- c) Proposals showing how this section of Tinakilly Avenue would integrate with the permitted and proposed development on either side, in particular noting the pedestrian/cycle route permitted under PRR22/837 in the passive open space which was shown to intersect with Tinakilly Avenue therefore providing an important connection between the development permitted under PRR22/387 to Tinakilly Avenue, the R750 and bus stop along this route to the west and with the development now currently proposed on the lands to the north of Tinakilly Avenue.
- d) Details of how this pedestrian route would benefit from adequate passive surveillance; be an attractive walking route and how it provides connections between the permitted development layout under PRR22/837 and the now proposed development layout.
- e) Details as to how it is proposed to maintain the western section of Tinakilly Avenue so that it does not become a left-over no-man's land where anti-social behaviour may occur.

4. Crèche Provision

Full details of how the childcare needs of future occupants would be provided for should be submitted. A rationale for the calculations submitted should be provided. Such details should include definitive timelines relating to an offsite Crèche, details of the residential developments in the Wicklow Town-Rathnew Development Plan area that are within the control of the applicant and how such a Crèche is sufficient to serve these permitted and proposed developments.

5. Open Space

- a) A landscaping plan of the entire site showing the measured areas of open space to serve the development showing the locations and details of different play spaces, seating areas etc, including those indicated as previously permitted should be submitted. Age friendly seating should be included.
- b) All boundary treatments on the landscaping plan should be colour coded.
- c) Any application should indicate where routes are not universally accessible and indicate where alternative convenient routes are provided.
- d) A landscaping report which demonstrates how all areas of open space within the proposed development are sufficiently overlooked, secure and usable and clearly show that there are no 'left over' spaces which could become areas for anti-social behaviour, dumping etc should be submitted. The report should rationalise the design of the open spaces, pedestrian routes and finishes.

6. Housing Mix

Justification for the mix should be included as part of any planning application.

7. Apartment Guidelines

- a) A Housing Quality Assessment should be submitted, which should address all relevant Specific Planning Policy Requirements.
- b) The areas of communal open space dedicated to the apartments should be clearly delineated and the measured area stated on the drawings.

8. Dwelling Design and Finishes

- a) Details of the location and the finishes to the bin storage and secure bike storage for all apartments and terrace dwellings should be provided. Bin storage should avoid visual clutter to the front of these units.
- b) Details of the finishes proposed throughout the scheme as photographic samples, particularly render colour, brick colour and roof slate/tile colour should be provided.

9. Car Parking

- a) A breakdown of the proposed parking to show how it complies with the County Development Plan standards should be submitted.
- b) The location of accessible car parking spaces should be clearly indicated.
- c) Details of EV Charging points for the proposed duplex units should be submitted, including ducting and wiring under the footpath to such spaces. 1 recharging point shall be installed for every 10 car parking spaces serving the duplex units. Installation of ducting infrastructure for every parking space serving the duplexes shall be shown in accordance with CPO12.8 of the 2022-2028 County Development Plan.

10. Internal Roads Layout

- a) A DMURS Audit should be submitted to show that widths, alignments, sightlines at junctions, etc, comply with the standards set out in the Design Manual for Urban Roads and Streets.
- b) Details of measures to control speed on the straighter sections of the internal roads should be submitted.

11. Link Road

- a) Details of the boundary treatments along the proposed section of the link road shall be submitted, including where the road borders the lands at Clermont. The applicant is advised to engage with the Roads Department in this regard.
- b) Drawings and details of the proposed bridge structure should be submitted.
- c) Details of signage associated with the cycle facilities should be submitted.
- d) Location, extents and details of containment measures should be provided.
- e) Demonstrate and confirm that there is adequate stopping sight distances on the approach to all controlled pedestrian crossing facilities.

12. Traffic

- a) The submitted traffic report indicates by the 2026 scenario a net reduction in traffic at Junction 1 and 2. Please provide additional background information to show how these figures were derived.
- b) An assessment of junction 1 (4 arm signalised junction) should be submitted to show the junction operates within capacity in the longer term. It should be noted that the junction currently experiences significant queuing in the PM (just after schools finish) on the approach from Wicklow Town. The use of some data from 2017 for traffic flow data and trip distribution may not truly reflect the current situation experienced on the ground.

13. Flooding/Rivers/Surface Water Drainage

- a) Details of the design/construction of the proposed attenuation ponds and how they would be landscaped and secured to ensure public safety should be submitted.
- b) The timing of the provision of the various elements of the surface drainage system should be submitted to ensure that storm water is adequately dealt with during the construction of the proposed development.
- c) Baseline figures including the source of such figures should be provided for the surface water drainage calculations.
- d) The hydraulic calculations for the proposed bridge structure shall be submitted. Details should demonstrate that the structure will not interfere with the free flow of the stream of impact on flooding upstream or downstream.
- e) Details of pollution controls for attenuation storage shall be included. The inlet and outlet pipes should allow for adequate infiltration.

14. Part V

- a) It is not possible to determine whether the transition arrangements apply in relation to the Part V for this site based on the information supplied. The applicant is required to submit evidence of when the land was purchased to qualify for the 10% Part V Obligation.
- b) Details of how the design of the proposed Part V units complies with the requirements of the Housing Authority, with particular reference to the size of the units and the lack of need for en-suites in such units.

15. Archaeology

Archaeological Impact Assessment should be submitted.

16. Environmental Impact Assessment and Appropriate Assessment.

All relevant information and documentation to comply with the requirements of Environmental Impact Assessment and Habitats Directives should be submitted.

- 17. A detailed Construction Environmental Management Plan** shall be submitted which shall include details as to how water quality in adjoining streams will be protected, in particular during the construction phase of the proposed development.

Signed:



Brian Gleeson

Chief Executive

Wicklow County Council

Note: In accordance with S32E of the Planning and Development Act 2000, as amended, neither the taking place of an LRD Meeting nor the provision of an LRD Opinion shall prejudice the performance by the Planning Authority of its functions under this Act, or any regulations under this Act, or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.



In Attendance:

Tinakilly Development Team: Majella Quinn, Brock McClure Planning Consultants
Laura Brock, Brock McClure Planning Consultants
Evan Walsh, Brock McClure Planning Consultants
Sam Buck, Ardale
Owen Sullivan, CS Consulting Engineers
Ken Ruane (MS)
Kieran De Lacy, PMEP
John Handley, STW Architects
Justin Hynes, STW Architects

Wicklow County Council: Fergal Keogh (Senior Engineer, Planning)
Patrice Ryan (Executive Planner, Planning)
Marc Devereux (Senior Engineer, Environment)
Mark Costello (Executive Engineer, Environment)
Carol Murphy (SSO Planning)

1. Introductions

Fergal Keogh asked Majella Quinn of Brock McClure to introduce the team representing the applicants, Keldrum Limited. The team comprised members of Brock McClure Planning Consultants, CS Consulting Engineers, Scott Tallon Walker Architects and Landscape Architects, PMEP Consulting Ltd., Ardale Property Group.

Fergal Keogh introduced the meeting and introduced the staff members in attendance from Wicklow County Council. It was noted that Patrice Ryan would be the case planner allocated to the application.

Fergal Keogh advised that a written record shall be held of the meeting and a copy would be made publically available when an LRD application in respect of the development is made. He also advised that the Planning Authority is required to issue an opinion within 4 weeks of this LRD meeting taking place and in doing so specify whether or not the documents submitted for the purposes of the LRD meeting constitute a reasonable basis on which to make an application.

2. Scheme Overview

Fergal Keogh asked the Tinakilly Team to go through the scheme overview of the scheme.

This application is for 292 no. units; Part V units are approximately 30 units; the pitches are part of Tinakilly 1 application; Roads have been agreed in principle.

2.1 Phasing

The proposed development is the second phase of an overall development on the Tinakilly-Clermont Action Area lands. The first phase to the south of the development, was for 365 no. units was granted under planning reference 17/219 as amended by 20/1000 and 22/837. This application is for 292 no units to the north of Tinakilly1.

This application (Tinakilly2) will be divided into three phases as follows:

- Phase 1 GREEN (104 units)
- Phase 2 YELLOW (96 units)
- Phase 3 ORANGE (92 units)



- Patrice Ryan queried the phasing in terms of how it would comply with the requirements of the Wicklow Town-Rathnew Development Plan.

Sam Buck mentioned that the Road is a big item that they need to address and hopes there will be a pragmatic view as they need to access funding for the road yet still need to be able to open and sell houses in conjunction with road building. Sam felt there needs to be some kind of flexibility with the planning authority, a solution to deliver this project.

Patrice acknowledged it is a very large piece of infrastructure and they need to put a proposal together that they feel will work for them and the PA will see if we can help make it happen.

Patrice also mentioned that PA is conscious about what is happening to the South as there are conditions put onto this which must be completed in order to move onto the next phase (e.g. open space; childcare), they need to give us this information when coming in with this new application.

Patrice referred to the crèche they said previously that they had another development on the other side of Wicklow Town that they are using for the crèche; Patrice informed them that they would need to get these figures and provide the information in this new application.

- Mark Costello addressed the surface water sewer system, and that it goes on from phase 1 through to phase 3 but the elements in Phase 3 are required earlier on to serve the development.

Owen O'Sullivan, went through his slide and explains their proposals. Noted that the drainage infrastructure will be laid down under Phase 1.

Fergal Keogh referred to what Mark Costello had said and reiterated that phasing has to be more than just a map, they must outline the phasing, a clear section on this area should be submitted that outlines all the phasing. Phasing map should be accompanied by a phasing report outlining the services to be provided and when they will be provided.

Fergal also addressed general phasing, and what Sam Buck referred to about having a pragmatic approach, what they are currently proposing contravenes the CDP and they need to address all of these items. The wording is quite specific – 40% of houses until the Rathnew inner relief road is completed. Whatever they proposed has to be more than pragmatic and financial, if they can't then we won't be recommending a material contravention. Need to put forward why we should contravene our plan and convince us that it would not result in a material contravention. Fergal just wanted to flag this at an early stage. Noted that conditions may allow for a contravention instead of a material contravention.

Sam Buck confirmed that he understood the points Fergal made and they need to look at these.

Fergal also mentioned that no matter what agreement they may have with Roads we cannot rewrite the CDP, Roads also need to be aware of the context.



2.2 Land use, Density & Mix

Patrice Ryan addressed the density, the CDP overrides the Rathnew Plan, the density needs to be increased 35-50.

Fergal Keogh, confirmed that the CDP is the primary plan and overrides the other plans. WE feel that while the split of R1 & R2 is what pre dates the new CDP, we need to take the entire site as a whole, which is currently circa 30dph, it shouldn't take much to bring this up to 35-50. They will need to relook at these figures when submitting the application.

Sam Buck asked the question as to what is or is not appropriate in getting this density.

John Handley, intervened and said they would go and have a look at it, he felt they could give a good narrative as to why they are at the lower end. He felt they can reach up to 35-50 with some 'rejigging'.

Patrice Ryan mentioned that the northern end might lend to duplexes, concerns about passive observation. Noted that more terraced housing may assist in raising the density.

John Handley asked if there was anything else apart from the density that would significantly change what he's to relook at?

Fergal Keogh reiterated what Patrice said about the density, the reason we flagged the density is because it is quite clear that we need to get into the new range. We feel that it falls into the 'Outer Suburban' category.

2.3 Layout

- Patrice Ryan asked for them to put up the landscaping plan and she had a couple of questions about central open space. Noted that a hedgerow is to be removed but from reading the survey submitted it would appear that this hedgerow was not of high quality. Noted that the trees are to be retained.

Ken Ruane went through the landscaping plan and pointed out that they were going to remove that highlighted in orange; intention was to retain the Green; the large orange area is a quarry. Generally, a lot is dictated by the design, they are trying to retain as much as possible.

- Patrice Ryan asked about the zig-zag path in the central open space, Ken explained the soil webbing will sit on top of the roots and a zig-zag is guided by the trees and that's why the pathway is this way. Patrice expressed concerns about the pathways, these need to be safer routes. Noted that pedestrians will follow desire lines and safer routes.
- Patrice also mentioned that she would like to see more front facing instead of gable ends. John Handley said he would have a look at these and tweek them.
- Patrice asked what the dark green strip was at the top right corner of the development and if there was a change in level at this location. Concerns raised about anti-social behaviour at this location. Ken Ruane mentioned that they were considering putting a native woodland in there. Sam Buck explained there was a level difference there, it is not a usable space. Patrice acknowledged what Sam said, and reiterated concerns about not wanting this area to be a hotspot for anti social behaviour.



Patrice asked if they could give this to the houses? John said they would have to put a large wall between it and farmers land then the houses would be looking at the wall. This is something they will work on.

- Patrice asked about hedgerow along the inner relief road on Phase 1, are they going to continue it as it worked well on phase 1. Ken said that it is currently tree lined but could include hedgerow. They are getting more trees in on this phase than the previous phase. The applicant was trying to change the feel of this section of road.

Sam asked if we could condition which we would prefer. Patrice acknowledged why they wanted to change the landscaping along this section of road. Once they provide a good rationale in their proposal, which they have with the trees, it should be alright.

3. Roads

- Fergal Keogh asked Owen Sullivan to explain again how the road will be done and maintained. Fergal specifically asked about the Western entrance to Tinakilly, what are they doing with the original entrance to Tinakilly.

Owen said that this driveway which is part of the original entrance is outside their red line boundary. Sam Buck confirmed that they do not own that piece of land, they are currently using easements.

Fergal asked is there no plan for the section of land between the new road crossing and the existing entrance? Owen believed the intention of the hotelier is to close it off, once closed there is no entrance through it, he confirmed there was nothing currently in place.

Fergal said that the whole Tinakilly Avenue had been discussed previously. They are now intersecting the avenue so we now need a solution. Potentially there is only pedestrian access along this route and no vehicular access and no passive surveillance. John Handley confirmed that they need to focus on this space, it is not in their ownership but their development is affecting the existing avenue. It can't be just 'we don't own it'.

Fergal informed the meeting that they must significantly document the solution(s) and have backup letters of consent to include the lands in the application. What becomes of the avenue needs to be documented. We would have anticipated that this may be a pedestrian access and would have thought it would be addressed in any proposal on the adjoining lands. Sam reiterated that they only have certain rights through an easement which are limited.

- Mark Costello referring to culverts and bridges, they are to make their Section 50 application, he would also need to see the hydraulics etc. for the bridge. Need to ensure that the structure won't interfere with the free flow of the stream.

Owen Sullivan said they will ask JBA to insert more hydraulic calculations into the report so WCC can view them. Mark also asked if there was a total land holding map provided? Any consents needed?

- Fergal Keogh, also mentioned items that Declan O'Brien, Executive Engineer with WCC. The use of some data from 2017 for traffic flow data and trip distribution may not truly reflect the current situation experienced on the ground noting that the link road junction at Hawkstown Road didn't exist. Declan feels that this data may not be that relevant now. Some junctions may become overloaded at an early stage, this should be tied in with the phasing.



Internal Road Network – some of the roads look a little bit straight, they must show speed controls.

Parking – no major issues only visitor parking.

- Patrice Ryan mentioned that all parking must meet EV requirements and compliance with CPO12.8.
- Fergal Keogh told them they should engage with the Roads Department, they should outline what the road boundaries are going to be, particularly through WCC lands noting Clermont.
- Patrice Ryan asked if there were any drawings of the bridge structure? Owen Sullivan confirmed they did not have any yet but will have.
- Patrice Ryan asked if they could make the lighting plan a bit bigger as it was difficult to read the annotation. This was requested by Declan O'Brien.
- Patrice Ryan asked if there was a children's play area on this phase. Ken confirmed there was a play area within linear park area and also to the east of the development and 20m x 40m kick about space.

4. Site Services

Covered in areas above

5. Open Space – Passive Surveillance

Covered in areas above

6. Archaeology

Patrice Ryan informed them that they need to do some baseline archaeology. Majella Quinn confirmed they are currently working on this.

7. Part V

Patrice said that housing area generally happy with what they are proposing.

8. EIA & AA

The Tinakilly Team informed the meeting that these will be provided with the full planning application.

- Marc Devereux – protecting the watercourses. The site should only be cleared on a phased basis and not all at once at the beginning.
Marc also mentioned earlier in the meeting he would ask for an Environmental Management Plan which allows for the site etc. at construction phase, this plan needs to be implemented.
- Mark Costello referred to attenuation design drawings, he would like them to confirm where they got all the figures from.
- Flood Risk Calculations
- Inlet and outlet pipes do not allow for much infiltration. Could this be looked at again.




- Provide details of pollution controls for attenuation storage.
- Put forward proposals you may have for water saving measures
- In relation Climate Change Factors Mark Costello asked if they have taken into account Urban Creep? Owen confirmed that they only added climate change, he asked if there was a WCC % also?
- In relation to the detention basin, armour for evasion control, they addressed this during the meeting.

9. LRD Procedures

Fergal Keogh reiterated what he had said at the beginning of the meeting regarding issuing an opinion within 4 weeks of the meeting.

10. Any Other Matters

Sam Buck asked generally speaking are they on the right track apart from density and Patrice confirmed they are on the right track.

TO:	Brian Gleeson Chief Executive Wicklow County Council
From	Patrice Ryan , Executive Planner
Ref:	PP22-40 LRD
Name:	DRES New Homes Keldrum Ltd. 
Proposal	<p>Large- Scale Residential Development on a site of c. 16.29ha comprising of 292 no. residential units as follows:</p> <ul style="list-style-type: none"> • 232 no. 1-3 storey houses comprising 32 no. 2 bed houses, 120 no. 3 bedroom houses, 77 no. 4 bedroom houses and 3 no. 5 bedroom houses ranging in size from c.86sq.m to c.214 sq.m each with associated rear/ side private gardens. • 60 no. apartment/ duplexes arranged across 8 no. 3 storey buildings comprising 30 no. 2 bed apartments c. 79.58 sq.m each and 30 no. 3 bed duplexes c. 106sq.m each. • Provision of private open space serving apartments/duplexes in the form of east and west facing balconies/terraces. • Residential open space in the form of various landscaped areas located throughout the development site (totalling c.0.81ha). • Provision of 541 no. car parking across the development site and 60 no. bicycle parking spaces associated with the duplex units. <p>Provision of landscaped public open space areas on appropriately zoned open space lands comprising the provision of c.4.14ha of passive open space featuring looped walkways and planted areas.</p> <p>Provision of a section of the Rathnew Inner Relief Road connecting with the Tinakilly Park residential development to the south (permitted under WCC Ref. 22/837) and the link road at Rathnew to the north west (permitted under WCC Ref. 21/1333).</p> <p>All associated vehicular and pedestrian accesses from the proposed section of the Rathnew Inner Relief Road including carriageways, paths and junctions and all internal residential access roads and cyclist/pedestrian paths serving the proposed development.</p> <p>All associated site development works, services provision, infrastructural and drainage works, provision of 3 no. substation cabinets, bin stores, public lighting, landscaping, open space, and boundary treatment works.</p>
Location	Tinakilly , Rathnew, Co. Wicklow
Submitted	22/12/2022
LRD Meeting:	26/01/2023

ASSESSMENT

Density

In accordance with the County Development Plan 2022-2028 the application site is considered to be an outer suburban /greenfield site. The applicant is referred to Table 6.1 Density Standards, of the 2022-2028 County Development Plan which supersedes the density standards in the Wicklow Town-Rathnew Development Plan.

Table 6.1 Density Standards

Location	Density Standards
Large Towns⁵ (Bray, Greystones-Delgany, Arklow, Wicklow –Rathnew and Blessington)	<ul style="list-style-type: none">▪ Public Transport Corridors: Minimum density of 50 units per hectare within 500m walking distance of bus stop or 1km of light rail stop or rail station.▪ Outer Suburban / Greenfield Sites: Minimum density of 35 - 50 dwellings per hectare.▪ Development at net densities less than 30 dwellings per hectare should generally be discouraged particularly on sites in excess of 0.5 hectares.
Small Towns and Villages⁶ (Kilcoole, Newtownmountkennedy, Baltinglass, Enniskerry, Rathdrum, Aughrim, Ashford, Carnew, Kilmacanogue, Roundwood, Tinahely, Newcastle, Dunlavin, Avoca, Shillelagh, Donard)	<ul style="list-style-type: none">▪ Centrally located sites: 30 – 40+ units per hectare for mainly residential schemes may be appropriate or for more mixed use schemes.▪ Edge of Centre Sites: 20-35 dwellings per hectare.▪ Edge of small town / village: Densities of less than 15 – 20 dwellings per hectare (as an alternative to one-off housing) as long as such development does not represent more than 20% of the total new planned housing stock of the small town or village.
Villages under 400 Population	Any individual scheme for new housing should not be larger than 10 units.

It is noted that the current density is calculated at circa 30dph. In order to be consistent with the 2022-2028 County Development Plan, a density of at least 35dph would be sought.

Density calculation shall be clearly set out in the planning application. Please clearly indicate the site area used for the purposes of calculating the residential density of the development.

Phasing

The requirements of the Action Area Plan should be addressed as part of any planning application on the site. In this regard the following is noted:

Inner Relief Road

“Provision of a new inner relief road for Rathnew to facilitate access to new developments from the existing road network, to prevent congestion in Rathnew village centre due to the development of Clermont - Tinakelly Action Area and to achieve good traffic circulation in the area.

The delivery of the Rathnew inner relief road may be on a phased basis, but no more than 40% of the residential development will be permitted in advance of the full completion of the road”.

There is a Theoretical Maximum Capacity of 964 dwellings in the Action Area. 40% = 386. This has been exceeded.

It is not clear how the proposal will generally comply with the phasing requirements of the Action Area Plan. In this regard the Planning Authority will not be recommending a material contravention of the Action Area Plan. However conditions may be attached which phase the development so that it

generally accords with phasing in this regard noting that the applicant has facilitated the road to date and is providing the final section as part of this proposal.

Public Open Space

A minimum area of 28ha shall be developed as public open space in accordance with the following criteria:

- *Lands designated Passive Open Space (POS) shall be developed as a formal landscaped park, including an amenity walkway along both sides of the river, generally as indicated on the map. The plan shall include suitable proposals to ensure that walkway areas are maintained as safe, usable areas, free from anti-social behaviour.*

Noted that this is provided as part of this current planning application and as part of the permitted developments to the north and south of the current proposed application site.

- *Lands designated Active Open Space (AOS) shall be laid out and developed as a public sports ground, to be devoted to the use of the general public and not reserved for a single club or activity, in a format and with such facilities / infrastructure to be determined following consultation with the Community Development Section of the Council.*

Provided under Tinakilly 1, PRR22/837.

- *The delivery of the Open Space may be on a phased basis, but no more than 70% of the residential development will be permitted in advance of the full completion of the Active Open Space and the riverine park.*

Needs to be addressed in the phasing of this development and conditioned if required.

Village Centre

"Land designated VC in Rathnew village centre shall be developed as an extension to the village centre, including new streets and squares, that provide a new streetscape along the main street and a pedestrianised walkway up to Clermont College".

A detailed phasing proposal, accompanied by a robust planning report, should be submitted with any application, which details how all necessary infrastructure, in particular, roads, passive and active open space, services, childcare provision, etc, would be provided in tandem with the occupation of houses. Any phasing plan should ensure that the proposed development is sustainable and would generally accord with the phasing requirements of the approved Action Area Plan for the area.

Tinakilly Avenue

The Wicklow Town-Rathnew Development Plan indicates the provision of a pedestrian route along Tinakilly Avenue. It is now proposed to close off this section of Tinakilly Avenue to vehicular traffic as a result of the proposed development. While the applicant does not own these lands, their permitted and proposed developments on either side have a direct impact on the functionality of the western section of Tinakilly Avenue. Appropriate letters of consent and the following details should be submitted;

- a) Details of how it is proposed to prevent vehicular, but keep pedestrian access from the western section of Tinakilly Avenue.
- b) Details of the boundary treatment where the western end of Tinakilly Avenue intersects with the link road including how Pedestrian access will be retained on this end.

- c) Proposals showing how this section of Tinakilly Avenue would integrate with the permitted and proposed development on either side, in particular noting the pedestrian/cycle route permitted under PRR22/837 in the passive open space which was shown to intersect with Tinakilly Avenue therefore providing an important connection between the development permitted under PRR22/387 to Tinakilly Avenue, the R750 and bus stop along this route to the west and with the development now currently proposed on the lands to the north of Tinakilly Avenue.
- d) Details of how this pedestrian route would benefit from adequate passive surveillance; be an attractive walking route and how it provides connections between the permitted development layout under PRR22/837 and the now proposed development layout.
- e) Details as to how it is proposed to maintain the western section of Tinakilly Avenue so that it does not become a left-over no-man's land where anti-social behaviour may occur.

Open Space

Generally acceptable. A number of concerns were raised in the pre planning meeting with regard to the design of the central area of open space noting the zig zagged path and the level of passive surveillance over this area. Paths should follow desire lines and safe routes for pedestrians and these routes should benefit from adequate passive surveillance.

There are also concerns regard to a rectangular area of open space left over at the north eastern end of the development. There are concerns that this will be left as a no man's land which is not maintained and where anti-social behaviour, including dumping, may occur. This would also lead to security concerns for the adjoining dwellings along its western side.

The following information should be included as part of any planning application.

- a) A landscaping plan of the entire site showing the measured areas of open space to serve the development showing the locations and details of different play spaces, seating areas etc, including those indicated as previously permitted should be submitted. Age friendly seating should be included.
- b) All boundary treatments on the landscaping plan should be colour coded.
- c) Any application should indicate where routes are not universally accessible and indicate where alternative convenient routes are provided.
- d) A landscaping report which demonstrates how all areas of open space within the proposed development are sufficiently overlooked, secure and usable and clearly show that there are no 'left over' spaces which could become areas for anti-social behaviour, dumping etc should be submitted. The report should rationalise the design of the open spaces, pedestrian routes and finishes.

Housing Mix

The proposal provides a variety of dwelling types and sizes. Justification for the mix should be included as part of the planning application.

Apartment Guidelines

- a) Please ensure that the HQA is correct and addresses all relevant SPPRS.
- b) Clearly outline the areas of communal open space dedicated to the apartments and state the measured area on the drawings.

- c) Show on the floor plans where hot and cold water storage for the apartments is located and ensure that the measurements for the internal storage areas are exclusive of the water storage and boiler for each individual apartment.

Dwelling Design and Finishes

- a) Bin storage should avoid visual clutter to the front of these units. Communal bin storage may be considered. Details of the location and the finishes to the bin storage for all apartments and terrace dwellings should be provided. Details of secure bike storage for the apartments and any terraced houses should also be included.
- b) Please provide details of the finishes proposed throughout the scheme as photographic samples; particularly render colour, brick colour and roof slate/tile colour. It is noted that the palette for the houses currently on site looks well however noting the scale of the overall development a variance in the palette will enhance the character areas of the overall development.

Crèche Provision

- a) No crèche proposed. Stated that the crèche would be fulfilled by the Broomhall permission. This would be a purpose built crèche for multiple developments. It appears that numerous developments are now relying on the Broomhall development, including a residential development on the southern side of Wicklow Town. An update on the progress of the crèche facility should be provided in the planning application and details of all of the developments in the Wicklow Town-Rathnew plan area it is intended to serve.
- b) A breakdown of the units the crèche is intended to serve should be provided. Where units are excluded from the calculations, a rationale for their exclusion should be provided.
- c) Please be advised that a holding condition, similar to that applied on the lands to the south, may be applied in terms of crèche provision to serve the development whether this crèche provision is on site or off site.

Car Parking General

- a) **General.** As part of the planning application please provide a breakdown of the parking proposed and ensure that it complies with the CDP Requirements.
- b) **Accessible Car Parking Spaces**
Please clearly indicate the location of accessible car parking spaces.
- c) **EV Parking**
Please ensure that car parking is fully in accordance with CPO 12.8 of the 2022-2028 County Development Plan with regard to EV Parking (see extract below).

CPO 12.8 To require the implementation of the following standards for EV charging in new developments:

Building type		Requirement
New buildings and buildings undergoing major renovation	Non-residential buildings with more than 10 parking spaces within property boundary.	Installation of at least 1 recharging point. Installation of ducting infrastructure for at least 1 in 5 parking spaces.
	Residential multi-unit buildings.	Installation of 1 recharging point for every 10 car parking spaces (with a minimum 1 for developments under 10 spaces) Installation of ducting infrastructure for every parking space within property boundary.
New (single-unit residential) buildings	New 'own door' dwelling with car parking space located within the property boundary.	Installation of recharging points for electric vehicles on site.
New (single-unit residential) buildings	New 'own door' dwelling served by shared car parking areas or car parking spaces not within the dwelling site boundaries.	Installation of 1 recharging point for every 10 dwellings (with a minimum 1 for development under 10 dwellings) which is available to all residents. Installation of ducting infrastructure for every parking space within development.

Internal Roads Layout

Please ensure that road widths etc. comply with DMURS. Generally considered to be acceptable however it is noted that some of the internal roads are quite straight and appropriate measures should be put in place to control speed along these routes.

Please ensure that all sightlines at junctions are indicated and acceptable.

Flooding/Rivers/Surface Water Drainage

- a) Details of the design/construction of the proposed attenuation ponds and how they would be landscaped and secured to ensure public safety should be submitted.
- b) The timing of the provision of the various elements of the surface drainage system should be submitted to ensure that storm water is adequately dealt with during the construction of the proposed development.
- c) Baseline figures including the source of such figures should be provided for the surface water drainage calculations.
- d) The hydraulic calculations for the proposed bridge structure shall be submitted. Details should demonstrate that the structure will not interfere with the free flow of the stream or impact on flooding upstream or downstream.
- e) Details of pollution controls for attenuation storage shall be included. The inlet and outlet pipes should allow for adequate infiltration.

Part V

Proposals generally acceptable by the Housing Directorate. The following is noted:

- a) It is not possible to determine whether the transition arrangements apply in relation to the Part V for this site based on the information supplied. The applicant is required to submit evidence of when the land was purchased to qualify for the 10% Part V Obligation.
- b) Details of how the design of the proposed Part V units complies with the requirements of the Housing Authority, with particular reference to the size of the units and the lack of need for en-suites in such units.

EIAR

Noted by the applicant at the meeting on the 26/01/2023 that an EIAR will accompany this planning application.

Appropriate Assessment: Report Required

A **Construction Environmental Management Plan** is also required and should include details as to how water quality in the adjoining stream will be protected during the construction of the proposed development noting its proximity to The Murrough SAC and SPA downstream.

RECOMMENDATION

From an assessment of the documentation submitted by the applicant and the items discussed at the LRD Meeting held on the 26/01/2023, I am of the opinion that the documents submitted with the request for an LRD Meeting **constitute a reasonable basis for an application** for a Large-scale Residential Development.

I therefore recommend that an Opinion is issued stating that it is considered that the documents submitted with the request for an LRD Meeting **constitute a reasonable basis for an application** for a Large-scale Residential Development.

It is further recommended that, in accordance with Article 16A (7) of the Planning and Development Regulations 2001, as amended, the following specific information, in addition to the requirements of Article 23, should be submitted with any application for permission:

1. Density

The proposed development should demonstrate how it is in accordance with Table 6.1 Density Standards and CPO 6.13 of the County Development Plan 2022-2028 noting that the site is considered to be an Outer Suburban /Greenfield Site in the settlement of Wicklow-Rathnew where a density of 35-50 dph is sought.

Density calculations shall be clearly set out in the planning application. The site area used for the purposes of calculating the residential density of the development should be clearly indicated.

2. Phasing

A detailed phasing proposal, accompanied by a robust planning report, should be submitted with any application, which details how all necessary infrastructure, in particular, roads, passive and active open space, services, childcare provision, etc, would be provided in tandem with the occupation of houses. Any phasing plan should ensure that the proposed development is sustainable and would generally accord with the phasing requirements of the approved Action Area Plan for the area.

3. Tinakilly Avenue

The Wicklow Town-Rathnew Development Plan indicates the provision of a pedestrian route along Tinakilly Avenue. It is now proposed to close off this section of Tinakilly Avenue to vehicular traffic as a result of the proposed development. While the applicant does not own these lands, their permitted and proposed developments on either side have a direct impact on the functionality of the western section of Tinakilly Avenue. Appropriate letters of consent and the following details should be submitted;

- a) Details of how it is proposed to prevent vehicular, but keep pedestrian access from the western section of Tinakilly Avenue.
- b) Details of the boundary treatment where the western end of Tinakilly Avenue intersects with the link road including how Pedestrian access will be retained on this end.
- c) Proposals showing how this section of Tinakilly Avenue would integrate with the permitted and proposed development on either side, in particular noting the pedestrian/cycle route permitted under PRR22/837 in the passive open space which

was shown to intersect with Tinakilly Avenue therefore providing an important connection between the development permitted under PRR22/387 to Tinakilly Avenue, the R750 and bus stop along this route to the west and with the development now currently proposed on the lands to the north of Tinakilly Avenue.

- d) Details of how this pedestrian route would benefit from adequate passive surveillance; be an attractive walking route and how it provides connections between the permitted development layout under PRR22/837 and the now proposed development layout.
- e) Details as to how it is proposed to maintain the western section of Tinakilly Avenue so that it does not become a left-over no-man's land where anti-social behaviour may occur.

4. Crèche Provision

Full details of how the childcare needs of future occupants would be provided for should be submitted. A rationale for the calculations submitted should be provided. Such details should include definitive timelines relating to an offsite Crèche, details of the residential developments in the Wicklow Town-Rathnew Development Plan area that are within the control of the applicant and how such a Crèche is sufficient to serve these permitted and proposed developments.

5. Open Space

- a) A landscaping plan of the entire site showing the measured areas of open space to serve the development showing the locations and details of different play spaces, seating areas etc, including those indicated as previously permitted should be submitted. Age friendly seating should be included.
- b) All boundary treatments on the landscaping plan should be colour coded.
- c) Any application should indicate where routes are not universally accessible and indicate where alternative convenient routes are provided.
- d) A landscaping report which demonstrates how all areas of open space within the proposed development are sufficiently overlooked, secure and usable and clearly show that there are no 'left over' spaces which could become areas for anti-social behaviour, dumping etc should be submitted. The report should rationalise the design of the open spaces, pedestrian routes and finishes.

6. Housing Mix

Justification for the mix should be included as part of any planning application.

7. Apartment Guidelines

- a) A Housing Quality Assessment should be submitted, which should address all relevant Specific Planning Policy Requirements.
- b) The areas of communal open space dedicated to the apartments should be clearly delineated and the measured area stated on the drawings.

8. Dwelling Design and Finishes

- a) Details of the location and the finishes to the bin storage and secure bike storage for all apartments and terrace dwellings should be provided. Bin storage should avoid visual clutter to the front of these units.
- b) Details of the finishes proposed throughout the scheme as photographic samples, particularly render colour, brick colour and roof slate/tile colour should be provided.

9. Car Parking

- a) A breakdown of the proposed parking to show how it complies with the County Development Plan standards should be submitted.
- b) The location of accessible car parking spaces should be clearly indicated.
- c) Details of EV Charging points for the proposed duplex units should be submitted, including ducting and wiring under the footpath to such spaces. 1 recharging point shall be installed for every 10 car parking spaces serving the duplex units. Installation of ducting infrastructure for every parking space serving the duplexes shall be shown in accordance with CPO12.8 of the 2022-2028 County Development Plan.

10. Internal Roads Layout

- a) A DMURS Audit should be submitted to show that widths, alignments, sightlines at junctions, etc, comply with the standards set out in the Design Manual for Urban Roads and Streets.
- b) Details of measures to control speed on the straighter sections of the internal roads should be submitted.

11. Link Road

- a) Details of the boundary treatments along the proposed section of the link road shall be submitted, including where the road borders the lands at Clermont. The applicant is advised to engage with the Roads Department in this regard.
- b) Drawings and details of the proposed bridge structure should be submitted.
- c) Details of signage associated with the cycle facilities should be submitted.
- d) Location, extents and details of containment measures should be provided.
- e) Demonstrate and confirm that there is adequate stopping sight distances on the approach to all controlled pedestrian crossing facilities.

12. Traffic

- a) The submitted traffic report indicates by the 2026 scenario a net reduction in traffic at Junction 1 and 2. Please provide additional background information to show how these figures were derived.
- b) An assessment of junction 1 (4 arm signalised junction) should be submitted to show the junction operates within capacity in the longer term. It should be noted that the junction currently experiences significant queuing in the PM (just after schools finish) on the approach from Wicklow Town. The use of some data from 2017 for traffic flow data and trip distribution may not truly reflect the current situation experienced on the ground.

13. Flooding/Rivers/Surface Water Drainage

- a) Details of the design/construction of the proposed attenuation ponds and how they would be landscaped and secured to ensure public safety should be submitted.
- b) The timing of the provision of the various elements of the surface drainage system should be submitted to ensure that storm water is adequately dealt with during the construction of the proposed development.
- c) Baseline figures including the source of such figures should be provided for the surface water drainage calculations.
- d) The hydraulic calculations for the proposed bridge structure shall be submitted. Details should demonstrate that the structure will not interfere with the free flow of the stream of impact on flooding upstream or downstream.
- e) Details of pollution controls for attenuation storage shall be included. The inlet and outlet pipes should allow for adequate infiltration.

14. Part V

- a) It is not possible to determine whether the transition arrangements apply in relation to the Part V for this site based on the information supplied. The applicant is required to submit evidence of when the land was purchased to qualify for the 10% Part V Obligation.
- b) Details of how the design of the proposed Part V units complies with the requirements of the Housing Authority, with particular reference to the size of the units and the lack of need for en-suites in such units.

15. Archaeology

Archaeological Impact Assessment should be submitted.

16. Environmental Impact Assessment and Appropriate Assessment.

All relevant information and documentation to comply with the requirements of Environmental Impact Assessment and Habitats Directives should be submitted.

17. A detailed Construction Environmental Management Plan shall be submitted which shall include details as to how water quality in adjoining streams will be protected, in particular during the construction phase of the proposed development.

Signed:



Patrice Ryan
Executive Planner 22/02/2022

Agreed
Patrice Ryan
23/02/22