



An
Bord
Pleanála

**Case Reference:
ABP-305822-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of buildings, construction of 211 no. dwellings (118 no. houses, 93 no. apartments), creche and associated site works.

Grangend, Dunshaughlin, Co. Meath.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

The treatment of the Ratoath Road.

The submitted documents should demonstrate that the Ratoath Road would be upgraded as part of the proposed development so that it would function as a safe, attractive and comfortable street within the town in accordance with the principles and standards set out in DMURS including those at section 4.2 requiring appropriate

streetscapes and frontage along arterial streets, as well as those relating to permeability and connectivity; the alignment and width of carriageways and footpaths; corner radii; block sizes; and junction types. The submitted documents should show that adequate access would be maintained to existing houses on the Ratoath Road and that cycle facilities would be provided on that road and on the proposed part of the outer relief road which would serve cycle movements in both directions and across junctions in accordance with the standards set out in the National Cycle Manual. The submitted documents should refer to specific provisions of DMURS and the National Cycle Manual and demonstrate that the specific characteristics of the proposed upgrades to the Ratoath Road, the proposed outer relief road and the other proposed streets would comply with them. General or unsupported assertions in this regard will not suffice.

Furthermore, 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:

1. Plans showing the proposed development in relation to the development to the south authorised under ABP-303433-19 and illustrating how the proposed development would be compatible with the completion of the planned outer relief road to the east of the town.
2. A Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant section of the planning authority prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.
3. An appropriate assessment screening report
4. An archaeological impact assessment report

5. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements.
6. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
7. A draft construction management plan
8. A draft waste management plan.

Also, 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 Culture, Heritage and the Gaeltacht,
3. The Heritage Council
4. An Taisce

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.

Tom Rabbette

Assistant Director of Planning

January, 2020