



An
Bord
Pleanála

**Case Reference:
ABP-306266-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 199 no. houses and 128 no. apartments with a creche and all associated site works.

**Charterschool Land, Manorlands 2nd Division & Commons Td 7th Division,
Trim, 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.

1. Development Strategy

Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The design and interface of the apartment blocks fronting the R158 Summerhill Road. Particular regard should be had to the requirement to create a high-quality design response to the site with a strong urban edge, high quality materials and finishes and appropriate interface with the public realm to ensure satisfactory pedestrian and cyclist movements as well as potential permeability through the site.
- The configuration of the layout particularly as it relates to the creation of a hierarchy of high quality, functional and amenable public open spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity should be given further consideration.
- The overall design approach to the site to ensure that a range of high quality housing typologies are provided and that a high-quality living environment is created with distinct character areas and greater variety.
- The treatment of corners and street frontages to be considered further with the provision of double fronted units to ensure an appropriate public realm and strong urban edges/streetscapes are created, blank walls and side gables avoided and better passive surveillance provided for.
- Further consideration of the documents as they relate to the layout and design of streets within the development and the requirements of DMURS regarding permeability and connections with existing street network; hierarchy of routes and street function; enclosure including building frontage, furniture and planting along streets; parking; widths of carriageways and footpaths; pedestrian crossing points; and types of junctions and corner radii. The submitted documents should demonstrate specific compliance with the particular stated provisions of DMURS. Generalised assertions regarding principles are not sufficient. For the cycle facilities that are proposed, the specific compliance with the particular requirements of the National Cycle Manual should be demonstrated by the documents.
- The design and layout of the internal road layout including measures to omit parallel roads and dominance of car parking.
- Appropriate connections and permeability to adjoining lands

- That a high quality landscape strategy for the site is provided. SuDS measures should be incorporated into the landscape proposals as appropriate.
- The documentation at application stage should clearly indicate how the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the Design Manual for Urban Roads and Streets have been complied with.

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

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. A visual impact assessment that comprises a photomontage report with key viewpoints from locations in the vicinity of the site. Additional CGIs of the development when viewed along the R158 should be provided.
2. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted. Report should address measure to protect existing trees and hedgerows to be retained.
3. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatment/s. 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. The use of render is not acceptable for the apartment blocks at this location.

4. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018.
5. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.
6. School demand assessment.
7. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of 'Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities' (2018).
8. A construction and demolition waste management plan.
9. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals and Part V provision.
10. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
11. A detailed report outlining the any works to be undertaken to the R148 in terms of pedestrian and cycle facilities, public lighting and any road/footpath upgrade works necessary to facilitate the development and provide for appropriate connections to the wider area. The report should also detail who is going to undertake the works required and the timelines involved relative to the construction and completion of the proposed development. Details of areas to be taken in charge should be detailed. Letters of consent should be provided for any lands outside the control of the applicant.
12. Detailed design of proposed surface water management system proposed including attenuation proposals and cross sections of all SuDS features proposed on site in the context of surface water management on the site.
13. The information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.

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. TII
2. National Transport Authority
3. Minister for Culture, Heritage and the Gaeltacht (archaeology)
4. Heritage Council (archaeology)
5. An Taisce — the National Trust for Ireland (archaeology)
6. Irish Water
7. Meath County Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette
Assistant Director of Planning
,2020