



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300163-17

Proposed Development: 142 no. houses, new vehicular access, landscaping and associated site works.

Mount Avenue, Farrandreg, Dundalk, Co. Louth.

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. Mount Avenue Road Upgrade

Further consideration and clarification should be given in relation to the timing of the Mount Avenue Road upgrade works and/or extent of works required to be complete/underway so as to facilitate the proposed development and/or address the previous concerns of An Bord Pleanála as set out in reason no. 1 for refusal in File Ref. No. PL.15/244460. The prospective applicant is advised to liaise with the Roads/Planning Authority in relation to the delivery of the required Mount Avenue upgrade.

2. Development Strategy

Further consideration of documents as they relate to the layout and configuration of public open space; access arrangements within and connectivity through the site having particular regard to integration of adjoining lands and changes in topography across the site. Further consideration of how the layout and access arrangements are consistent with the principles of Design Manual for Urban Roads and Streets should be provided. Further consideration should also be given to the proposed density having regard to national policy or further planning rationale/justification for the proposed density should be submitted. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Surface Water Management

Further consideration of documents as they relate to the proposed location of the surface/storm water management tanks vis-à-vis existing archaeological areas located within the site. Further consideration of this issue may require an amendment to the documents and/or design proposals submitted. The Prospective Applicant is advised to liaise with the planning authority regarding surface/storm water proposals prior to making an application.

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. Additional photomontage images and cross-sections at appropriate intervals to illustrate the topography of the site, showing proposed and existing dwellings and public open space areas.
2. Having regard to the difference in levels across the site, details of existing and proposed changes in contours/levels across the site.
3. A contextual layout plan which indicates the layout of adjoining developments existing and proposed where possible.
4. Details of undergrounding or re-routing of any overhead ESB power lines.
5. A drawing should be submitted showing the layout of street lighting within the development which shall be accompanied by a report drafted by a professionally qualified competent independent Public Lighting Engineer

demonstrating that the proposed public lighting complies with BS 5489-1 and BS EN 13201-2.

6. A construction and demolition waste management plan should be provided.
7. A phasing plan for the proposed development should be provided.

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 Arts, Heritage, Regional, Rural and Gaeltacht Affairs, (in relation to archaeology)
3. The Heritage Council (in relation to archaeology)
4. An Taisce – the National Trust for Ireland (in relation to archaeology)
5. Local Childcare Committee

Tom Rabbette
Assistant Director of Planning
December, 2017