



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-301099-18

Proposed Development: 10 year permission for 783 residential units (500 no. houses and 283 no. apartments), neighbourhood centre including childcare facility, provision and upgrading of link road and associated works.

Lands to the north of the R147 Dublin Road, Townland of Dunshaughlin, 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.

1. Timing and Phasing of Development

Further consideration and/or justification of the documents as they relate to the development of Phase II residential lands as set out in the statutory county development plan and the possible prematurity of development at this location pending the completion of the review of the county development plan process which has commenced. Further consideration of these issues may require an amendment to the documents and/or design proposal submitted. Where it is proposed to develop the subject lands prior to the adoption of the new development plan a planning rationale/justification for the release of

these Phase II residential lands should be submitted which has due regard to all Phase I residential lands which remain undeveloped.

2. Masterplan and development strategy

Further consideration and/or justification of the documents as they relate to the overall masterplan and development strategy of the site, which has regard to inter alia, the specific site characteristics of the development lands including the existing permitted developments within the applicant's landholding contiguous to the site; access and linkages to the open space and employment generating lands within the applicant's ownership which are contiguous to the development site; the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the principles of Design Manual for Urban Roads and Streets.

Further consideration of the overall development strategy should address the street hierarchy and how it is proposed to create a sense of place and a discernible focal point within the overall scheme. Further elaboration including illustrations of how the site analysis/context informed the proposed layout and urban design response would be useful. Further consideration of these issues may require an amendment to the documents and/or design proposal submitted.

3. Movement and Transportation

Further consideration and/or justification of the documents as they relate to the delivery and phasing of the Dunshaughlin Outer relief road including how this road and proposed access arrangements are consistent with the principle of the Design Manual for Urban Roads and Streets.

Further consideration should also be given to the documents as they relate to vehicular, cycle and pedestrian connections and permeability through the site to contiguous residential, open space and employment generating lands and connections from the development site to the urban centre of Dunshaughlin including consideration of passive surveillance. Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

4. Urban Design Response, Density, and Layout

Further consideration and/or justification of the documents as they relate to the rationale of the proposed residential layout and urban design response with particular regard to the creation of distinct character areas within the overall site in particular to the siting of the neighbourhood centre so as to create active street frontages, and how the development including consideration of the phasing arrangements contribute to the creation of a high

quality urban extension of Dunshaughlin town. In addition, further consideration should also be given to the density, unit mix and typology and hierarchy of public open spaces and location and creation of pleasant pedestrian and cycle routes within the scheme. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

5. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management for the site. This further consideration should have regard to the requirements of the Council in respect of surface water treatment and disposal as set out in section 8.5 of the Planning Authority's opinion. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices'). 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 site layout plan which clearly illustrates the overall movement and transportation hierarchy for the proposed scheme.
2. Photomontages and cross sections showing how the development will interface with adjoining residential and industrial/business park lands.
3. Details of existing and proposed levels across the development site relative to adjoining lands.
4. All existing watercourses that traverse the site including any proposal to culvert/re-route existing drains should be clearly identified on a site layout plan.
5. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including details of play equipment, street furniture where proposed. The location of bring banks as set out in the Planning Authority's opinion should also be indicated on the landscaping plan.

6. A report or details contained within the EIAR identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
7. A construction and demolition waste management plan.
8. A phasing plan for the proposed development should be provided which includes the phasing arrangements for the public open space and Part V provision.
9. A site layout plan indicating all areas to be taken in charge.

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. Transport Infrastructure Ireland
3. National Transport Authority
4. Córas Iompair Éireann
5. Inland Fisheries Ireland
6. Minister for Culture, Heritage, and the Gaeltacht
7. Heritage Council
8. An Taisce – the National trust for Ireland

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