



An  
Bord  
Pleanála

**Case Reference:  
ABP-302660-18**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 185 no. residential units (70 no. apartments and 115 no. houses), a childcare facility, private and public open space, cycle parking and bin stores.**

**Rooske Road, Rush, Dunboyne, 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 identified in the Meath County Development Plan and the possible prematurity of development at this location pending the completion of the Regional Spatial and Economic Strategy and the

consequential review of the Meath County development plan. 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 Regional Spatial and Economic Strategy and the preparation of a new development plan, a planning rationale/justification for the release of these Phase II residential lands should be submitted which has due regard to Phase I residential lands which remain undeveloped within the Dunboyne Clonee Pace Local Area Plan.

## **2. Movement and Transportation**

Further consideration and/or justification of the documents as they relate to vehicular, cyclist and pedestrian connections including legibility, permeability and continuity from Dunboyne village to and across the development site to contiguous lands providing for future connections.

Further consideration should be given to how the proposed street hierarchy and access arrangements are consistent with the principle of the Design Manual for Urban Roads and Streets. Consideration should also be given to connections from the development site to the urban centre of Dunboyne including delivery of pedestrian footpath along the Rooske Road linking existing footpaths to the development site. Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

## **3. Urban Design Response, Density, and Layout**

Further consideration and/or justification of the documents as they relate to the rationale for the proposed residential layout and urban design response with particular regard to the existing site's characteristics including consideration of the architectural and heritage value of retaining structures where possible and the potential of such to contribute to creating a sense of place. Consideration should be given to the creation of active and aesthetically pleasing urban street frontages particularly along the Rooske Road and the main internal access road.

Consideration should also be given to the quality of the public realm throughout the

scheme and the interface of public and semi-public open spaces areas with inter alia, proposed structures and boundary treatments, parking areas and bin storage areas.

In addition, further consideration should also be given to the density, unit mix and typology and hierarchy of public open spaces including the distribution of public open spaces throughout the 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 proposals submitted.

#### **4. Surface water management and Risk of Flooding**

Further consideration of documents as they relate to surface and storm water management for the site and capacity of the existing surface water drainage network. 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 7.5.2 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.

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. Details regarding the existing architectural and heritage value including the structural condition of buildings present on the development lands.
  
2. Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal if proposed. Such details should have cognisance to the findings and recommendations contained in the Bat Assessment. Details of proposed tree protection measures during construction. 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 in particular along Rooske Road should be submitted. Sections should be submitted at key locations where the public open spaces interface with proposed residential units.
  
3. A site layout plan which clearly illustrates the overall movement and street hierarchy for the proposed scheme. Proposed footpath connections to Dunboyne village should be clearly indicated with relevant letters of consent from third parties if required.
  
4. All existing watercourses/ditches and utilities that traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
  
5. An ecological report which addresses whether there are any species, protected under the Wildlife Acts 1976, evident on the development lands.

6. Details in respect of the proposed residential units including a schedule of Accommodation and Quality Assessment Report which has regard to Specific Planning Policy Requirements set out in the Sustainable Urban Housing: Design Standards for Apartment Guidelines, Guidelines for Planning Authorities as they pertain to the proposed development. A Building Life Cycle Report in respect of the proposed apartments.
7. A construction and demolition waste management plan.
8. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals having regard to sub-catchments within the scheme and Part V provision.
9. A site layout plan indicating all areas to be taken in charge.
10. Relevant consents to carry out works on lands that are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.

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

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Tom Rabbette  
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November, 2018