

An
Bord
Pleanála

**Case Reference:
ABP-302758-18**

Planning and Development (Housing) and Residential Tenancies Act 2016
Notice of Pre-Application Consultation Opinion

Proposed Development: 142 no. apartments, creche, community room and associated site works.

Inner Relief Road (R215), 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. Further consideration of the documents as they relate to compliance with the zoning of the site. Adequate information needs to be submitted with any application that would allow the board to determine whether the proposed development would meet definition of “strategic housing development” set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

2. Further consideration of the documents as they relate to compliance with other provisions of the development plan and the 2008 Mullagharlin Framework Plan. In particular the submitted documentation should be sufficient to demonstrate compliance with the core strategy for the county and the provisions of the framework plan regarding the appropriate proportion of residential development in this area, having regard to the reason for refusal stated by the board in its decision on appeal PL15. 247927, Reg. Ref. 16/803, or if should be sufficient to justify any material contravention of the provisions of the development plan and/or the framework plan.

3. Further consideration of the documents as they relate to access to the development and connectivity to the rest of the town. This should include proposals to provide access from the public road as part of the proposed development in line with the currently applicable standards in DMURS and the National Cycle Manual. The documentation should also illustrate pedestrian and cycle links to the wider town including to the locations of services, employment and public transport facilities, and provide full details of any proposed links to the Dublin Road and of any proposed works to the public road. The prospective applicant should consult with the planning authority and take due regard of its requirements in this regard.

4. Further consideration of the documents as they relate to the co-ordination of the proposed development with the adjoining authorised development. This should include details of the phasing of development across the two sites and the provision of supporting or shared infrastructure for them.

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:

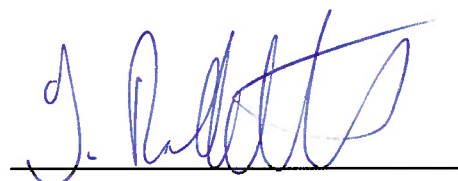
1. A Transport and Traffic Impact Assessment report and drawings showing of any proposed works to public roads.
2. A mobility management strategy which shall be sufficient to justify the amount of parking proposed for cars and bicycles.
3. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments, including its specific planning policy requirements.
4. A building lifecycle report in accordance with section 6.13 of the 2018 guidelines.
5. An analysis of the demand for childcare facilities in the area and the extent to which the proposed development would meet it.
6. A draft construction management plan and
7. A draft waste management plan.

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. Irish Water
2. National Transport Authority
3. Transport Infrastructure Ireland
4. Department of Arts, Heritage and the Gaeltacht (Archaeology)
5. The Heritage Council
6. 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

10th December, 2018