



An
Bord
Pleanála

**Case Reference:
ABP-302890-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 101 residential units, creche, road public open space, communal open space, widening of Ribbontail Lane and junction improvements with Ribbontail way, as well as all associated site works.
Land at Ribbontail Way, Longwood, 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 also to the previous planning history pertaining to the site and in particular the reasons for refusal pertaining to the order of priority.

2. Waste water treatment

Further consideration and/or justification of the documents as they relate to the possible prematurity of the proposed development pending the upgrade of the existing waste water treatment plant, which Irish Water indicates would be subject to a separate development consent process. Prospective applicant is advised to liaise directly with Irish Water regarding the progression of the proposed upgrade and consider the expected timescale for the delivery of this upgrade in the context of making an application for the proposed development. Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

3. Movement and Connectivity

Further consideration and/or justification of the documents as they relate to vehicular, cyclist and pedestrian connections including legibility and permeability through the site and to adjoining residential developments. 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 adjoining residential developments and creation of linkages to the schools. Further consideration of this issue may require an amendment to the documents and/or design proposal 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 planning authority in respect of surface water treatment and disposal as set out in section 7.6.2 of the Planning Authority's opinion. Any surface water management proposals should be considered in tandem with the 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.

5. 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 provision of connections to the site from adjoining residential developments and the layout and configuration of the apartments and associated parking. Consideration should be given to the creation of active and aesthetically pleasing urban street frontages and the creation of optimal passive surveillance to open space areas. Consideration should also be given to the quality of the public realm throughout the scheme and the interface of public and semi-public open space areas with, inter alia, proposed structures and boundary treatments, parking and bin storage areas.

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. 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. Landscaping proposals should also incorporate any SuDS measures proposed.

2. Cross-sections which demonstrates existing and proposed changes in levels across the site.
3. A site layout plan which clearly illustrates the overall movement including proposed connections to adjoining lands for the proposed scheme.
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. 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.
6. A construction and demolition waste management plan.
7. A phasing plan for the proposed residential development which includes, inter alia, the arrangements for the delivery of the public open spaces, surface water management proposals and Part V provision.
8. A site layout plan indicating all areas to be taken in charge.
9. 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. Minister for Culture, Heritage, and the Gaeltacht
4. Heritage Council
5. An Taisce – the National trust for Ireland
6. 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.

Rachel Kenny

Director of Planning

December, 2018