



An  
Bord  
Pleanála

**Case Reference:  
ABP-303205-18**

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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: 203 no. housing units (with optional childcare facility in lieu of 2 units)**

**Jamestown Road, Ratoath, 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. Development Strategy and Urban Design response**

Further consideration and/or justification of the documents as they relate to the development strategy for the site in respect of the proposed layout, urban design response, unit mix and typology and density of the proposal particularly in the context of the provisions of Meath County Development Plan 2013-2019 and national Policy and Guidelines with particular regard to the 12 criteria set out in

the Urban Design Manual, which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009), commencing with Criteria No. 1 Context. Further consideration should be given to the qualitative nature of the public realm including the interface of the proposed development with the Outer Relief Road and the need to ensure pleasant, attractive streetscapes with a sense of place and appropriate architectural response.

Further consideration should be given to the location of the proposed childcare facilities vis-à-vis associated traffic movements and location of the existing school campus.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

## **2. Public Open Space**

Further consideration should be given to the qualitative nature including the location and distribution of public open spaces and the future residents it is to serve. Further consideration should also be given to the hierarchy of public open space within the scheme including landscaping and provision of appropriate street furniture relative to the function of the spaces and the need to ensure strong passive surveillance of such spaces.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

## **3. Movement and Connectivity**

Further consideration and/or justification of the documents as they relate to

- (i) the access arrangements to the site. In this regard, details regarding the timescale for the delivery of the LIHAF – Ratoath Outer relief road should be submitted. Clarity as to whether there are any proposed changes to the LIHAF road layout as permitted such as provision of signalised junctions

should be provided. All proposed works should be included within the red line boundary.

- (ii) street hierarchy including the provision of vehicular, cycle and pedestrian connections to provide optimal legibility and permeability to and through the development site from adjoining residential lands and the Outer Relief Road as espoused by the Design Manual for Urban Roads and Streets.
- (iii) Provision of connections through the existing residential developments to the north of the site which ensure coherence and legibility in the provision of quality public open space and creation of easily accessible movements to community facilities such as schools for existing residents.

Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

#### **4. Surface Water Management**

Further consideration of documents as they relate to surface and storm water management for the site and any changes required to the LIHAF drainage system to accommodate discharge from the proposed development. 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.

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. An Archaeological Impact Assessment
2. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with the lands to the south of the Outer Relief Road.
3. Detailed landscaping proposals including details where existing hedgerows/trees are proposed to be retained.
4. All existing watercourses and utilities that may 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 including timescale for the delivery and transfer of the waste water pumping station on the adjoining site to Irish Water.
6. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).
7. A report 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.
8. A construction and demolition waste management plan.

9. 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.
  
10. A site layout plan indicating all areas to be taken in charge.
  
11. 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.

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. Minister for Culture, Heritage, and the Gaeltacht
3. Heritage Council
4. An Taisce – the National trust for Ireland
5. 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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Rachel Kenny

Director of Planning

February, 2019