



An
Bord
Pleanála

**Case Reference:
ABP-304494-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 487 no. dwellings (317 no. houses and 58 no. apartments and 12 no. duplex apartments), creche and associated works. Limekilnhill (Townland), Belmont, Academy Street, Navan, 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.

Residential Phasing

1. Further consideration of the documents as they relate to the phasing of residential zoned lands in the Navan Development Plan (Objective CS OBJ 3 refers). This consideration, including a justification for any application for development, should have regard to, inter alia, the Navan Development Plan 2009 – 2015 as it relates to the phasing of residential development and, in

particular, the quantum and location of Phase 1 lands within the Development Plan which remains undeveloped. This consideration and justification should also have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) as it relates to the sequential approach and phasing.

Infrastructural Constraints

2. Further consideration/clarification of the documents as they relate to both water supply and wastewater infrastructure constraints in the network serving the proposed development. The documentation at application stage should clearly indicate the nature of any constraints, the proposals to address the constraints, whether such constraints require statutory consent and/or may be subject to a compulsory purchase process and if such consent has been received or CPO completed, who is going to undertake the works required and the timelines involved in addressing these constraints relative to the construction and completion of the proposed development.

Density

3. Further consideration of documents as they relate to the density in the proposed development, specifically in relation to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). Particular regard should be had to the guidance on calculating net and gross site areas and the need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the Navan town centre and to public transport connections and to established social and community services in the immediate vicinity. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

Design, Layout and Unit Mix

4. Further consideration of documents as they relate to unit mix, building height, typology and layout of the proposed development particularly in relation 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), the 'Urban Development and Building Heights

Guidelines' and the 'Design Manual for Urban Roads and Streets'. In addition to density which is addressed above, the matters of unit mix, the configuration of the layout and the architectural approach should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Built Heritage

5. Further consideration of documents as they relate to the protection of architectural heritage, specifically in relation to the Architectural Heritage Protection – Guidelines for Planning Authorities, issued by the Department of Arts, Heritage and the Gaeltacht.

Archaeology

6. Further consideration of the documents as they relate to the protection of archaeology.

Traffic

7. Further consideration of documents as they relate to Traffic, specifically in relation to trip generation, impact on junctions, internal street layout and gradient, car parking and street hierarchy. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Flooding

8. Further consideration of the documents as they relate to Flooding, specifically in relation to the Planning System and Flood Risk Management Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government and the OPW.

Storm Water Management (SuDS)

9. Further consideration of the documents as they relate to storm water management, specifically the capacity of the stormwater network to cater for the development and the provision of additional SuDS measures on the site.

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. Details of proposed earthworks to address level differences on site, including detail of proposed cut and fill works and resultant gradient / retaining features.
2. Design of the proposed surface water management system including attenuation features and cross sections of all SuDS features proposed on site in the context of surface water management on the site.
3. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls.
4. Details of public lighting.
5. Details of Part V provision clearly indicating the proposed Part V units.
6. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.
7. A detailed phasing plan for the proposed development should be provided.
8. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
9. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. Transport Infrastructure Ireland
2. National Transport Authority
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council
5. An Chomhairle Ealaíon
6. Fáilte Ireland
7. An Taisce
8. Irish Water
9. Inland Fisheries Ireland
10. 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.

Tom Rabbette
Assistant Director of Planning

June, 2019