



An  
Bord  
Pleanála

**Case Reference:  
ABP-304517-19**

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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: 820 no. residential units (336 no. houses, 484 no. apartments), 2 no. creches and associated site works.**

**Lands east of Dunboyne-Pace Line and Dunboyne Railway Station, 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. Principle of proposal:

Having regard to the policies and objectives of the Dunboyne, Clonee. Pace LAP 2009, further consideration/justification of the documents as they relate to the principle of the proposed development in the context of

- (a) the location of residential development on lands zoned 'Objective F1' which seeks to 'provide for and improve open space for active and passive recreational amenities' and 'Objective G1', which seeks to 'provide for necessary community, social and educational facilities'.
- (b) the lack of any community, social or educational facilities within the site boundary.
- (c) the scale of the proposed neighbourhood centre, given the extent of residential development proposed and permitted in the immediate area. In addition, further justification/rationale for the lack of a neighbourhood centre at the northern end of the site

The further consideration of these issues may require an amendment to the documents and/or design proposal submitted. Please note that the Board are precluded from permitting any residential development on lands that materially contravene the zoning objective for the area.

## 2. Density

Further consideration/justification of the documents as they relate to the density of the proposed development. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such sites. Particular regard should be had to need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the location of the site within the Dublin Metropolitan area, its proximity to the Dunboyne Pace rail line and to the centre of Dunboyne with its established social and community services. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

## 3. Design and Layout

- (a) Further consideration/justification of the documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the above mentioned Guidelines and the Design Manual for Urban Roads and Streets. The matters of arrangement and hierarchy of streets; the creation of a defined urban edge along Station Road and the new link road; connectivity

with adjoining lands; provision of quality, usable open space and the creation of character areas within a high quality scheme should be given further consideration.

(b) Further consideration/justification of the documents as they relate to the proposed undercroft parking arrangement and the impact this may have on the vitality of the streetscape at these locations, together with issues of accessibility for the first floor open space provision above.

(c) Further consideration and/or justification of the documents as they relate to the elevational treatment/expression and materials/finishes of the proposed development, having regard to the context of the site and the desire to ensure that the proposed development makes a positive contribution to the character of the area over the long term. An architectural report and urban design statement should be submitted with the application.

The 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. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018)
2. Additional drainage details having regard to the report of the Drainage Division of the planning authority, as contained in section 7.5 and section 7.11 of the Chief Executive Report dated 20<sup>h</sup> June 2019. Also, additional documentation relating to appropriate flood risk assessment that demonstrates the proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including associated 'Technical Appendices')

3. Additional details and justification for the proposed development in relation to roads, access and circulation, having regard to the report of the Transportation Division of the planning authority as detailed in section 7.4 of their Opinion.
4. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to overlooking, overshadowing, overbearing and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjoining residential development.
5. Archaeological Impact Assessment
6. Universal Access Report
7. A report identifying 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. Daylight and Sunlight Analysis
9. Waste Management Plan
10. Schedule of accommodation
11. Site Layout Plan of utilities, which are proposed to be undergrounded and/or re-routed, if applicable
12. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed. Details relating to the materiality of the proposed first floor open space should also be submitted. Detailed proposals for the interface between the proposed development and Station Road, together with details of the public realm along Station Road should be submitted. Additional detailed cross section/CGIs and visualisations should be submitted in this regard.
13. A Tree Survey which clearly identifies all trees and planting on site and which clearly identifies all trees/hedgerows proposed for removal. In addition, a report which clearly identifies measures for the protection of trees during construction works should be 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. Irish Water
2. Irish Rail
3. Department of Culture, Heritage and the Gaeltacht
4. The Heritage Council
5. An Taisce
6. Transport Infrastructure Ireland
7. Inland Fisheries Ireland
8. National Transport Authority

**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

July, 2019