



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-304784-19**

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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: Proposed Development: 114 no. apartments, retail and associated site works.  
Connollys Field, Junction of Hill Street and The Long Avenue, 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. Design and Layout:**

- a. Further consideration/justification of the documents as they relate to the design of Block C, which is at the junction of Hill Street and The Long Avenue at a highly visible corner of the site on the approach to Dundalk town centre, and the site's potential to accommodate a high-quality landmark structure.
- b. The interface of the development with The Long Avenue in terms of design and level of activity.

- c. The interface of the development with the eastern boundary with an existing public footpath which requires overlooking / passive surveillance.
- d. The interface of the development with the embankment to the west at Hill Street Bridge.
- e. The interface of the development along the northern boundary with the road proposed at this location.
- f. Quality of the public open space area and internal car parking area in terms of public realm design, landscaping and pedestrian movement.

## 2. Appropriate Assessment.

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 the proposed materials and finishes to the scheme including the treatment of balconies in the apartment buildings, landscaped areas, podium design, pathways, and all boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.
2. A building life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long-term management and maintenance of the proposed development.
3. Detailed drawings, cross-sections, elevations and photomontages of the site to demonstrate that the development provides an appropriate interface with the adjoining streets and provides for a quality public realm.

4. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018, including its specific planning policy requirements.
5. Response to Transportation and Engineer issues raised in section 4 of the PA Opinion dated 26<sup>th</sup> July 2019.
6. Internal daylight/sunlight analysis to ensure adequate amenity of future residents.
7. A detailed Landscaping Plan is required, to include details of size, species and location of all trees, shrubs, and wildflowers to be planted within the scheme, including within the central parking area, and along the boundaries of the scheme; detailed design and layout of public open space including any proposed exercise equipment having regard to the age profile of the proposed scheme.
8. Site layout plan to clearly identify and quantify usable open space being provided within the applicant's ownership.
9. Site layout to be reviewed in context of DMURS and a Stage 1 Road Safety Audit to be submitted, including the internal parking area, junction with The Long Avenue, pedestrian crossing of The Long Avenue, and junction of Hill Street and The Long Avenue.
10. A detailed analysis of car parking and bicycle parking provision. Mobility management plan to be submitted and consideration to be given to electric charging points.
11. A detailed flood risk assessment, including an assessment of any local flooding issues associated with the Ramparts River.

12. SuDS measures proposed, in addition to the provision of an underground tank.

13. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

14. Site Specific Construction and Demolition Waste Management Plan.

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. Coras Iompar Eireann
3. Inland Fisheries Ireland

**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  
,2019