



An  
Bord  
Pleanála

**Case Reference:  
ABP-305327-19**

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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: 296 no. residential dwelling units (220 no. houses, 76 no. apartments), childcare facility and demolition of existing GAA clubhouse and associated site works.**

**Kells Road and 'Stone Cottage', Fosterfield, and Curleyland and Mill Land, Athboy, 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. Further consideration of documents as they relate to the Principle of the Development including a detailed report setting out
  - the full rationale for the development of the phase 2 lands on the site;

- the appropriateness of the subject lands for the scale of development proposed having regard to the position of Athboy in the settlement hierarchy;
- demonstration that the subject lands are sequentially appropriate for development having regard to the extent of zoned land and extant permissions in the settlement of Athboy as a whole
- full details of the extent of infrastructure required to serve the subject area.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Further consideration of documents as they relate to the development strategy for the site and the advice on development in small towns set out in chapter 6 of the 2009 Guidelines on Sustainable Residential Development in Urban Areas in relation to inter alia the scale, form and density of the development and its integration with the built form of the existing town. Residual spaces without function or which may form barriers to future connections to adjoining land should be avoided. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.
3. Further consideration of the documents as they relate to the layout and design of streets within the development and the requirements of DMURS regarding permeability and connections with existing street network; hierarchy of routes and street function; blocks sizes; enclosure including building frontage, furniture and planting along streets; parking; widths of carriageways and footpaths; pedestrian crossing points; and types of junctions and corner radii. The submitted documents should demonstrate specific compliance with the particular stated provisions of DMURS. Generalised assertions regarding principles are not sufficient. If any cycle facilities are proposed the specific compliance with the particular requirements of the National Cycle Manual should be demonstrated by the documents. The access point from the Kells Road towards the zoned land occupied by the GAA club that is indicated on

the development plan map for Athboy should also be addressed in the documentation. A table should be provided showing the proposed car and bike parking provision in relation to development plan standards for the housing, creche and sports facility.

4. Further consideration of the documents as they relate to AA and EIA. The documentation submitted should have regard to the criteria for screening for AA set out in legislation and interpreted in recent court judgments. The documentation submitted in relation to EIA should have regard to threshold for the site area of urban development set out at Class 10(b)(iv) of Part 2 of Schedule 5 of the planning regulations.
5. Further consideration of the documents as they relate to water supply and drainage for the development. The extent of upgrade works to the foul drainage and water supply networks required to serve the development should be set out after consultation with Irish Water, including details as to whether any other statutory consents would be required to carry them out. The Site Specific Flood Risk Assessment should be revised after consultation with the planning authority.

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 housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy

requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.

2. A phasing scheme for the development which would indicate how open space and access for the proposed housing and other facilities would be provided in a timely and orderly manner.
3. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
4. A draft construction management plan
5. A draft 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. Transport Infrastructure Ireland
3. National Transport Authority
4. The Minister for Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. An Taisce — the National Trust for Ireland
7. 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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Tom Rabbette

Assistant Director of Planning

November, 2019