



An
Bord
Pleanála

**Case Reference:
ABP-305722-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: Construction of 167 no. residential units (93 no. houses and 74 no. apartments), creche and associated site works.
In the townland of Commons, The Steeples Road, Duleek, 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 and/or justification of documents for the provision of high quality design strategy to ensure changes in levels/ gradient and the use of appropriate boundary treatment will not impact the amenity of the existing residents of properties along the east, having regard to the requirements of Design Manual for Urban Roads and Streets and the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018).

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 report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets, in particular the provision of a road hierarchy, and the National Cycle Manual, as well as a map illustrating pedestrian, cycle and vehicular links through and off the site.
2. A site layout plan illustrating the applicant's full control and ownership of lands in the vicinity of the site.
3. Details of the boundary treatment addressing the points raised in Section 7.3.4 of the Planning Authority submission and clarification if any, of any proposed pedestrian and/or vehicular access into adjoining sites.
4. A Social Infrastructure Assessment which includes an assessment of the capacity of the existing schools and the ability to serve the increase in population generated from the proposed development.
5. 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.
6. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls and a life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

7. Details of public lighting.
8. A landscaping plan of the proposed open space within the site clearly delineating public, semi-private and private spaces, areas and play facilities allocated for a range of age groups and the boundary treatment adjoining any open space.
9. A detailed phasing plan for the proposed development should be provided.
10. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
11. A site specific Management Plan which includes details on management of duplex/apartments and all facilities associated with these buildings.
12. A Construction and Demolition Waste Management Plan.
13. A Road Safety Audit.

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. Minister for Culture, Heritage and the Gaeltacht (archaeology)
2. Irish Water
3. 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

,2019