



An  
Bord  
Pleanála

**Case Reference:  
ABP-305865-19**

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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: 520 no. residential units (307 no. houses, 213 no. apartments), childcare facility and associated site works.**

**Lands to the North of the Enfield Relief Road (R148) and to the west of New Road, Johnstown, Enfield, 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 Development**

Further consideration of documents as they relate to the Principle of the Development including a detailed report setting out:

- The rationale for the development of the lands having regard to their zoning for Phase 2 Residential (Post 2019) under the Meath County Development Plan 2013 – 2019. The report should assess the quantum and location of

Phase 1 lands within Enfield which remain undeveloped. In line with the objectives of Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009), the report should investigate whether the subject lands are sequentially appropriate for development having regard to the extent of zoned land and extant permissions in the settlement.

- The report should also have regard to the provisions of the Draft Meath County Development Plan 2020-2026 and set out a justification for the development having regard to the draft core strategy and zoning provisions set out therein.

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

## **2. Development Strategy**

Further consideration of documents as they relate to the development strategy for the site, in particular the architectural approach and overall layout of the proposed development in relation to:

- The configuration of the layout particularly as it relates to the creation of a hierarchy of high quality, functional and amenable public open spaces with maximum surveillance, appropriate enclosure, children's play, amenity and pedestrian connectivity should be given further consideration.
- The interface between the site and adjoining GAA lands to ensure appropriate connectivity, linkages and boundary treatment.
- The overall design approach to the site to ensure that high quality materials and finishes are used throughout and distinct character areas are provided. The applicant should provide details of the proposed materials and finishes to the scheme including the treatment of balconies in the apartment buildings and duplex units, landscaped areas, pathways, entrances and boundary treatment/s. 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. The documents should also have regard to the long term management and maintenance of the proposed development.

- Particular regard should be had to the design, height and siting of development to ensure an appropriate urban edge and treatment along the Inner Relief Road.
- The creation of an appropriate hierarchy of streets and full compliance with the principles of DMURS including a reduction in the extent of cul de sacs and laneways and reduction in excessively long internal streets.
- Appropriate connections and permeability to adjoining lands and the town centre along pedestrian desire lines including clarity as to how such connections can be meaningfully implemented.
- That a high quality landscape strategy for the site is provided.
- Extent of surface parking, bicycle parking and set down and parking requirements for the crèche.
- The documentation at application stage should clearly indicate how the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and the Design Manual for Urban Roads and Streets have been complied with.

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

### **3. Traffic Impact**

Further consideration of documents as they relate to the Traffic Impact of the development, in particular in relation to:

- Full justification for the vehicular access strategy to the site from the Enfield Inner Relief Road.
- Full assessment of traffic impact having regard to the comments raised by Meath Co. Co. in their technical report dated the 5<sup>th</sup> of December 2019. Traffic and Transport Assessment should include a Road Safety Audit and Quality Audit for the proposed development.

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 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.
2. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development.
3. Social Infrastructure Audit including an assessment of the 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.
4. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted. Report should address measure to protect existing trees and hedgerows to be retained.
5. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).
6. A construction and demolition waste management plan.
7. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals and Part V provision.
8. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.

- 9.** An Operational Waste Management Plan.
- 10.** A detailed report outlining the proposed works to be undertaken to the R148 and New Road in terms of pedestrian and cycle facilities, public lighting and any road upgrade works necessary to facilitate the development and provide for appropriate connections to the wider area. The report should also detail who is going to undertake the works required and the timelines involved relative to the construction and completion of the proposed development. Details of areas to be taken in charge should be detailed.
- 11.** Detailed design of proposed surface water management system proposed including attenuation proposals and cross sections of all SuDS features proposed on site in the context of surface water management on the site.
- 12.** Additional photomontages and CGI's of the development when viewed along the Inner Relief Road.

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. TII
2. National Transport Authority
3. Minister for Culture, Heritage and the Gaeltacht (archaeology and nature conservation)
4. Heritage Council (archaeology and nature conservation)
5. An Taisce — the National Trust for Ireland (archaeology and nature conservation)
6. Irish Water
7. Meath County Childcare Committee
8. 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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Tom Rabbette

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7<sup>th</sup> January, 2020