



An  
Bord  
Pleanála

**Case Reference:  
ABP-306556-20**

---

**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

---

**Proposed Development: 126 no. residential units (80 no. houses and 46 no. apartments), childcare facility and associated site works.**

**Trim Road, Balreask Old, Navan, 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. Density**

Further consideration/justification of the documents as they relate to the density in 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 edge of centre/ Greenfield 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 proximity of the site to Navan town centre, with its established social and community services and potential rail station. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted relating to density and layout of the proposed development.

## **2. Development Strategy, Masterplan Requirement and Layout**

Further consideration of the documents as they relate to the Meath County Development Plan requirement for a Masterplan to be agreed with the planning authority in advance of any application. 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 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. Two-metre-high walls facing the proposed access roadway, perpendicular car parking along the main link street, oversized turning bays and long cul de sac should be minimised (or eliminated). Residential units set back from and siding onto the Trim Road should be further considered, or design rationale justified at application stage should this layout be maintained. The development should provide for a positive contribution to the public realm along the Trim Road frontage and the new proposed link road or design rationale justified at application stage should the current proposals for the interface along the Trim Road and link road be maintained. In addition, further consideration/justification of the documents as they relate to the proposed housing mix, having regard to the proportion of two and three bed units within the overall proposed scheme. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted

### **3. Site Access and Roads Layout**

Further consideration of the documents as they relate to vehicular, pedestrian and cycle access, the desire line connectivity with Navan town to the north west of the site, the main link street access and its connection with the LDR1A distributor road proposed, future connection with the southern and eastern portion of the MP8 lands and the creche access road. This consideration and justification should have regard to the County Development Plan requirement for a Masterplan for the overall MP8 lands and DMURS. The layout should prioritise pedestrian and cycle access in compliance with DMURS. The revised strategy should clearly demonstrate that regard was had to the 12 criteria as contained in the 'Urban Design Manual – A best practice guide' that accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). The further consideration of this issue may require amendments to the documents and/or design proposals submitted.

### **4. Infrastructure**

Further consideration/clarification of the documents as they relate to wastewater infrastructure constraints in the network serving the proposed development. In particular, the need to satisfy all issues, consent processes and 3rd Party consents as raised in Irish Water submission dated 10/03/20.

The documentation at application stage should clearly indicate the proposals to address the constraints relative to the construction and completion of the proposed development have been fully agreed with Irish Water. (The prospective applicant may wish to satisfy themselves that an application is not premature having regard to any infrastructure upgrades and third-party consents which may be required).

### **5. Surface Water Management and Flood Risk Assessment**

Further consideration of the documents as they relate to surface water management for the site. This further consideration should have regard to the requirements of the Drainage Division as indicated in their report dated 3rd March 2020. Any surface water management proposals should be considered in

tandem with a Flood Risk Assessment specifically relating to appropriate flood risk assessment that demonstrates the development 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 the associated 'Technical Appendices'). 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. Cross sections and other drawings, as necessary, at an appropriate scale, which detail the interface between the proposed development with the Trim Road to the west and the proposed development with the new link road/street and its connection with Roads Objective LDR1A to the south and east.
2. A detailed phasing plan for the proposed development.
3. Ecological Survey of existing trees and hedgerows which clearly identifies all trees/hedgerows proposed for removal.
4. A detailed Habitat survey and Bat survey, with survey work carried out at optimum time for such species / habitat.
5. Construction and Demolition Waste Management Plan
6. A report that specifically addresses the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details.

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. Department of Culture Heritage and the Gaeltacht
3. National Parks and Wildlife
4. Inland Fisheries Ireland
5. Transport Infrastructure Ireland
6. An Taisce
7. Heritage Council

**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  
May, 2020

