



An
Bord
Pleanála

**Case Reference:
ABP-306557-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 233 no. residential units (178 no. houses and 55 no. apartments), creche and associated site works.

Lands at Dublin Road, Haggardstown, 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

Further consideration and/or justification of documents as they relate to the proposed strategy for the development of the site in respect of the provision of a minimum density of 35 units per ha, increased height strategy and orientation and layout of the dwellings in relation to the 12 criteria set out in the Urban Design Manual which accompanies the 'Guidelines for Planning Authorities on Sustainable Residential

Development in Urban Areas' (2009), and the 'Urban Development and Building Heights Guidelines'. In addition to design which is addressed above, the matters of the configuration, the layout and the architectural approach with particular emphasis on the Dublin Road should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Open Space and Permeability

Further consideration and/or justification of documents for the provision of high quality open space areas which incorporates the provision of appropriate play facilities, landscaped areas, boundary treatments and pedestrian/ cycle ways throughout the site clearly delineating public, semi-private and private spaces, having regard to the requirements of Design Manual for Urban Roads and Streets (DMURS), the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018) and 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (2009). Further consideration of these and the following issues may require an amendment to the documents and/or design proposals submitted to reflect the:

- provision of a segregated pedestrian and cycle network along the Dublin Road,
- integration of an appropriate roads hierarchy in conjunction with the prioritisation of pedestrian activity,
- treatment of cul-de-sacs and residual open space areas.

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. 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, discharge rates equal to greenfield sites, integration of appropriate phased works, Finished Floor Levels and subsequent integration of proposal with the Flood Risk Assessment (FRA).
2. Provision of updated Flood Risk Assessment to account for all publically available flood maps including but not restricted to CFRAMS and ICPSS, compliance with the national flood risk guidance.
3. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls and a life cycle report for the apartments in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
4. Details of Part V provision clearly indicating the proposed location and appropriate delivery of all Part V units.
5. Details confirming compliance with the Irish Water requirements and all works required for the waste water connection.
6. The provision of an integrated strategy for the delivery of a proposed residential development including the co-ordination of all plans and particulars such as but not restricted to, any ecological assessments, Construction Management Plan, Surface Water proposals and Flood Risk Assessment.

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. Transport Infrastructure Ireland.
2. Irish Water.
3. Louth County Childcare Committee
4. Minister for Culture, Heritage and the Gaeltacht (nature conservation)
5. 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.

Tom Rabbette
Assistant Director of Planning
March, 2020