



An
Bord
Pleanála

Case Reference:
ABP-306637-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 148 no. residential units (80 no. houses, 68. no. apartments), creche and associated site works.

The Spires, The Commons, Navan 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. The core strategy and phasing provisions of the development plan. The submitted documentation should address higher level planning policy, including the adopted RSES for the region. Any references to the circumstances of Duleek, including those relating to the availability or otherwise in the town of housing, development land, employment, commercial or social services, should be based on quantified facts rather than general assertions. The prospective applicant should satisfy itself that any application complies with section 8(1)(iv)(II) of the Planning and Development (Housing)

and Residential Tenancies Act 2016, as amended, regarding the material contravention of the provisions of the development plan other than zoning.

2. The frontage onto the Navan and Downstown Road. The submitted documentation should demonstrate that the proposed frontage would establish a streetscape in accordance with chapter 4.2 of DMURS or, if an alternative treatment is proposed, that it complied with the principles of urban design and inhibited traffic speeds along the existing public roads.

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 plan showing the proposed development in relation to the zoning objectives that apply to different parts of the site.
2. A ecological report that includes the results of a survey of species and habitats on the site, in particular bat species, and describes the likely impact of the proposed development upon them.
3. 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. In particular the information should demonstrate that adequate communal open space would be available to the residents of each of the apartment buildings whose size, shape and boundary treatment provided them with an adequate standard of amenity and privacy. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
4. A Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation

and clarify if there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.

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

June, 2020