



An
Bord
Pleanála

**Case Reference:
ABP-306687-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 446 no. residential units (253 no. houses, 193 no. apartments) and all associated works.

Lands at Athlumney/Ferganstown, 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. Principle of Development

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

- The rationale/justification 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 I lands within Navan 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 rationale/justification for the development having regard to the Neighbourhood Objective POL 1 and Master Plan 12 objective (SS OBJ 16) of the Navan Town Development Plan (2009-2015) which forms part of the Meath County Development Plan 2013-2019 pertaining to the lands 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 and/or justification of the documents as they relate to the development strategy for the site, in particular the rationale of the proposed residential layout and urban design response with particular regard to the creation of active and architecturally appropriate urban street frontages having regard to the site context. How the proposed elevational treatments ensure a qualitative design response with optimal passive surveillance of public open spaces throughout the scheme, the creation of strong edges within the scheme and addressing the New Farganstown Road.
- Further consideration and/or justification of the documents as they relate to the landscaping plan and the hierarchy, function and usability of public open spaces including the use/linking of green areas throughout the scheme and boundary treatment. Computer Generated Images and cross-sections through the streets and open spaces should be submitted to show changes in levels and inter alia, the interface of boundary treatments and to public open spaces/streetscape

- Further consideration and/or justification of the documents are they relate to the design, height and siting of the development to ensure an appropriate urban edge and treatment along the New Farganstown road (LIHAF road).

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. Detailed rationale for the proposed residential density, housing mix and height with regard to the provisions of the current Meath County Development Plan and relevant national and regional planning policy including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
2. 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. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
3. (a) Traffic and Transport Impact Assessment (TTIA) of the development, the scope of which is to be discussed in advance with Meath County Council.

- (b) A report demonstrating compliance with the principles and specifications set out in DMURS and the National Cycle Manual.
- (c) A Parking Strategy and Mobility Management Plan.
- (d) A Quality Audit that includes: a) Road Safety Audit, Access Audit, Walking Audit and Cycle Audit.
4. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants of the proposed scheme). Full and complete drawings including levels and cross sections showing the relationship between the development and nearby residential properties should be submitted.
 5. Visual Impact Assessment, including photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous residential developments to the southwest and the Farganstown Road. It should also include long views towards the site from all approaches.
 6. A Retail Impact Analysis and Report.
 7. A report identifying the demand for school and crèche places likely to be generated by the proposal and the capacity of existing schools and crèches in the vicinity to cater for such demand.
 8. Respond to issues raised in the Drainage Section contained in the Planning Authority's Opinion dated 13th March 2020.
 9. An Ecological Impact Assessment.
 10. A draft Construction & Environmental Management Plan and a draft Waste Management Plan.

11. (a) A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals having regard to sub-catchments within the scheme and Part V provision.

(b) A site layout plan indicating all areas to be taken in charge.

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. Transport Infrastructure Ireland**
- 3. Inland Fisheries Ireland**
- 4. Minister for Culture, Heritage and the Gaeltacht (archaeology and nature conservation)**
- 5. Meath 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

June, 2020