



An  
Bord  
Pleanála

**Case Reference:  
ABP-307105-20**

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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: 338 no. residential units (208 no. houses, 130 no. apartments) and associated site works.**

**Haran's Land, Cockhill Road, Stamullen, 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. Core Strategy and Land Use Zoning**

Further consideration and/or justification of the documents as they relate to core strategy and subsequent land use zoning and phasing provisions for Stamullen in the development plan. In addition to addressing the local statutory plan for the area the documentation should also address higher level planning policy including the adopted RSES for the region. Any references to the circumstances of Stamullen,

including those relating to the availability or otherwise in the town of housing, development land, employment, commercial or social services, should be based on verifiable facts. 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. Wastewater Treatment**

Further consideration of the documents as they relate to wastewater treatment. Clarity is to be provided concerning the delivery of wastewater infrastructure required to serve the proposed development, including works required to upgrade the capacity of the Stamullen Waste Water Treatment Plan by Irish Water Capital Investment Plan (CIP). The documents should provide details of necessary upgrade works required on foot of the CIP to include, inter alia: what works exactly are required; who is to deliver the works; the status of any planning and other consents required to deliver the infrastructure; the timelines involved in the delivery of the required infrastructure in the context of the proposed strategic housing development. The prospective applicant is advised that any application for development prior to obtaining of consents for the wastewater infrastructure may be considered premature. Further consideration of these issues may require further correspondence and/or coordination of documentation from Irish Water.

## **3. Water Supply**

Further consideration of the documents as they relate to the supply of water to the site. Clarity is to be provided concerning potential connection to the public water supply and the capacity required to serve the proposed development, including works required to upgrade the reservoir. The documents should provide details of necessary upgrade works required on foot of any Irish Water request to include, inter alia: what works exactly are required; who is to deliver the works; the status of any planning and other consents required to deliver the infrastructure; the timelines involved in the delivery of the required infrastructure in the context of the proposed strategic housing development. The prospective applicant is advised that any application for development prior to obtaining of consents for the water infrastructure

may be considered premature. Further consideration of these issues may require further correspondence and/or coordination of documentation from Irish Water.

#### **4. Connectivity and Urban Design**

Further Consideration of the documents as they relate to the design and treatment of the site along the Cock Hill Road to reflect a suburban development and compliance with the 12 criteria in the Urban Design Manual. The documents shall provide details for connection between the site and Stamullen in order to ensure appropriate pedestrian and cycle connectivity to the school and social infrastructure provision along the Cock Hill Road and include the timescales for delivery and the status of any third party consents. Further consideration of these issues may require amended design and layout of the proposed development.

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 report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets, in particular the provision of a road hierarchy, and the National Cycle Manual, as well as a map illustrating pedestrian, cycle and vehicular links through and off the site.
2. A Childcare Assessment & Social Infrastructure Assessment which includes an assessment of the capacity of the crèches and existing schools and the ability to serve the increase in population generated from the proposed development.
3. A landscaping plan of the proposed open space within the site clearly delineating public, semi-private and private spaces, areas and play facilities allocated for a range of age groups, the boundary treatment adjoining any open space and integration of watercourse.

4. A Construction and Demolition Waste Management Plan.
5. A site layout plan illustrating the applicant's full control and ownership of lands in the vicinity of the site.
6. A Road Safety Audit and Quality Audit.
7. An updated Traffic Impact Assessment to include the impact of the proposal on the capacity of Junction 7 and the M1.
8. Additional details in relation to surface water management for the site, having regard to the requirements of the Drainage Division as indicated in Section 7.5.1 of the Planning Authority's Opinion.

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. Meath County Childcare Committee
3. Transport Infrastructure Ireland.
4. 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

Assistant Director of Planning

August, 2020