



An
Bord
Pleanála

Case Reference:
ABP-309374-21

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 318 no. residential units (158 no. houses, 160 no. apartments), creche and associated site works. Lands at Marlbog Road, Haynestown, 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. Core Strategy

Further consideration and/or justification of the documents as they relate to core strategy and the Dundalk and Environs Development Plan 2009-2015 (as extended). The submitted documentation should address the higher-level planning policy, including *inter alia*, the adopted RSES for the region. The consideration/ justification of documentation should cross reference the appropriate development strategy necessary to comply with national guidance

for sustainable residential development. In addition, any references to promotion of development and the circumstances of Dundalk and Environs, including those relating to the availability or otherwise in the town, and surrounding area, 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. Design and Layout

Further consideration and/or justification of the documents as they relate to the design approach of the proposed development and the potential for any negative impact on the surrounding environs. The further consideration/ justification should address the proposed design and layout, *inter alia* the location of carparking, the design of the apartments and duplex units, passive surveillance and functionality of open space, compliance with DMURS guidance and interaction with lands along the south outside the applicants ownership. Particular regard should be had 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009) and the requirement for good design and the inclusion of a sense of place.

3. Traffic and Transport

Further consideration and/or justification of the documents as they relate to the traffic and transport provision. The submitted documentation should address the requirements of the Dundalk and Environs 2009-2015 (as extended) and the delivery of the Western Infrastructure. Regard should be given to the submission of a Traffic and transport Assessment, including, *inter alia*, the capacity of the surrounding junctions and the impact of the proposed development on the surrounding road network. Plans and particulars should clearly indicate compliance with the required sightlines from the Marlbog Road, including any

third-party consents required for works, and the DUMRS standards for the internal network.

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 Construction Management Plan and Traffic Management Plan.
2. A Flood risk assessment.
3. A Community and Social Infrastructure Audit.
4. A Childcare Demand Report.
5. A Road Safety Audit Stage 1 & 2.
6. A Taking in charge map.
7. Submission of a 'Phasing and Implementation Statement' to ensure compliance with the Development Area Objectives of the Dundalk & Environs Development Plan 2009 – 2015, including, *inter alia*, compliance with Part V.
8. Details of all materials proposed for buildings, open spaces, paved areas, boundary and landscaped areas and a building life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
9. A response to issues raised by the Infrastructure Department and Environment Section in the Planning Authority Report, received 04th of March 2021, relating to the design of the Surface Water Drainage Systems, the public lighting design, a landscape plan which indicates the existing and proposed trees and details of tree/root protection, integration of electric charging and waste management.

10. A response to the issues raised in the Irish Water Submission in relation to the pump upgrade works at the Cockhill wastewater pump station.

11. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018.

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. National Transport Authority**
- 4. The relevant 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, 2021