



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-311683-21

Proposed Development: 118 no. residential units (112 no. houses, 6 no. apartments), creche and associated site works.

In townland of Commons, Longford Road/The Steeples 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 constitute a reasonable basis for an application for strategic housing 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. Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is advised to address the following in the documents submitted:

- a) Further consideration and/or justification of the documents as they relate to the proposed density for the site. The proposed development shall have regard to the requirement for the efficient use of lands as prescribed in the Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities and Objective DM OBJ 14 of the Meath County Development Plan 2021-2027, where densities of 25uph - 35uph are required in Duleek.
 - b) Further consideration and/or justification of documents for the provision of high-quality design strategy to ensure sufficient permeability into adjoining lands and ensure the level differences and boundary treatment along the east of the site will not impact the amenity of the existing residents of properties along the east. The documents submitted shall include cross sections of all existing and proposed levels/ gradient, in particular along the boundary with adjoining sites to the east and other documentation necessary to clearly demonstrate appropriate permeability to adjoining lands, having regard to the requirements of Design Manual for Urban Roads and Streets and the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities.
2. A Taking in Charge Map.
 3. 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 compliance with section 4.4.3, and the National Cycle Manual, as well as a map illustrating pedestrian, cycle and vehicular links through and off the site.
 4. A detailed landscaping plan clearly illustrating the quantum and functionality of all areas designated for communal and public open space. The landscaping details shall include, inter alia, designated communal open space, the inclusion of useable space for play provision necessary to comply with Section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities and the design, a detailed tree survey and proposed tree

planting scheme and shall clearly indicate the quantum and designated areas of useable public open space.

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, as amended:

- 1. Minister for Culture, Heritage and the Gaeltacht (archaeology)**
- 2. Irish Water**
- 3. Meath County Childcare Committee**

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Stephen O'Sullivan
Assistant Director of Planning
December, 2021