



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: 312246-21

Proposed Development: 694 no. residential units (418 no. houses, 276 no. apartments), creche and associated site works. In the townlands of Baltrasna and Milltown, Ashbourne, 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) A detailed phasing and delivery plan, including timing and delivery of the works to on the site, the surrounding area and the overall roll out of lands within the defined masterplan area. The phasing and masterplan documentation should include justification and/or compliance with any required commercial/ residential mix for the site, phasing and delivery of the infrastructure.
 - (b) Further consideration/ and or justification for the density proposed having regard to the location of the site within Asbourne, the Core Strategy allocation and requirement for compliance with the national guidance “Sustainable Residential Developments in Urban Areas”. In this regard, the documentation shall clearly indicate the efficient use of residential zoned lands within a growth town.
 - (c) Provide further justification for the design and layout of all public open space areas. This further justification should address, inter alia, the location of the public open space, the need for passive surveillance and appropriate functionality of space.
2. In relation to access and transportation, the following information should be submitted:
- (a) Full plans and particulars of all road upgrades required for the proposed development including, inter alia, the signalised junction at the interchange of the new east west link road with the Dublin Road.
 - (b) A Travel Plan / Mobility Management Plan and a statement describing how the proposed development will contribute to sustainable travel patterns and a reduced dependency on the private car.
 - (c) A report demonstrating compliance with the applicable standards set out in DMURS and the National Cycle Manual, including sections 1.9 and 4.9 of the cycle manual.
 - (d) A Quality Audit in accordance with Annex 4 of the Design Manual for Urban Roads and Streets (DMURS) which shall include as a minimum a Street Design Audit, Road Safety Audits and Pedestrian and Cycling Audits.

- (e) A report addressing other matters raised in the report of the Meath County Council Transportation Planning Section.
3. Submission of a visual impact assessment that comprises a photomontage report with key viewpoints from locations around the vicinity of the site and including, inter alia, adjoining Dublin Road and existing residential development.
 4. Submission of Part V proposals.
 5. Submission of all boundary treatments.
 6. Submission of cross-section drawings through the site clearly illustrating the existing topography and any changes proposed. In this regard, the applicant shall ensure the existing dwellings adjoining the site are highlighted.
 7. Submission of a Sunlight/Daylight/Overshadowing analysis including all relevant plans/ documentation showing an acceptable level of residential amenity, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.
 8. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such a statement should have regard to the development plan in place at the time of the application and that likely to be in place at the date of the decision of the Board in respect of the application.
 9. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage

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. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Department of Education and Skills
5. The relevant 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
May, 2022