



An
Bord
Pleanála

Record of Meeting ABP-301910-18

Case Reference / Description	159 no. residential units (115 houses and 44 apartments), crèche, completion of street network and link roads, additional pedestrian/cycle access and associated site works. Old Golf Links Road and Tuite's Lane, Blackrock, Dundalk, Co. Louth.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	26 th July, 2018	Start Time	11:00 am
Location	Offices of Louth County Council	End Time	12:40 pm
Chairperson	Tom Rabbette	EO	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Trevor Sadler, McGill Planning
Martin McCaughey, Applicant
Rueben Keerane, DWDS Architects
Vincent Osbourne, DWDS Architects
Aideen Morissey, Landscape Architect

Representing Planning Authority

Joe McGuinness, Director of Services
Anthony Abbott King, Senior Planner
Sinead Mullen, Senior Executive Planner

Ann McCormick, Assistant Planner
Philip Maguire, Assistant Planner
Lorraine Quigley, Senior Staff Officer
Frank McGee, Senior Executive Officer
Martin McMullan, Executive Engineer
Martin McCreesh, A/Senior Executive Engineer
Elaine Daly, Senior Staff Officer
David Hanratty, Senior Executive Engineer

Introduction

The representatives of An Bord Pleanála (ABP) greeted the prospective applicant and planning authority (PA), and thanked the planning authority for facilitating the meeting in their offices. The procedural matters were stated:

- A written record of the meeting will be taken
- Digital recording of the meeting is prohibited
- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process
- The consultation meeting will not involve a merits-based assessment of the proposed development
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted may require further consideration and/or amendment in order to constitute a reasonable basis for an application
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines, where relevant
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings
- The Inspector dealing with the pre-application consultation request will not deal with the application when it is submitted

The ABP representatives acknowledged the letter dated 22nd June, 2018 formally requesting pre-application consultations with ABP.

ABP received a submission from the PA on 18th July, 2018 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's opinion.

Agenda

- 1. Core Strategy and Release of Phase 2 lands**
- 2. Wastewater Treatment Capacity Constraints**
- 3. Urban Design to include density, layout, unit typology and mix, residential amenity**
- 4. Connectivity and Permeability through the site and wider area**
- 5. Any other matters**

1. Core Strategy and Release of Phase 2 Lands

ABP sought further elaboration/discussion on:

- Provision of the development plan that at least 75% of lands within Phase 1 should be developed prior to release of Phase 2 lands
- Status of phase 1 lands and extent of lands developed to date in context of proposed material contravention

Prospective Applicant's response:

- Aware of likely application on Mount Avenue lands in Phase 1
- Infrastructural reasons why Phase 1 lands were not developed

Planning Authority's comments:

- Confirmed infrastructural constraint on Phase 1 Mount Avenue lands
- Proposed Part 8 (housing) adjacent to Mount Avenue forthcoming

ABP comments:

- Suggest that the Statement of Material Contravention in respect of release of Phase 2 explore existing status of phase 1 lands
- There has been no application to date under SHD legislation on Phase 1 lands

2. Wastewater Treatment Capacity Constraints

ABP sought further elaboration/discussion on:

- Current capacity of the Blackrock waste water treatment plant and clarity regarding whether the plant is to be de-commissioned or upgraded on foot of submission from Irish Water pursuant to SHD Pre-Application

Prospective Applicant's response:

- Irish Water confirmed it was possible to connect to the existing plant in their letter of feasibility to the applicant

Planning Authority's comments:

- Wastewater treatment plant currently overloaded
- Adequate capacity within the Dundalk waste water treatment plant
- Proposal was to upgrade in short term then decommission and remove but several years away from this scenario

ABP comments:

- Applicant needs to liaise with Irish Water regarding capacity and any proposed upgrade
- If development consent is required for upgrade of the plant any application may be considered premature pending the outcome of this consent process
- Applicant advised that ABP has refused permission in the past where development consent remained outstanding for upgrade works

3. Urban Design to include density, layout, unit typology and mix, residential amenity**ABP sought further elaboration/discussion on:**

- Layout and creation of a sense of place within the scheme having regard to national guidelines and development plan, in particular, the 12 criteria set out in the Urban Design Manual and the use of the stream and graveyard as features
- Unit mix and typology in particular the dominance of semi-detached units
- Architectural expression and design standards pertaining to the apartments
- Height having regard to site size and proximity to social infrastructure
- Quality and function including access to open space including the enhancement of the value of the stream as an amenity within the scheme
- Location of playground
- Public realm particularly on entry to the scheme having regard to proposed boundary treatments to houses
- Provision of pedestrian access to graveyard.

Prospective Applicant's response:

- 12 criteria addressed in Planning Statement
- 1 vehicular crossing proposed and a number of pedestrian crossings over the stream
- Minor amendment can rectify issues in relating to apartment standards
- Satisfied with mix of houses proposed
- Developments in area are low density with predominantly single and two storey houses, proposal respects this character
- Playground location an advantage in relation to proximity to crèche
- Will consider and address issues raised in relation to green areas
- Creation of pedestrian access onto Tuite's Lane provides connectivity to Fairways neighbourhood centre
- Railings to be provided along footpath at edge of stream

Planning Authority's comments:

- Acknowledge scheme has come a long way since initial section 247 meetings, however still room for improvement
- Pedestrian and crossing points need to be clearer on application drawings
- Cross-sections of stream treatment needs to be addressed and shown in application drawings
- Graveyard is not within the control of the Local Authority and suggested that it is under control of church

ABP comments:

- Clearer details required in respect of stream i.e. where stream is to be culverted and where pedestrian/vehicle crossings are proposed
- Proximity and positioning of houses to graveyard should be considered including the creation of vistas to the national monument
- Application should provide details regarding justification for location of playground
- If applicant is satisfied with mix and typology of units proposed supporting details should be provided with any application
- Connections to neighbourhood centre should be clearly indicated on plans
- Impacts on flooding and Appropriate Assessment to be included in planning application
- Concerns raised in Water Services report regarding discharge rates to be addressed in planning application and advised to liaise with planning authority to ensure no ambiguities arise as there is no further information mechanism

4. Connectivity and Permeability through the site and wider area**ABP sought further elaboration/discussion on:**

- Connections and permeability through the site having particular regard to the stream and access points across
- Extent of footpath provision in the wider area as part of this application

Prospective Applicant's response:

- Existing footpath along Cois Farraige still in 3rd party ownership

Planning Authority's comments:

- Footpaths along Rock Road and Old Golf Links Road were to be provided as part of Cois Farraige development
- There are ongoing discussions with PA regarding provision of footpaths
- Additional footpaths which are not developer led will be provided by the Planning Authority along roads where there is sufficient width available

ABP comments:

- Consider pedestrian/cycle/vehicular access through site
- Suggest providing a movement strategy with the application

5. Any other Business**ABP comments:**

- Ensure Part V agreement reached with PA prior to lodging application
- Site Flood Risk Assessment should have regard to surface water management proposals and consider any proposed culverting/bridging over the stream
- Suggest using national guidelines and relevant checklists when preparing planning application to ensure all documentation is provided
- Further discussions required with Irish Water to clarify status of the Blackrock WWTP and careful consideration of density/location of units where it is proposed to omit housing units based on capacity
- Ensure public/newspaper notices have regard to Material Contravention of development plan

- Advised that all documentation should be consistent so as to avoid any ambiguities arising particularly where different design teams are involved
- Consider consulting with OPW regarding works to stream

Prospective Applicant's comments:

- Have regard to comments in PA Opinion relating to Irish Water assets on proposed development site
- Archaeology assessment carried out on site, further consultation to be held with department prior to lodging planning application

Planning Authority's comments:

- PA confirmed there are a number of extant permissions in the area and confirmed that there is capacity within the Dundalk waste water treatment plant to service new developments

6. Conclusion

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- A stand-alone website is required for the planning application. The labelling of documents should be carefully checked
- There is no provision for ABP to seek further information from applicants
- A list of prescribed bodies will be provided with the ABP Opinion
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Tom Rabbette
Assistant Director of Planning
August, 2018