



An  
Bord  
Pleanála

## Record of Meeting ABP-302660-18

<b>Case Description</b>	185 no. residential units (70 no. apartments and 115 no. houses) and childcare facility. Rooske Road, Rush, Dunboyne, Co. Meath.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	8 <sup>th</sup> November, 2018	<b>Start Time</b>	2.15 pm
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	3.50 pm
<b>Chairperson</b>	Tom Rabbette	<b>Senior Executive Officer</b>	Kieran Doherty

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Kieran Doherty, Senior Executive Officer

### Representing Prospective Applicant:

Frank Doolan, Glenbeigh Construction Limited
John Donlon, Glenbeigh Construction Limited
Cian Ward, Glenbeigh Construction Limited
Tom Sweetman, O'Mahony Pike Architects
Rejane Nery, O'Mahony Pike Architects
Joe Gibbons, Waterman Moylan Engineering Consultants
Michael Kinealy, Waterman Moylan Engineering Consultants
Bernard Smith, Bernard Smith Consulting Engineers
Axel Hens, Mitchell + Associates Landscape Architecture
Faith Bailey, Irish Archaeological Consultancy

Tom McGimsey, Mesh Architects
Tom Phillips, Tom Phillips + Associates
Miguel Sarabia, Tom Phillips + Associates
Andy Worsnop, The Tree File

### **Representing Planning Authority**

Padraig Maguire, Senior Executive Planner
Brenda O'Neill, Executive Planner
David O Reilly, Executive Engineer
Patrick Gallagher, Senior Planner
Joe McGarvey, Senior Executive Engineer

### **Introduction**

The representatives of An Bord Pleanála welcomed the prospective applicant and introductions were made. The procedural matters relating to the meeting were as follows:

- 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,
- ABP received a submission from the PA on 26<sup>th</sup> October 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 the Board's decision,
- 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. Key considerations will be the proposed development in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- Neither the holding of a consultation or the forming of an opinion shall prejudice the Board 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 be different from the one dealing with the application when submitted.

## **AGENDA**

- 1. Order of Priority, Residential Phase II lands**
- 2. Development Strategy for the site having regard to the site context, proposed layout, density, unit mix and typology, location and distribution of open space.**
- 3. Traffic and transportation to include movement and connectivity and consistency with DMURS.**
- 4. Water and waste water to include consideration of Irish Water submission**
- 5. Special Development Contribution as referred to in the Planning Authority's Opinion.**
- 6. Ecology**
- 7. Any other matters**

### **1. Order of Priority, Residential Phase II lands**

#### **ABP sought further elaboration on:**

- Justification for release of Phase II lands, Order of priority post 2019
- Status of CDP, LAP and RSES review.
- Extent of Phase I lands that have been developed.

#### **Planning Authority's Comments:**

- Draft Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region on public display since 2<sup>nd</sup> November
- Meath Development Plan to be revisited based on RSES
- New county development plan probably won't be adopted until 2020
- Table on page 10 of PA opinion shows overview of residential lands in Dunboyne
- There is a significant amount of interest in developing sites
- A design is in place for the distributor road
- Another planning application to the south of the Clonee Road will provide a section of the Eastern Distributor Road
- There is no capital funding for the distributor road so it will be developer driven, approximately 60% of the road will be provided by private developers
- The section 247 meetings with the prospective applicant included the issue of delivering road infrastructure
- Phase I land has not come forward so it is appropriate to consider Phase II land in the metropolitan area
- New local data centres will increase the need for housing
- The LAP has been extended and variations 2 and 3 have been extended

#### **Prospective Applicant's Comments:**

- Page 77 of RSES references Dunboyne and in particular lands near the railway station
- Satisfied there is justification for developing lands

**ABP Comments:**

- A clear and coherent argument must be made for the development of Phase II lands which are at the southern extremity of the settlement
- The site is ranked last for development by the planning authority in CDP
- Both the applicant and PA should clearly set out the position with regard to proposed road which is missing in the pre-app documentation
- PA should provide a context regarding intended delivery of roads and development in Dunboyne
- If the application contravenes the development plan, this will need to be stated in the public notice
- Suggest that consideration be given to providing details of employment generating uses that have been provided that may justify further residential development.

**2. Development Strategy for the site having regard to the site context, proposed layout, density, unit mix and typology, location and distribution of open space.****ABP sought further elaboration on:**

- Development strategy and design solution having regard to site context - rural site without footpaths even though within the metropolitan area with public transport
- Vision for streetscape along Rooske Road and location of apartments in centre of development
- Density having regard to location within a metropolitan area
- Location and distribution of open space including qualitative standards having regard to passive surveillance, location of bins, location of parking.
- Street hierarchy having regard to DMURS

**Prospective Applicant's Comments:**

- Existing walls and trees to be retained in the proposed development
- Buffer zones at the south and west of the site are not included in the density calculation
- The site's main access road is designed for connectivity only, not as a connection to the distributor road
- Apartments were deliberately positioned in the centre of the development
- The remains on site are of Rooske House
- The dovecote structure on site is not salvageable
- Discussions will be held with the PA to discuss what can be preserved of the ruins
- The marketability of the development might be compromised if the density is increased
- There is a good mix of development on site
- The development plan prescribes the size of back gardens

**Planning Authority's Comments:**

- The design has evolved during the course of the sec. 247 meetings
- A footpath is required and is factored into the development contribution
- The PA report did not consider the remains and ruins on site

**ABP Comments:**

- The proposed suburban layout may require a stronger urban edge
- National policy would expect a higher density, previous Board decisions should be considered
- The PA and applicant should liaise further on the ruins on site
- Have regard to the provisions of the National Planning Framework and qualitative standards
- Reconsider the mix of unit type, overall design, residential amenity and creation of passive surveillance
- Any artwork condition requested by the PA might incorporate the ruins

**3. Traffic and transportation to include movement and connectivity and consistency with DMURS.****ABP sought further elaboration on:**

- Strategic access
- Street hierarchy having regard to DMURS
- The indicative alignment of the distributor road
- Whether public transport will serve the development

**Planning Authority's Comments:**

- Prospective applicant has demonstrated that the distributor road can be delivered on an indicative plan
- Phase II lands from the railway station will be served by distributor road
- A transportation study for the wider Dunboyne area in conjunction with TII is not yet complete, possibility of sec.49 contribution
- Developers will be required to complete the road where it traverses their lands
- The road is in two parts, Southern and Eastern Distributor Roads
- The Southern is long-term and requires a railway crossing – not needed for the proposed development
- Connectivity to Dunboyne and the footpath is the key
- There is a special contribution for the footpath
- The contribution will be broken down for the road, footpath and bridge
- The route of the footpath is in 3<sup>rd</sup> party ownership
- The existing road is very narrow with very little space for widening or a footpath

**Prospective Applicant's Comments:**

- The principle of contributing to the distributor road has been agreed, but figure hasn't
- The site doesn't require the Southern Distributor Road which is a long-term objective anyway
- Financial contributions towards the road will be in addition to section 48 agreement
- The distributor road will not be going through the applicant's lands
- The applicant would want to deliver the footpath to avoid any other development consent process that may prejudice the application
- All site roads will be taken in charge and completed to the required standard
- The apartment blocks are all in one location and will be maintained by a management company

**ABP Comments:**

- Application must clearly set out how the footpath will be provided
- Timetable for footpath delivery needs to be clear as connectivity is a key issue
- All arguments must be set out in the application as there is no FI provision
- For any development contribution, the costs will have to be clearly set out and the current section 48 scheme will have to be considered
- Cycle paths should be in accordance with the National Cycle Manual
- Consider continuity of cycle paths
- Information should be consistent across all documentation
- The trip generation from the creche should be reviewed
- Connectivity to the southern boundary should be considered as this land may be zoned in the future

**4. Water and waste water to include consideration of Irish Water submission****ABP sought further elaboration on:**

- Irish Water's submission and whether further discussions have taken place with IW.

**Prospective Applicant's Comments:**

- Not possible to drain the site to Dunboyne so a pumping station is required
- Surface water drains naturally to the lowest point of the site
- Site is not the lowest point in the area so not best location for a pumping station that would serve wider area
- The prospective applicant has other project service agreements with Irish Water so aware of requirements
- A pumping station will serve the site only
- Applicant will fund the upgrade works

**Planning Authority's Comments:**

- Extensive upgrades are planned for Dunboyne including along the Rooske Road
- Need to prove the existence and capacity of the existing surface water drainage network

**ABP Comments:**

- Important to liaise with Irish Water
- Attenuation and drainage details will need to be submitted in the application with clear phasing and calculations
- SuDS measures must be detailed
- No FI mechanism for SHD applications

**5. Special Development Contribution as referred to in the Planning Authority's Opinion.**

- Issue covered earlier in the agenda.

**6. Any other matters**

**ABP Comments:**

- Bat assessment noted, consider whether any species protected under Wildlife Acts such badgers, hares, birds, etc will be impacted upon.
- Consider public lighting and potential impact on ecology
- Archaeology assessment report noted

**Prospective Applicant's Comments:**

- Public lighting doesn't affect the movement of bats
- Any planting that is removed during construction will be replaced
- Geophysical testing completed, but not yet submitted to DAU
- Ruins of house is 18<sup>th</sup> Century – retention is not recommended due to its ruinous state

**Planning Authority's Comments:**

- Open space will be taken in charge
- Will work with the prospective application with regard to conservation

**ABP Comments:**

- AA screening report must be clear, has the proposed development been screened out?
- Further agreement required for Part V if plan is changed
- Clearly indicate which trees are to be removed and which retained

**7. EIA Regulations 2018**

**ABP Comments:**

- Based on the size and location of the proposed development, with no areas of sensitivity, it appears that the information referred to in article 299B of the regulations will not be required at application stage

## 8. 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
- Irish Water would like prospective applicants to contact Irish Water at [cdsdesignqa@water.ie](mailto: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](mailto:spatialplanning@water.ie)



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Tom Rabbette  
Assistant Director of Planning  
28<sup>th</sup> November 2018