

An
Bord
Pleanála

Record of Meeting ABP-302758-18

Case Reference / Description	142 no. apartments, creche, community room and associated site works. Inner Relief Road (R215), Dundalk, Co. Louth.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	21 st November, 2018	Start Time	11.15 a.m.
Location	Offices of An Bord Pleanála	End Time	12.25 p.m.
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Jan van Dijk, Applicant & Project Architect
Caroline Whately, Van Dijk Architects
Stephen Ward, Stephen Ward Planning Consultant
Judith Horgan, Stephen Ward Planning Consultant
Charlie Beattie, Project Engineer
Eoin O'Cathain, Project Engineer

Representing Planning Authority

Anthony Abbott King, Senior Planner
Emer O'Callaghan, Senior Executive Planner
Ciara Doran, Assistant Planner
Aoife Lawlor, Senior Executive Officer
Martina Sheeran, Senior Engineer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) 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 9h November, 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 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, and whether the documents submitted 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 ABP representatives acknowledged the letter dated 26th October, 2018 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. The status of the proposed development as 'strategic housing development' or otherwise having regard to the definition set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and –

- The provisions of the development plan, including its core strategy, the zoning of the site and the reference to the 2008 Mullagharlin Framework Plan, and
- The decision of the board under PL15. 247927, Reg. Ref. 16/803 under which permission was refused for development on the site by reference to the provisions of the development plan

2. The extent to which the proposed development depends upon the implementation of the development that was authorised under PL15. 247927, Reg. Ref. 16/803 with particular reference to pre-development compliance required under that permission and to the provision of access and services

3. Urban Design, with reference to the contribution that the form and layout of the proposed development might make to the emerging character of the area, including its capacity to form part of a permeable area whose built form complied with the requirements of DMURS

4. Residential amenity for the occupants and neighbours of the proposed development, including compliance with the 2018 guidelines on the design of new apartments

5. Water and Drainage

6. Any other matters

- 1. The status of the proposed development as ‘strategic housing development’ or otherwise having regard to the definition set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and –**
 - **The provisions of the development plan, including its core strategy, the zoning of the site and the reference to the 2008 Mullagharlin Framework Plan, and**
 - **The decision of the board under PL15. 247927, Reg. Ref. 16/803 under which permission was refused for development on the site by reference to the provisions of the development plan**

ABP sought further elaboration/discussion on:

- Zoning of the proposed development site
- Status of residential development on the site under the development plan, its core strategy and the framework plan for area
- ABP refusal on proposed development site and the reasons for it

Prospective Applicant’s response:

- Residential development for consideration under the zoning of the site
- The board accepted the application at St. Paul’s as strategic housing on the basis that residential development for consideration under the institutional zoning there
- Site suited for residential development
- Suite of regional and national policies published since last ABP decision
- Letters included in pre-application documentation from International employers in area looking for residential development in this area
- Confident issues can be addressed in application

Planning Authority’s comments:

- Zoning of the development site requires residential component
- Planning permission granted for employment component with no residential element
- Student accommodation not part of core strategy, mixed use lands not part of core strategy for Dundalk
- SHD will provide residential component, co-location for housing and employment
- New Plan for Dundalk to be prepared following adoption of RSES, Dundalk envisaged as city
- Decision taken not to include Framework Plan in Core Strategy, Core Strategy is now out of date
- 57 hectares of land unallocated to settlements since County Development Plan adopted in 2015

- Significant investment from IDA since last ABP decision

Further ABP comments:

- ABP may be precluded from granting permission if the proposed development was considered to materially contravene the zoning of the site
- Consideration could be given in that situation to an application under section 34 of the planning act

2. The extent to which the proposed development depends upon the implementation of the development that was authorised under PL15. 247927, Reg. Ref. 16/803 with particular reference to pre-development compliance required under that permission and to the provision of access and services

ABP sought further elaboration/discussion on:

- How proposed development will fit in with previous planning permission granted on site and the conditions attached to it

Prospective Applicant's response:

- Discussions with a number of users (investors/funders) in relation to overall development
- Access from the Inner Relief Road can be included in SHD application, extend redline to allow roads to be completed in either application

Planning Authority's comments:

- Show how boundary line in pre-application will fit in with previous permitted development with regard to roads, Roads should be included in SHD application

3. Urban Design, with reference to the contribution that the form and layout of the proposed development might make to the emerging character of the area, including its capacity to form part of a permeable area whose built form complied with the requirements of DMURS

ABP sought further elaboration/discussion on:

- Street layout and DMURS standards
- The criteria set out in the Sustainable Urban Residential Guidelines
- Locations of shops, etc. in relation to proposed development

Prospective Applicant's response:

- Access was designed some time ago, there is capacity at the entrance which can cater for cyclists/pedestrians
- Junction is DMURS compliant as show in documentation, the left hand turning lane only concern
- Proposal in line with a vision of urban development with connectivity to adjoining lands
- Strengthen urban edge, apartments will form spine along central road forming a focal point of the area's development
- Large amount of transient employees in area
- Internal/external covered cycle storage, crèche and community room included in proposed development

- Residential development will be managed through a management company, permission is not being sought as a build to rent scheme
- Will include map in planning application showing proximity to shops, etc, include cycle/pedestrian connectivity, Statement of Consistency contains relevant details
- Intention to develop entire site, no lands available to IDA as they have been developed or are under development
- Capacity at junction has been an issue in each previous application, space can be provided in proposed development to ensure capacity can get through junction, issued addressed in Traffic Impact Report, will address further in application documents, not all the lands around the junction area in applicants control
- Pedestrian and cycle link to Dublin Road can be provided in planning application

Planning Authority's comments:

- Mullagharlin should create an urban rather than an suburban area
- Area primarily employment zone, considerable development for area
- Developments with residential and employment uses need to be developed in tandem
- PA envisage zoning of these lands remaining the same under the next development plan
- Address in planning application technical information required as per PA Opinion
- Consider if junction upgrades are required, cycle paths between junctions required, cycle link to Dublin Road to be included in planning application

Further ABP comments:

- Consider creation of streets and heights of buildings having regard to existing permission and proposed SHD application
- Have regard to National Cycle Manual

4. Residential amenity for the occupants and neighbours of the proposed development, including compliance with the 2018 guidelines on the design of new apartments

ABP comments:

- Have regard to 2018 Apartment Guidelines
- Housing Quality Assessment to be submitted, show calculations and how they comply with 2018 guidelines
- Submit Building Lifecycle Report
- Ensure building have high quality finishes with low maintenance

Prospective Applicant's response:

- Proposed development will comply with the 2018 guidelines

5. Water and Drainage

ABP comments:

- Irish Water revised pre-connection enquiry required

Prospective Applicant's response:

- Revised response from Irish Water now received

6. Any other matters

ABP comments:

- Ensure agreement reached in relation to Part V prior to lodging planning application

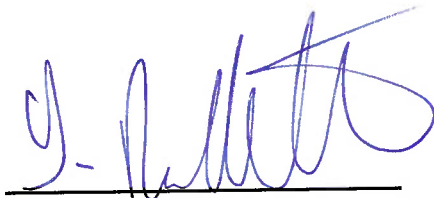
Planning Authority's comments:

- High demand for Part V in area

Conclusions

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 **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

10th December, 2018