



An
Bord
Pleanála

Record of Meeting ABP-302890-18

Case Reference / Description	101 residential units, creche, road public open space, communal open space, widening of Ribbontail Lane and junction improvements with Ribbontail way, as well as all associated site works. Land at Ribbontail Way, Longwood, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	6 th December, 2018	Start Time	2.40 p.m.
Location	Offices of An Bord Pleanála	End Time	4.05 p.m.
Chairperson	Rachel Kenny	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Paul Doran, Applicant
Nathan Smith, McCutcheon Halley Planning
Brian O'Flanagan, Terry & O'Flanagan Limited
Julia Vavilova, Terry & O'Flanagan Limited
Stephen Reid, Stephen Reid Transport
Ulick Burke, Kavanagh Burke
Niamh O'Malley, IE Consulting

Representing Planning Authority

Joe McGarvey, Senior Executive Planner
Adrian Ormsby, Executive Planner
David O'Reilly, Executive Engineer
Alan Rogers, Administrative Officer
Pat Gallagher, Senior Planner

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 22nd 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. Audio recording of the meeting is prohibited.

Agenda

- 1. Order of Priority and possible prematurity pending adoption of new CDP**
- 2. Development Strategy for site to include layout, density, unit mix and typology including urban design response**
- 3. Surface Water Management and Flood Risk**
- 4. Water and Wastewater and possible prematurity pending upgrades**
- 5. Any other matters**

1. Order of Priority and possible prematurity pending adoption of new CDP

ABP sought further elaboration/discussion on:

- Justification for proposed development given lands are identified as Phase 2 lands in the county development plan
- View of planning authority regarding proposed material contravention
- Extent of development on phase 1 lands

Prospective Applicant's response:

- Accepts proposed development currently materially contravenes development plan
- Analysed development at county level and identified shortfall of residential development delivered in county since 2013
- Minimal development in Longwood on phase 1 lands
- Capacity in primary and secondary schools in the area

Planning Authority's comments:

- PA unable to grant as it currently materially contravenes Development Plan
- Await adoption of RSES, possibly in spring 2019, new Development Plan process will commence thereafter

Further ABP comments:

- Development on site previously refused due to order of priority
- Should set out what is materially different between this and previous application
- Have regard to settlement hierarchy for county and allocation of units within settlements
- Need to consider how much development can be absorbed relative to the settlement's size

2. Water and Wastewater and possible prematurity pending upgrades

ABP sought further elaboration/discussion on:

- Network capacity issues and upgrades required having regard to Irish Water's submission

Prospective Applicant's response:

- Water network upgrades can be addressed
- Queried whether upgrades with regard to waste water treatment plant could possibly be included as part of planning application
- Queried what should be included in redline boundary if upgrade included in application

Planning Authority's comments:

- Irish Water commissioned draft report relating to proposed upgrade works, PA had forwarded comments to Irish Water to be included in report
- No land acquisition required for treatment plant upgrade, further work to be carried out with Irish Water in relation to structures required as part of the upgrade

Further ABP comments:

- Applicant advised to discuss with Irish Water what development consent is required for the treatment plant upgrade and who would seek this consent
- ABP would not be in a position to grant permission for a proposal that would be dependent on infrastructure which is subject to a separate development consent process.
- Suggested redline can be around proposed development site and separately around treatment plant if it is to be included as part of application
- Advised to refer proposed redline boundary to ABP prior to lodging application
- If upgrade is to be included as part of a proposed application have regard to AA and EIA screening implications

3. Surface Water Management and Flood Risk**ABP comments:**

- Need to ensure any application addresses the concerns raised in the water services report as highlighted in the PA opinion
- Advised that the Site Specific Flood Risk Assessment should address potential for displaced waters
- Applicant should consider the use of hydraulic modelling to support the findings of the flood risk assessment.

Planning Authority's comments:

- Issues raised in PA Opinion to be addressed and dealt with in application

Further ABP comments:

- No mechanism for further information in SHD application
- Advised to liaise with planning authority prior to lodging application to resolve any technical issues/queries
- Flood Risk Assessment should address existing terrain and changes in topography in the vicinity of the site that may impact on findings of the flood risk assessment

Prospective Applicant's Comments:

- Drainage ditches have been cleared and soil deposited to side of ditches which may explain difference in levels
- Will address issues raised by PA

4. Development Strategy for site to include layout, density, unit mix and typology including urban design response**ABP sought further elaboration/discussion on:**

- Connectivity and street hierarchy having regard to the provisions of DMURS
- Whether Ribbontail Lane is taken in charge
- Creation of suitable connections from the site through adjacent developments and linkages to the school
- Layout of the scheme in particular the design and configuration of apartments and creation of attractive streetscapes and passive surveillance of public open spaces

- Interface of the public realm with proposed structures and creation of a sense of place
- Consider density and unit mix/typology on foot of any proposed amendments
- Consider if location of creche is the optimal location having regard to potential for conflicts in traffic/turning movements

Prospective Applicant's response:

- Ribbontail Road is in public ownership
- Proposal has not been discussed with residents
- Connections will be shown in application
- There is permeability around all apartment blocks
- Right of Way from proposed development to Ribbontail Way
- Will reconsider location of crèche

Planning Authority's comments:

- Layout has been influenced by constraints of site, PA share reservations regarding layout and design of apartments

Further ABP comments:

- Consider how proposed development interfaces with the existing public open space to the north
- Consider providing dual frontage apartments to enhance passive surveillance and promote active streetscapes.
- Clarity regarding Right of Way onto existing lane (east of site) to be addressed in application
- Cross sections will be required in any application
- Consider boundary treatments and how such may impact on quality of streetscapes
- Proposed linkages should be shown up to party boundaries
- Have regard to impact on public realm when considering flood mitigation measures e.g. proposed retaining wall locations, embankments.
- Consider Part V implications if density is altered

5. Any other matters

ABP comments:

- Unclear whether proposal will be subject to Stage 2, Appropriate Assessment. Clarity needed.
- Phasing of inter alia open space, surface water management proposals to be shown clearly in application
- PA requiring special contribution for footpaths, should consider whether contribution would fall within the normal development contribution scheme
- Justification for special contribution should be provided by planning authority including costs, apportionment of costs in respect of this development and timeframe for providing infrastructure
- Have regard to PA Opinion regarding traffic

Prospective Applicant's response:

- Providing footpath on south side of road, setback provided for future footpath on north side which the planning authority would provide

Planning Authority's comments:

- Special contribution sought for the future provision of footpath on north site. Full costs have been calculated by the planning authority

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

Rachel Kenny
Director of Planning
December, 2018