



An
Bord
Pleanála

Record of Meeting ABP-303205-18

Case Reference / Description	203 no. housing units (with optional childcare facility in lieu of 2 units) Jamestown Road, Ratoath, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
1st Meeting	1 st Meeting		
Date:	28 th January, 2019	Start Time	11.40 am
Location	Offices of An Bord Pleanála	End Time	12.40 pm
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:

Gerard Keane, Sherwood Homes Limited
Eamonn Coleman, Sherwood Homes Limited
Luc Hemeryck, Sherwood Homes Limited
Malcolm Lane, PD Lane Associates
Paul Bergin, Kilgallen & Partners
Ronan MacDiarmada, RMDA Associates

Representing Planning Authority

Wendy Bagnall, Senior Executive Planner
Billy Joe Padden, Executive Planner
David O' Reilly, Executive Engineer
Joe Mc Garvey, Senior Executive Engineer
Alan Rogers, Administrative Officer

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 16th January, 2019 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 10th December, 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. Development strategy for site to include urban design and layout, public realm, creation of sense of place, connectivity, unit mix and density**
 - 2. Location and distribution of public open space**
 - 3. Surface water management**
 - 4. Any other matters**
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- 1. Development strategy for site to include urban design and layout, public realm, creation of sense of place, connectivity, unit mix and density**

ABP sought further elaboration/discussion on:

- The qualitative aspects of the development having regard to the principles of good urban design and layout
- How the proposal creates a sense of place and ensures that streets are designed as attractive places
- Urban design response and need to create strong urban edges particularly to the Outer Relief Road.
- Delivery of the Outer Relief Road and timelines associated with such
- Interface of the proposed development with un-zoned lands to the south

- Proposed connections particularly to residential developments to the north
- Unit mix and typology to ensure a greater mix and variety
- Clarity regarding why the triangular section to the south-west corner of the site is omitted from the red-line boundary and need to ensure delivery of footpath at this location
- Street hierarchy including the provision of pedestrian and cycle connections within the development

Prospective Applicant's response:

- Proposed development contingent on relief road, PA asked prospective applicant to include section of road in redline where changes to the original design are proposed, PA have control of lands
- Trees being removed from proposed site i.e. field boundaries, no ecologist involved in proposed development to date
- Prospective applicant aspiring to connect open spaces, have proposed demolition of wall on northern part of site to provide pedestrian connections into adjoining residential developments
- Proposed design response ensures all residents being able to look onto an open space area
- Will reconsider and address bin storage areas

Planning Authority's comments:

- Proposed development reliant on road, works on site in relation to junction signalisation not part of PA LIHAF scheme and should be included in application
- Have regard to comments in PA Opinion
- Advised applicant to locate apartments in current proposed location
- PA welcome the provision of connections to adjoining residential developments and provision of coherent open space areas
- New county development plan to be adopted later in 2019, no zoning proposed on opposite side of road to proposed development
- High quality housing should be provided
- Ratoath is a 3 bin per household area

ABP Further comments

- Consider use of double fronted duplex units to assist in enhancing public realm areas and improving passive surveillance
- Consider quality of public realm generally and need to ensure attractive elevations particularly along key movement corridors
- Need to ensure high quality materials are used
- Consider location of bin storage areas
- Design rationale should be clearly demonstrated, suggest use of 12 criteria as per the Urban Design Manual.
- Connections is one of the criteria that should be addressed and should consider movement routes that will enhance accessibility for existing residents to and from the school and open space areas proposed as part of this development.
- Clarity required in relation to LIHAF road i.e. who is carrying out work and the proposed timelines

- Need to submit details/photomontages/cross sections regarding interface of Outer relief road with un-zoned lands.
- Need to ensure that the density is consistent with national guidelines

2. Location and distribution of public open space

ABP sought further elaboration/discussion on:

- Location and distribution of open space
- Public open space hierarchy and functionality of different open spaces areas
- Purpose of the nature trail given its proximity to the road and maintenance of such spaces

Planning Authority's comments:

- PA take open space in charge but do not maintain it

Prospective Applicant's response

- Aware of need to ensure quality open space and use of landscaping
- Will take comments on board

ABP Further comments:

- Avoid creation of ransom strips

3. Surface water management

ABP sought further elaboration on:

- Issues raised in PA Opinion in relation to surface water management particularly how it ties in with the details in respect of the Outer Relief Road.

Planning Authority's comments:

- Applicant should engage in further discussions with PA prior to lodging application

ABP further comments:

- Ensure details are submitted regarding how attenuation and discharge rates were calculated
- No further information mechanism as part of SHD applications

4. Any other matters

ABP comments:

- Have regard to comments from DAU and Irish Water in particular in relation to pumping station and upgrading of the watermain network.
- Agree with PA regarding taking in charge
- Management Company Report, Lifecycle Report etc. to be submitted with application
- Consider crèche location vis a vis school, traffic and drops offs etc.
- Consider location and configuration of parking areas

Applicants Comments

- Pumping station required as part of Phase 1 development, independent from proposed development
- Issue regarding ratio of staff to children in crèche facilities and lack of skilled staff available
- Existing crèche in area has capacity for additional intake however lack of skilled staff to enable additional places to be made available.

Planning Authority's comments:

- Original application has old pumping station being decommissioned and new pumping station being built under Phase 1
- Pumping station granted, pump network granted under LIHAF
- PA would take areas in charge open space areas around Part V units

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
February, 2019