



An
Bord
Pleanála

Record of Meeting ABP-303504-19

Case Reference / Description	104 no. apartments, creche and associated site works. Metges Road, Johnstown, Navan, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	28 th February, 2019	Start Time	11.00 am
Location	Offices of An Bord Pleanála	End Time	12.00 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Erika Casey, Senior Planning Inspector – observing
Cora Cunningham, Executive Officer
Aoife Duffy, Executive Officer

Representing Prospective Applicant:

John Smyth, OMS Architects
Kate McDermott, OMS Architects
Christine Kennelly, OMS Architects
Seamus O'Rourke, Muir Associates Limited
Kieran Kennedy, RPS

Representing Planning Authority

Padraig Maguire, Senior Executive Planner
Adrian Ormsby, Executive Planner
Alan Rogers, Administrative Officer
Joe McGarvey, Senior Executive 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 14th February, 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 17th January, 2019 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 the site to include site history, layout, elevational treatments, connectivity, open space/public realm**
- 2. Drainage – surface water; flood risk**
- 3. Transport and parking**
- 4. Any other matters**

1. Development strategy for the site to include site history, layout, elevational treatments, connectivity, open space/public realm

ABP comments:

- Address reasons for refusal from 2018 ABP (Ref. ABP-300959-18) decision at application stage
- Clarification required in relation to proposed layout, particularly with regards to interface between proposed development and public realm along Metges Road
- Submit additional cross sections, CGI's and visualisation at application stage
- Quality of scheme is paramount in relation to materials and finishes
- Have regard to its interaction to public realm and how the building will be viewed from both Metges Road and from IDA lands- discussion with regards to proposed materials, particularly use of render at this location- reference made to render on nearby buildings and its weathering
- Have regard to proximity to tree stands, submission of tree survey and landscaping details; protection of roots during works
- Blank elevations- balance to be achieved between visual amenity whilst protecting residential amenity of adjoining blocks
- Extent of proposed commercial development and viability of same; County Development Plan requirement of 30% commercial zoning on proposed site. Noted that 10% commercial was proposed in previous appeal. Inspector in that case included a refusal reason relating to non-compliance with commercial zoning; however, it is noted that the Board did not include same in decision
- Justification to be included in application if lower commercial percentage proposed, highlighting level of vacant units in adjoining site and commercial viability in area
- Have regard to connectivity and public realm, connections to be shown to adjoining lands and wider area, show where local facilities are located
- In relation to open space provision, ensure that it is usable and functional. Submit landscape plan and cross sections, with particular regard to open space on podium level

Prospective Applicant's response:

- Analysed development after previous refusal, addressed issue relating to car parking and re-designed scheme
- Own door units proposed opening onto street
- Visual permeability to allow for pedestrian permeability to IDA lands
- Additional modelling required from within the scheme
- Will review gable end elevations
- Tree surveys to be updated and submitted in application, basement parking will affect some trees, those to be removed will be outlined in application, tree removal will be overlaid on landscape plans
- Prospective applicant considers that there is viability for crèche and sports hall at this location
- Commercial element will be need to be attractive in order to create its own activity

Planning Authority's comments:

- Metges Road important link from motorway to Navan town
- Scheme will provide higher density in area
- Apartments may allow for those working in IDA lands to live in close proximity
- PA have published Public Realm Plan for Navan
- Strong frontage and elevational treatment important for proposed development
- Section 247 meetings advised refusal reasons needed to be addressed, PA consider that proposed development overcoming previous ABP refusal reasons
- PA would be satisfied with 10% commercial element having regard to the location and the extent of vacant units in close proximity to proposed development
- Zoning may change in next Development Plan, draft plan due to be publically available in 3rd quarter of 2019
- Community survey completed by PA showed lack of community facilities in area

Further ABP comments:

- Given the location of the site at the entrance to Johnstown, together with the extent of its frontage along Metges Road, the quality of the proposed scheme in terms of elevational treatment; materials/finishes and interface with Metges Road is of critical importance
- High quality scheme required at this location

2. Drainage – surface water; flood risk**ABP comments:**

- No concerns raised in Irish Water submission
- Address issues raised in PA Opinion
- Address issues relating to Flood Zone B and possible flooding issues relating to basement parking
- No provision for Further Information at application stage; advise to liaise with PA prior to lodging application

Prospective Applicant's response:

- Further discussions have taken place since PA Opinion issued, actively addressing issues

Planning Authority's comments:

- Address in application issues raised in PA Opinion
- Consideration required in relation to flood risk

3. Transport and parking**ABP comments:**

- Issues raised in PA Opinion to be addressed and submitted in application
- Again, liaise with Transportation Department of PA prior to lodging application

Planning Authority's comments:

- Traffic and Transport Assessment requires updating
- Road Safety Audit to be submitted in application

4. Any other matters

ABP comments:

- Appropriate Assessment to be submitted in application
- Documents to be submitted in application – taking in charge drawings, management scheme details, Waste Management Plan, CGI's, cross sections, Building Lifecycle Report
- Address potential impact on neighbouring residential amenity, consider such matters as bin and plant unit location relative to shared boundaries
- Address possible amenity issues at ground floor level
- Ensure no conflicts arise in drawings
- Further engagement required in relation to contributions and possible agreement prior to lodging application

Applicants Comments:

- Conscious of finishes proposed to building
- Prospective applicant has issue with regard to contribution referred to in PA Opinion

Planning Authority's comments:

- Address issues raised in PA Opinion and have regard to apartment guidelines
- Residential and commercial cycle parking provision to be identified

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
Director of Planning
March, 2019