



An  
Bord  
Pleanála

## Record of Meeting

**ABP-304517-19**

|                    |   |                   |             |
|--------------------|---|-------------------|-------------|
| <b>Description</b> | 820 no. residential units (336 no. houses, 484 no. apartments), 2 no. creches and associated site works.<br>Lands east of Dunboyne-Pace Line and Dunboyne Railway Station, Dunboyne, Co. Meath. |                   |             |
| <b>Case Type</b>   | Section 5 Pre-Application Consultation Request  |                   |             |
| <b>Date:</b>       | 8 <sup>th</sup> July, 2019  | <b>Start Time</b> | 2.30pm      |
| <b>Location</b>    | Offices of An Bord Pleanála   | <b>End Time</b>   | 4.10pm      |
| <b>Chairperson</b> | Rachel Kenny  | <b>E.O.</b>       | Aoife Duffy |

### Representing An Bord Pleanála:

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| Rachel Kenny, Director of Planning          |
| Lorraine Dockery, Senior Planning Inspector |
| Aoife Duffy, Executive Officer              |

### Representing Prospective Applicant:

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| Dan Egan, The Space Head                    |
| Faith Bailey, IAC                           |
| John Connaughton, Client                    |
| Katie Waters, Brock McClure                 |
| Mark Craven , McCrossan O Rourke Manning    |
| Pat Walsh, Applicant Representative         |
| Robert Kelly, DBFL                          |
| Sarah Curran, DBFL                          |
| Stephen Manning, McCrossan O Rourke Manning |

### Representing Planning Authority

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| David Keyes, Engineer Environment              |
| Nicolas Whyatt, Senior Engineer Transportation |
| Pat Gallagher, Senior Planner                  |

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| Paul Aspell, Engineer Water Services  |
| Philip Maguire, Executive Planner     |
| Seán Clarke, Senior Executive 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 19<sup>th</sup> May 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 23<sup>rd</sup> May, 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 proposal in context of zoning objectives, density, layout, elevational treatments, connectivity, open space/public realm
2. Drainage and flood risk
3. Transport and parking
4. Archaeology
5. Any other matters

**1. Development strategy for the site to include proposal in context of zoning objectives, density, layout, elevational treatments, connectivity, open space/public realm**

**ABP sought further elaboration/discussion on:**

- Principle of proposed uses, in context of the existing zoning objectives
- Provision of residential development on lands zoned 'Objective G1 community Infrastructure' and 'Objective F1 Open Space'
- Non-provision of any community, social or educational facilities
- Scale of proposed neighbourhood centre, having regard to existing permitted and proposed development; justification/rationale for lack of neighbourhood centre at northern end of site
- Density proposed in the context of the site's location within the Dublin Metropolitan Area, given its close proximity to the train station and to Dunboyne town centre
- Layout of proposed development, in particular interface with public realm along Station Road; consistency with DMURS; number and length of cul-de-sacs; creation of a street along proposed distributor road; consistency with DMURS
- Rationale/justification for proposed undercroft car parking and impact of same on streetscape; accessibility and usability of open space at podium level above
- Quality of the proposed scheme in terms of elevational treatment; materials/finishes; interface with Station Road/Eastern Distributor Road is of critical importance; submit additional cross sections/CGIs and visualisations
- Connectivity achievable in the surrounding area in particular details relating to provision of bridge across railway line
- Open space provision and the desire to ensure that it is functional and usable, passively supervised with good landscaping, with particular detail required in relation to open space at podium level; accessibility

**PA Comments:**

- Review of Meath County Development Plan been delayed
- Zoning has changed in the new Development Plan, zoning would include more residential zonings; will take into account archaeological finds on site; omission of NC zoning at northern end of site
- Dunboyne located within Dublin Metropolitan Area
- Generally supportive of the proposal
- Educational zoning will move; further engagement/discussions will take place
- Satisfied with the level of retail proposed
- Wouldn't consider deviations from zoning objectives to be a material contravention

**Prospective Applicants response:**

- Are aware of the issue with regards to zoning
- The delay of the Development Plan has caused issues for proposal
- Consider the level of retail proposed to be sufficient; significant retail unit opened recently which is in close proximity to the site
- Ongoing discussions with regards to the school; further consultation is necessary with the Department of Education and the Planning Authority
- Will review density levels, however site constraints are such that they can provide a rationale for proposed level.

**Further ABP Comments:**

- Prospective applicant advised to consider submitting a material contravention statement, if continuing with proposal as submitted

- Consider re-examining density, given locational context of site
- Importance of creating a strong urban edge and active street frontages
- Prospective applicant should re-examine proposal in light of zoning objectives before making an application
- Quality of materials/finishes, use of render should be re-examined
- Submit a building life cycle report at application stage
- Address any potential impacts on residential amenity (both existing and proposed residents)
- Open space provision and the desire to ensure that it is functional and usable, passively supervised with good landscaping, with particular detail required in relation to open space at podium level; accessibility; submit landscape details, together with universal access report

## **2. Drainage and flood risk**

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

- Infrastructure upgrades having regard to submission of Irish Water
- Drainage and flooding matters having regard to matters raised within section 7.5 Water Services of PA Opinion in relation to surface water treatment and disposal and section 7.11 in relation to flood risk

### **Prospective Applicants response:**

- Have been in contact with Irish Water, required upgrades will not need a planning application; Irish Water will be carrying out works
- Documentation will be submitted at application stage

### **PA Comments:**

- Technical matters raised in report, which will be discussed further with the prospective applicant
- Flood risk zone B is touching the site slightly, will require a justification test to be carried out

### **Further ABP Comments:**

- Consider the Planning Authority comments and advised to undertake justification test
- Further consultation advised with PA and IW

## **3. Transport and Parking**

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

- Rationale for the number of carparking spaces being provided, given proximity of site to public transport facilities including train station
- Queried whether undercroft parking was the optimum solution at this location, both in terms of impacts on streetscape and also quality of open space/accessibility of open space at podium level above
- Consider DMURS; street hierarchy; length and extent of cul de sacs
- Matters raised within section 7.4 of PA Opinion
- Queried provision of bridge over railway line

**Prospective Applicants response:**

- Consider proposed car parking provision to be sufficient; however will re-examine quantum of spaces proposed
- Constraints in providing basement parking, will re-examine

**PA Comments:**

- RSES and LAP for Dunboyne encourage more efficient ways of transportation
- Proximity to railway station noted
- Satisfied with the number of access points to the site

**Further ABP Comments:**

- Consult further with the Planning Authority with regard to DMURS
- Connectivity to the site is important
- Demonstrate where the transport linkages are
- Transport is important and infrastructure must be developed in tandem

**4. Archaeology****ABP sought further elaboration/discussion on:**

- Testing and mitigation measures carried out
- Extent of archaeology noted; important that it is dealt with appropriately
- DAU should be contacted and best strategy for the site determined

**Prospective Applicants response:**

- Site needs further excavation; best practice measures will be utilised
- DAU will be contacted in this regard

**PA Comments:**

- Would agree with ABP comments

**Further ABP Comments:**

- Liaise further with the DAU and Planning Authority
- Decide on the best strategy
- Demonstrate fully the heritage strategy and provide more clarity

**5. Any Other Matters****Further ABP Comments:**

- Address any potential 3<sup>rd</sup> party concerns
- Contact the ESB with regards to powerlines and buffers
- Submit a daylight and sunlight impact assessment; schedule of floor areas, cross sections, CGIS and visualisations; details relating to connectivity; taking in charge; accurate land ownership plans
- Ensure that any ecological report contains the correct terms and fully references any possible mitigation; ensure consistency between documents

## Conclusions:

### The representatives of ABP emphasised the following:

- 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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Rachel Kenny  
Director of Planning  
July, 2019