



An
Bord
Pleanála

Record of Meeting

ABP-304784-19

Description	114 Apartments, Retail & Associated Site Works at Connolly's Field, Hill Street/Long Avenue, Dundalk, Co. Louth.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	15 th August, 2019	Start Time	11.30 a.m.
Location	Louth County Council	End Time	12.45pm
Chairperson	Tom Rabbette	S.E.O.	Siobhan White

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una O' Neill, Senior Planning Inspector
Siobhan White, Senior Executive Officer

Representing Prospective Applicant:

Sean Burns, Sprucetree Limited
Ken Byrne, Architect
Vincent Foster, Project Manager
David Mulcahy, Planning Consultant
Ciaran O'Brien, Civil Engineer
Gary Barron, Traffic Engineer

Representing Planning Authority

Emer O' Callaghan, Planning
Keith Hanratty, Water
John O'Hagan, Infrastructure
Claire O'Hagan, Planning
Paddy Connolly, Infrastructure

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 28th of June, 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 9th of July, 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 including design and visual impact at key entrance to Dundalk; interface with and quality of public realm; quality of open space; landscape plan.
2. Surface Water Management, SuDS, flood risk and site services, including AA considerations.
3. Traffic and transportation – Hill Street Bridge, pedestrian movement, parking provision, compliance with DMURS.
4. Any other matters.

1. Development strategy including design and visual impact at key entrance to Dundalk; interface with and quality of public realm; quality of open space; landscape plan.

ABP sought further elaboration/discussion on:

- Development strategy given the location of the site on a very prominent and visible approach to Dundalk town centre, on a site capable of supporting a landmark structure.
- Overall proposed design, with specific reference to Block C, which is at a very visible corner of the site / how that building addresses and turns the corner / the extent of solid wall on southern-corner facade.
- Materials and finishes; the balconies and their finishes; the roof profile and its dominance; whether vertical emphasis being adequately achieved. Consideration of the level of render being proposed.
- Interface of the development with The Long Avenue, with particular regard to the boundary treatment with the street, the large gap/wide entrance into the site from The Long Avenue, combined with the lack of an active frontage from apartment Block A at ground level.
- Interface of Block A on its eastern edge with the existing pedestrian path, with particular regard to the level of active frontage proposed. It is noted a number of the windows onto this elevation serve proposed consultation rooms.
- Interface with Hill Street Bridge and query over when road alteration is to be delivered.
- Interface of Block B on its northern side with the road reservation. Query as to ownership of the lands for the proposed road and timeline for its delivery.
- Design of interface following road completion.
- Sunlight/daylight to the apartments and consider those apartments in front of which the stairwell/lift block is proposed.
- Level of car parking and landscaping of internal block to be re-considered and any potential conflict with pedestrians.
- Back of house services to retail unit/offices.

Planning Authority's comments:

- The PA indicated the proposed development is in accordance with the development plan in terms of density and height.
- Longevity of the materials used for the proposed development is of importance to consider.
- This is a main approach road and a prominent site.
- For the public space, the applicant should provide for age appropriate seating/lighting/exercise for older people.
- Development would be in accordance with the Development Plan for the Ramparts.
- Pedestrian crossings need to be discussed with the Planning Authority.
- Part 5 hasn't been approved/agreed, separate from Fold Housing Agency.

Prospective Applicant's response:

- The proposed development will be 6 storeys- taking into account the Tesco building & buildings to the south. A selection of materials are proposed which are appropriate for the site and will add interest. Zinc is proposed at roof level.

- 70 Units will be allocated for the elderly/Fold Housing Agency.
- No proposal for Hill Street Bridge to be taken down.
- CIE own the lands required for the road. CIE won't deal with the prospective applicant in relation to this area.
- A landscape architect will be brought on board for the site.
- There is no servicing required for the offices and only 1 retail unit proposed.
- Further consideration will be given to the comments raised.

Further ABP comments:

- Further consideration of the importance of design in respect of all buildings and interfaces with surrounding and proposed public realm and roads. Further consideration of CGIs required.
- Safety audit required of junction, internal car park and junction with Hill Street.

2. Surface Water Management, SUDs, flood risk and site services, including AA considerations.

ABP comments:

- SuDs should be examined further.
- Relationship between de-culverting and potential impact on Dundalk SAC and SPA should be examined.
- Advice may be required from an Ecologist in relation to Appropriate Assessment.

Planning Authority's comment:

- The planning authority asked the prospective applicant if a SuDs strategy has been prepared which include elements other than an underground tank.

Prospective Applicant comment:

- Applicant to consult further with the planning authority on the SuDS strategy. Flood risk assessment has been prepared.
- The Ramparts is to be de-culverted at this section, similar to the manner in which it has been undertaken in front of Tesco to the north of this site. The drawing in error calls the de-culverted river 'attenuation ponds'. The surface water strategy for the site is not linked to this river, it connects into the public surface water system.

3. Traffic and transportation – Hill Street Bridge, pedestrian movement, parking provision, compliance with DMURS.

ABP comments:

- Adequacy of traffic impact assessment.
- Consideration of e-car infrastructure.

Applicants Comments:

- Site is in a central location in Dundalk within walking distance of services.
- Bus Stop 500m away. Proposing car sharing with Go-Car, although no consultation with go-car has been undertaken.

Planning Authority Comments:

- No issue with the extent of the traffic assessment.
- Applicant should consider proposed provision for E-cars – one charger per 10 spaces.
- ESB in charge of E-Chargers for cars.

4. Any other matters

- No further comments raised from parties.

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
Assistant Director of Planning
2nd September 2019