



An
Bord
Pleanála

Record of Meeting ABP-305327-19

Case Reference / Description	296 no. residential dwelling units (220 no. houses, 76 no. apartments), childcare facility and demolition of existing GAA clubhouse and associated site works. Kells Road and 'Stone Cottage', Fosterfield, and Curleyland and Mill Land, Athboy, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	14 th October, 2019	Start Time	14:45 p.m.
Location	Offices of An Bord Pleanála	End Time	16:05 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O' Sullivan, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Donie McLoughlin, Clann na nGael GAA
David Wright, Clann na nGael GAA
Barry Flattery, Homex Limited
Mairead Bolger, Cooney Architects
Frank Cooney, Cooney Architects
Richardo Tolentino Ferreira, Cooney Architects
Loman Dempsey, Loman Dempsey Property Consultants Limited
John O' Malley, Kiaran O' Malley and Co. Limited
Julian Keenan, Trafficwise
Deirdre Walsh, DBFL Consulting Engineers

Representing Planning Authority

Pat Gallagher, Senior Planner
Billy Joe Padden, Executive Planner
David Keyes, Senior Executive Engineer
Paul Aspell, Executive Engineer
Joe Mc Garvey, Senior Executive Engineer
Alan Rogers, Administrative Officer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, the Local Authority (LA) 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 P.A on 30th September, 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 LA 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 3rd September 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. Compliance with the provisions of the development plan including its core strategy, zoning and phasing provisions**
 - 2. Compliance with Chapter 6 of the 2009 guidelines on sustainable urban residential development regarding small towns.**
 - 3. The proposed layout of streets, spaces and housing with regard to its integration with the existing town, urban design, compliance with DMURS, parking and road safety**
 - 4. Residential amenity for occupants and neighbours**
 - 5. Water supply and drainage, and the potential for downstream effects on Natura 2000 sites**
 - 6. Any other issues**
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- 1. Compliance with the provisions of the development plan including its core strategy, zoning and phasing provisions**

ABP sought further elaboration/discussion on:

- Compliance with the development plan
- Core strategy and zoning
- The outline for phasing

Planning Authority's comments:

- The land in question was zoned under the 2003 LAP for Athboy
- The 2013 development plan included plans for settlements including Athboy
- The 2013 development plan was varied to take account of core strategy, part of current site was included in phase 2 zonings
- The preparation of the next development plan has paused pending allocation of population targets consistent with RSES
- It may be challenging to retain residential zoning on lands currently in phase 2
- No specific constraints were identified that have prevented development on phase 1 zoned lands in Athboy

Prospective Applicant's response:

- The board can grant permission on phase 2 residential zoning where this is justified
- The phase 1 lands in Athboy have not been developed as envisaged and so the population targets for the town set out in the development plan have not been met
- The proposed development can remedy the failure to meet the population targets.
- A 10 year permission is sought which would allow c30 units to be released every year which is consistent with the core strategy as it applies to Athboy
- The proposed phasing is dictated by the need to fund the new GAA facilities and to build them before the current ones can be redeveloped. This requires housing development to commence on the phase 2 zoning on the site

- 2. Compliance with Chapter 6 of the 2009 guidelines on sustainable urban residential development regarding small towns.**

ABP sought further elaboration/discussion on:

- Compliance with the 2009 guidelines on sustainable urban residential development as they relate to smaller towns with populations below 5,000 such as Athboy

Planning Authority's response:

- This area is low density residential
- There is a precedent of low density residential in this area
- The quantum of building is low

Prospective Applicant's response:

- The amount and density of housing proposed was amended after consultation with the planning authority to achieve a minimum of 30 units per hectare
- More varied and lower densities can be provided on the site
- It may be appropriate for the phase 2 lands in the middle of the site to have lower density, with higher densities retained on the phase 1 lands adjoining the town

3. The proposed layout of streets, spaces and housing with regard to its integration with the existing town, urban design, compliance with DMURS, parking and road safety

ABP sought further elaboration/discussion on:

- Street layouts, urban design, integration with existing town
- DMURS compliance
- Road safety

Planning Authority's response:

- Development on phase 1 lands should be more of a compact form
- Explain how the buildings relate to each other, Especially 3-4 storey buildings
- Show the street hierarchy
- Ensure compliance with DMURS
- Submit an advisory note explaining that this location is a transition zone (urban to rural)
- Pedestrian and cycle linkages to the GAA grounds are important
- A full transportation assessment is required
- Examine the priority junction in relation to DMURS
- A road safety audit and quality audit will be needed
- Car parking should set out be in tabular form in the documents
- Explain how creche parking is designed

Prospective Applicant's response:

- Athboy has developed as a linear town from a central bridging point
- The south and west has most of the recently built units
- This development at the north eastern side will rebalance the town
- The development will provide urban infill, improved permeability and linkages
- The objective is to have a hierarchy of streets and spaces
- Oldcastle Road will be connected to the existing main street and schools in the town
- The proposed main road through the scheme would have proper frontage from apartment buildings
- The L8005 at the north of the site would have active frontage
- There will be a necklace of home zones and opens spaces linking to the GAA club
- In relation to DMURS – car speeds could be reduced
- Cars in home zones will be parked between houses to screen them and to lessen the visual impact

- A landscape design rationale will be submitted

Further ABP comments:

- Layout appears to contain various spaces along streets with no clear role, some of them may inhibit access to adjoining land
- Note that the development plan indicates an access point from the Kells Road towards the existing GAA grounds that was not included in the site, would need to be considered in application documentation
- If DMURS standards cannot be achieved or are not considered applicable, then this would raise questions about the principle of urban development on the site
- TII will be consulted on any application having regard to the potential for impact on national secondary road outside 50 kph zone

4. Residential amenity for occupants and neighbours

ABP sought further elaboration/discussion on:

- Amenities for occupants and neighbours in compliance with applicable standards
- Apartment buildings would need proper relationship with spaces around them to provide privacy and access

Planning Authority's response:

- Detail the proposed residential amenities for occupants and neighbours

Prospective Applicant's response:

- Dual aspect apartments units are being examined
- Amenities in line with standards can be demonstrated

5. Water supply and drainage, and the potential for downstream effects on Natura 2000 sites

ABP sought further elaboration/discussion on:

- Irish Water submission and any necessary upgrades
- 3rd party consents
- AA screening

Planning Authority's response:

- Satisfied in principle with the surface water design
- In relation to flood risk assessment there was a recorded flood event at the western edge of the site that needs to be addressed
- A catchment analysis is required to address inflows onto the site

Prospective Applicant's response:

- Have consulted with Irish water upgrade and they will be carried out
- Wastewater system can currently accommodate 150 units which may have implications for phasing
- Upgrade of watermain in public road would not require other consents
- An appropriate assessment will be carried out
- Flood risk will be addressed in detail after further consultation with the council

Further ABP comments:

- Explain if 3rd party consents are required
- The board will apply the screening criteria set out in legislation will be applied in line with recent court judgments

6. Any Other Matters

ABP comments:

- This site is over 10 hectares, that board has previously applied the site area threshold for EIA to housing developments
- Consent of legal owners of the land on the site required for application
- There is no further information sought at application stage

Planning Authority's comments:

- No further comments

Prospective Applicant's comments:

- The GAA are the trustees of the football pitches and letters of consent will be provided
- The proposed development will significantly improve the residential amenities of the area

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
Assistant Director of Planning
November, 2019