



<b>Case Reference / Description</b>	Construction of 167 no. residential units (93 no. houses and 74 no. apartments), creche and associated site works. In the townland of Commons, The Steeples Road, Duleek, Co. Meath.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	25 <sup>th</sup> November 2019	<b>Start Time</b>	11:30 a.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12:10 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Ciaran Hand

**Representing An Bord Pleanála:**

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Ciaran Hand, Executive Officer

**Representing Prospective Applicant:**

Tracy Armstrong, Planning Consultant, Fenton & Associates
Jacque D'Arcy, Architect, BKD
Natalie McDowell, of Davy Target Investments ICAV
Isabel Ottewill, of Davy Target Investments ICAV
Tom Leavy, of Davy Target Investments ICAV
Paul Casey, Civil Engineer – Punch Engineering
Ronan MacDiarmada, Landscape Architect
Ros Ó Maoldúin, Archaeological Consultant of Archaeological Management Solutions

**Representing Planning Authority**

Philip Maguire, Executive Planner
Paul Aspell, Water Services

Adrian Santry, Executive Engineer- Transport Department
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 13<sup>th</sup> November 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 17<sup>th</sup> October 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. **Housing Analysis and Core Strategy compliance**
2. **Development Strategy for the site to include inter alia:**
  - **Quality and design of public/ semi- public open space provision.**
  - **Connectivity and permeability into adjoining sites.**
3. **Roads and Traffic/ DMURS**
4. **Irish Water**
5. **Any other matters**

## **1. Housing Analysis and Core Strategy compliance**

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

- The principle of development on the site
- Current capacity for the development within the core strategy
- Extant permissions

### **Planning Authority's comments:**

- There is capacity within the core strategy for development (239 units)

### **Prospective Applicant's response:**

- There is an extant permission on the site for 70 units which has expired
- It is intended the lands will remain the same in any alteration of the CDP or Core Strategy

### **Further ABP comments:**

- Outline compliance with the core strategy and the capacity available having regard to the extant permissions

## **2. Development Strategy for the site to include inter alia:**

- **Quality and design of public/ semi- public open space provision.**
- **Connectivity and permeability into adjoining sites.**

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

- Percentage of open space
- Boundary treatment at the rear of apartments
- Applicants control and/or ownership of lands around the site
- Road, lane way connections and permeability
- Status of ownership of existing road to the east of the site

### **Planning Authority's comments:**

- More detail on open space is needed
- A dwelling beside the laneway will be impacted by the boundary treatment proposed to the east of the site
- The laneway could be utilised for refuse vehicles
- The boundary treatment along the east of the site needs to be examined relative to the impact on the residential amenity

### **Prospective Applicant's response:**

- There are no pocket parks proposed for the public open space allocation
- The communal amenity element for apartments exceeds requirements
- A 100 sq.m area for toddlers will be put into a larger area under management
- The open space at the rear of the duplex units will be semi-private and not taken in charge
- Bin storage will be at the front of the apartments
- A railing of 1.2m at the rear of the apartment will provide greater surveillance
- Applicants ownership is excluded from the documentation and will be included as blue line around the site

- There is a right of way along the north of the site onto the lane although the applicant does not have full ownership and therefore cannot undertake works there is provision for access in the future
- Ownership is to the centre of the lane along the north and east
- Landscaping will detail the boundary treatment and a block wall is proposed along the east of the site

**Further ABP comments:**

- Ensure compliance with apartment guidelines
- A range of open space should be proposed for different age groups
- Play facilities could be closer to the crèche
- Clarify access points to the laneway along the north and east of the site
- Detail the gradient and access from the east of the site onto the laneway.
- The treatment of the boundary to the east of the boundary shall be designed to consider the impact on the existing residential amenity.

**3. Roads and Traffic/DMURS**

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

- Traffic counts provided in the Traffic Impact Assessment
- DMURS compliance within the entire site
- Cycle lane along the front of the site

**Planning Authority's comments:**

- Traffic assessment should be open year plus 5
- Unsure about the necessity for the roundabout
- Road 2 is long and too straight
- The applicant should slow speeds at entrances and ensure DMURS compliance
- Roads 1 & 2 could be joined with a loop around the duplex for the movement of large refuse vehicles on the site
- A cycle lane could be shared along the road until such times as there is a cycle lane to join at either end.
- The laneway could be utilised for a footpath

**Prospective Applicant's response:**

- Traffic counts with relevant data will be submitted
- Compliance with DMURS will be demonstrated
- A loop in/out system can be demonstrated

**Further ABP comments:**

- The design of the internal road layout should be such that it does not provide a priority for vehicles and should be DMURS compliant
- Detail the permeability – especially to the north and east of the site
- Show traffic counts and detail DMURS

#### **4. Irish Water**

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

- Water connection
- Pumping station

**Planning Authority's comments:**

- There will have to be minor changes to connections and surface water
- In principle all is fine

**Prospective Applicant's response:**

- Gravity connection and surface water are fine
- All agreed in principle

**Further ABP comments:**

- Ensure all calculations are set out
- There is no further information sought at application stage

#### **5. Any other matters**

**ABP comments:**

- Archaeology report is from 2008 and the extant permission is for half of the subject site
- Detail public lighting and passive surveillance on open space
- Illustrations should be interchangeable and correspond with each other
- A social infrastructure survey is required for developments over 200 dwellings

**Planning Authority's comments:**

- The permeable paving and pallet of materials can be proposed
- Palette of materials for streets could also be examined

**Applicants Comments:**

- The Archaeology report covers all the development site and the surveys remain relevant for the applicants as the entire site was surveyed
- A school's assessment will be submitted as part of the social infrastructure analysis
- Private permeable paving will be proposed and further taking in charge details will be discussed with the PA
- The roads will have a palette of materials which can be interchanged for the PA for taking in charge.

## 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](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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Tom Rabbette  
Assistant Director of Planning  
December, 2019