



Case Reference / Description	Demolition of buildings, construction of 211 no. dwellings (118 no. houses, 93 no. apartments), creche and associated site works. Grangend, Dunshaughlin, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	12 th December, 2019	Start Time	11.30 am
Location	Offices of An Bord Pleanála	End Time	12.40 pm
Chairperson	Tom Rabbette	Executive Officer	Mark Kielty

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Mark Kielty, Executive Officer

Representing Prospective Applicant:

Kathryn Hosey, Meath County Council
Billy Joe Padden, Meath County Council
Alan Rogers, Meath County Council
Joe Mc Garvey, Meath County Council

Representing Planning Authority

Trevor Sadler, McGill Planning
Aidan Hora, Applicant
Joe Gibbons, Waterman Moylan Engineers
Emma Caulwell, Waterman Moylan Engineers
Ivan O'Daly, Applicant
Alan Hora, Applicant

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 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 the 1st November 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. The treatment of the R125 Ratoath Road**
- 2. The phasing provisions of the development plan**
- 3. Design strategy, layout, housing mix, residential amenity, compliance with standards etc.**
- 4. Drainage and flood risk**
- 5. Any other issues**

1. The Treatment of the R125 Ratoath Road:

ABP sought further elaboration/discussion on:

- Upgrades to the existing road which is hostile and unsuitable to serve urban development.

Planning Authority's comments:

- Agrees with the Board's comments
- The road needs to be upgraded to provide appropriate transition from the rural to the urban area with pedestrian and cycle facilities

Prospective Applicant's response:

- Accepts that the existing road is hazardous.
- Proposals made to improve road to provide a 6.5m carriageway with pedestrian and cycle facilities, could provide T-Junction rather than roundabout at the junction with the proposed outer relief road
- There will be multiple access for pedestrians to the site when complete, could provide buildings facing Ratoath Road similar to those proposed along outer relief road
- The existing permission in relation to adjacent site at Grangepark provides for upgrade of junction to the west of the site on the Ratoath Road
- Will extend red line on plans to accommodate upgrade of road and proper access to houses on the other side with a letter of consent from by the PA.

ABP further comments:

- The details submitted with any application should properly address the upgrade of the Ratoath Road in line with DMURS standards including those relating to the provision of proper building frontage along main streets and appropriate junction types.
- Cycle facilities should comply with the National Cycle Manual and serve travel in both directions along the road and across junctions

2. The phasing provisions of the development plan;

ABP sought further elaboration/discussion on:

- The justification for building on lands designated as phase II residential in the development plan.

Planning Authority's comments:

- The PA will have a draft development plan available for viewing on the 18th of December 2019 which will be available for the 10-week period, it is likely that the site would be zoned residential without a phasing restriction in the draft plan
- The PA recognises that the developer has built high quality homes in the past

Prospective Applicant's response:

- The prospective applicant has been building houses continuously over previous years on its adjoining land, even when few other houses were being provided in the county
- The proposed development would allow this building to continue in a coherent and sustainable way
- Believes that they have a strong history of providing high quality houses
- The board has granted permission under the SHD procedure on other phase II lands in Dunshaughlin

ABP further comments:

- The board cannot contravene zoning under SHD, any contravention of phasing provisions in development plan has to be justified
- The details submitted with a planning application should show the proposed development in relation to other strategic housing developments to the south, including the previously authorised part of the outer relief road

3. Design strategy, layout, housing mix, residential amenity, compliance with standards etc.:**An Bord Pleanála (ABP) sought further discussion on these****Prospective Applicant's response:**

- Believes that the overall mix of housing types is strong
- Interacts naturally with pre-existing character of site and adjoining housing
- Apartments designed with local demand in mind
- The proposed alignment of the relief road would allow stream to be kept open with benefits for landscaping and drainage

Planning Authority's comments:

- The PA referred to its written submission
- Generally happy with design as it meets criteria

4. Drainage and flood risk:**ABP sought further elaboration/discussion on:**

- Drainage proposals and flood risk

Planning Authority's comments:

- Flood and Hydraulic Assessment and calculation of flood zones to consider climate change, critical flood flows and surcharging
- A revised flood risk assessment should be submitted to the planning authority to allow further discussion prior to the lodging of an application

Prospective Applicant's response:

- Will take on the PA's comments
- The site is outside the flood risk zones identified by the OPW's flood modelling

ABP further comments:

- Recommended that the prospective applicant and the planning authority engage on this issue with a view to reaching consensus before an application is made as there is limited scope for further information to be requested after that point.

5. Any other issues:

ABP sought further elaboration/discussion on:

- Appropriate Assessment screening
- Archaeological issues

Planning Authority's comments:

- No further comments outside of submitted reports

Prospective Applicant's response:

- The site will be fully ecologically assessed
- Engaged with discussions with Irish Water
- Pumping station on site not operational – relocating pumping station discussed with Irish Water

ABP further comments:

- Pumping station issue needs to be clearly addressed when submitting application
- Issues raised need to be dealt with when submitting the application,
- The applicant and PA should liaise with regard to the aforementioned issues.

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
January, 2020