



An
Bord
Pleanála

Record of Meeting ABP-305865-19

Description	520 no. residential units (307 no. houses, 213 no. apartments), childcare facility and associated site works. Lands to the North of the Enfield Relief Road (R148) and to the west of New Road, Johnstown, Enfield, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	18 th December 2019	Start Time	2:15pm
Location	Offices of An Bord Pleanála	End Time	3:40pm
Chairperson	Tom Rabbette, Assistant Director of Planning	E.O.	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Erika Casey, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Justin Dunne, Westin Homes
Fergal O'Malley, Project Manager
Stephen Manning, MCORM Architects
Brendan Manning, MCORM Architects
Lauren Quinn McDonagh, MCORM Architects
Dan Reilly, DFBL Consulting Engineers
Gwen Tierney, Landscape Architect
Declan Brassil, Declan Brassil & Co. Planning Consultants

Representing Planning Authority

Billy Joe Padden A/Senior Executive Planner
Alan Russell Executive Planner
Joe Mc Garvey
Paul Aspell

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 **5th December, 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 **8th 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. Principle of Development:** compliance with the zoning and phasing requirements of the Meath County Development Plan 2013-2019 and the Draft Meath County Development Plan 2020-2026.
- 2. Development Strategy:** with particular regard to overall site layout and architectural approach; distribution and layout of open space; development of GAA lands; road hierarchy and compliance with DMURS; connections and permeability; finishes and materials.
- 3. Traffic and Transport:** with particular regard to adequacy of Traffic Assessment; access strategy; measures to address wider pedestrian, cyclist and public transport connectivity; interface with GAA site; car and bicycle parking.

4. **Drainage and Flooding**
5. **Crèche and Social Infrastructure**
6. **Any Other Business**

1. Principle of Development:

ABP sought further elaboration/discussion on:

- The publication of the draft Meath County Development Plan and the implications of the draft core strategy and zoning provisions including the down zoning of a large portion of the site.
- Whether a material contravention is proposed.

PA Comments:

- Enfield is multi model area surrounded by motorway, train station and bus services.
- A strategic employment site has been identified in proximity to the town centre which is 50 acres in size.
- Meath is the highest outer commuting county in Ireland.
- Deliverability of the scheme must be considered, planning should be more long term.
- The Draft County Development Plan is on public display the final outcome is unknown at this time.
- The site is within four miles of Maynooth, the growth of this area will affect the growth of Enfield.
- See value in the proposed development.
- Note that they were constrained by the population projections set out in the RSES, hence the draft down zoning of part of the subject site.

Prospective Applicants response:

- With regard to the County Development Plan, note it was only just published and may be subject to change.
- There is a surplus of about 160 units under the draft core strategy.
- There will be a separate application for the GAA pitch.
- Suggested possibility of a seven-year permission noting that the development would be phased to deliver a quantum of development in line with the core strategy up to 2026, with the remainder being phased for development post this period.
- Development is considered a material contravention.

Further ABP comments:

- Purpose of the strategic housing development process is to deliver fast track housing. If the applicant wants to pursue the idea of an extended permission, the case must be made with full details at application stage.
- If material contravention is proposed, this needs to be noted in the public notices note.
- The applicant will need to set out a justification for the development having regard to the provisions of the adopted Meath County Development Plan 2013-2019 and draft Meath County Development Plan 2020-2026 and in particular, the core strategy, the zoning objectives and phasing requirements pertaining to the lands set out therein.
- The need to demonstrate that the subject lands are sequentially appropriate for development.

2. Development Strategy:**ABP sought further elaboration/discussion on:**

- Clarification on the proposed integration with the GAA lands.
- Location and quality of public open spaces.
- Whether there would be a separate application to the council for a new GAA pitch.
- Pedestrian movements and connectivity throughout the development.
- Arrangement of the cul-de-sacs and possibility of reducing the number - currently 17 on plan.
- Appropriateness of the laneways beside the residential units, safety and surveillance considered.
- Justification on the length of the internal road and compliance with DMURS.
- Wider connections with adjacent estates.
- Treatment and design of buildings along the Relief Road.
- The need for a high quality landscape design.

PA comments:

- Suggest linkages between the cul-de-sacs.
- Detail the quantum of open space.
- Careful consideration should be given to the urban edge and boundary treatment along the relief road.

Prospective Applicants response:

- The linkages will be open and well lit and units will front onto lanes.
- A full landscape design plan will be submitted at application stage.
- Open spaces are fully overlooked and supervised.
- Considering reconfiguration of the road and possibility of a 2nd access from the R148.
Want to avoid the creation of parallel roads.
- Netting and fencing will be used around the GAA pitch.
- Newcastle Woods has been taken in charge by the Planning Authority.
- Speed control measures will be introduced to the scheme.
- CGI's will be supplied at application stage.
- Further detail on the character areas and variation in house design will be demonstrated in the updated design layout.

Further ABP comments:

- There may be scope for further amendments to the site layout.
- Create a strong urban edge; more documentation and photomontages to be provided at application stage demonstrating finishes.
- Possibility of variation in the block heights.
- Ensure full compliance with DMURS at application stage.
- Further consider the open space layout, particularly integration with GAA lands.

3. Traffic and Transport:**ABP sought further elaboration/discussion on:**

- Access from the relief road and any concerns regarding impacts on capacity.
- Noted the absence of sight line drawings.
- Adequacy of the traffic report submitted.
- Status of New Road which connects the site to the GAA club and whether there was scope to provide a footpath.
- Deliverability of connections and permeability along natural desire lines including access to GAA lands.

PA comments:

- Previous discussions were had with the applicant, the speed limit of the road has been increased to 80kph.
- Be mindful to ensure the vehicle capacity not reduced on the road.

- Figures emerging from the trip rates appear to be low, further assessment and analysis required.
- Some of the drawings included do not show the right turn lane, need for consistency.
- Planning Authority have taken control of the road to the GAA club, possibility of creating 1 single path as there is restricted space.
- Ensure parking secure and accessible.

Prospective Applicants response:

- Will have discussions with the Planning Authority in relation to extending the footpaths.
- Possibility to break up the frontage by moving the 2nd access to the relief road, would discuss further with the PA.
- Currently 333 cycle spaces proposed for apartments which is considered sufficient.

Further ABP comments:

- The Planning Authority have submitted a detailed report and all technical matters raised should be responded to at application stage.
- A full TIA is required at application stage.
- Agreement with the Planning Authority is advised/desirable regarding the overall access strategy and detailed when submitting an application. Must be clarity as to who will be implementing works.
- Discuss further with the Planning Authority regarding bike/parking provisions.

4. Drainage and Flooding

ABP sought further elaboration/discussion on:

- Engage in further discussion with the Planning Authority regarding drainage details.
- Details of SuDS.
- Legal consent to connect to water supply.

PA comments:

- Irish Water appear to look favourably on the proposal.
- Discussions regarding flooding are invited.

Prospective Applicants response:

- Scope for adding swales and incorporation with the landscape design.
- Proposal to construct a new well and treatment site to boost water supply in the town.

Further ABP comments:

- Where the delivery of such water infrastructure is dependent on third party lands, all necessary legal consents must be provided and it must be demonstrated that such infrastructure can be delivered in tandem with the development.
- Address all requirements of IW.

5. Crèche and Social Infrastructure

ABP sought further elaboration/discussion on:

- Impacts to and adequacy of existing social and community infrastructure having regard to the scale of the development.

PA comments:

- Provision of a secondary school is provided for.

Prospective Applicants response:

- Minister has proposed to deliver a school for 2020.

Further ABP comments:

- At application stage include all report and justifications required in order to address the issues raised.

6. Any other business:

ABP comments:

- Need for a Building Life Cycle Report, EIA and Part V details at application stage.
- Further discussions should be had with the housing department in the Planning Authority regarding Part V and details to be supplied with the application.

PA comments:

- Discussions regarding Part V are invited.

Prospective Applicants response:

- We will co-ordinate with the Planning Authority.

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 **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