



An
Bord
Pleanála

Record of Meeting ABP-306556-20

Case Reference / Description	126 no. residential units (80 no. houses and 46 no. apartments), childcare facility and associated site works.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	14 th May, 2020	Start Time	2.30 pm
Location	Via Microsoft Teams	End Time	4.00 pm
Chairperson	Tom Rabbette	Senior Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Fiona Fair, Senior Planning Inspector
Cora Cunningham, Senior Executive Officer

Representing Prospective Applicant:

Shane McBride, McAleer & Rushe
Declan Brassil, DBCL Planning Consultants
Derbhile McDonagh, OMP Architects
Neil Montague, Arup Engineers
John Hoare, Corcom

Representing Planning Authority

Billy Joe Padden, A/Senior Executive Planner
Joe McGarvey, Senior Executive Engineer
Alan Russell, A/Senior Executive Planner

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 virus.

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 2nd March, 2020 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 4th February, 2020 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. Justification for the Urban Design Strategy, Layout (DMURS) (Open Space) and Mix proposed.**
- 2. Density in the context of 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' 2009.**
- 3. Visual Impact Assessment.**
- 4. Transportation Assessment, Mobility Management Plan, Connectivity and Car Parking.**
- 5. Response to the Issues Raised in the Planning Authority Opinion, submitted to An Bord Pleanála, dated 3rd March 2020.**
- 6. Appropriate Assessment (AA)**
- 7. Any Other Matters**

1. Justification for the Urban Design Strategy, Layout (DMURS) (Open Space) and Mix proposed.

ABP Comments:

- Justification required for residential use and creche in terms of Mixed Use zoning.
- Clarification and Justification for the LDR1A Objective and its current status, alignment through and configuration with the subject lands
- Justification of the layout in terms of priority pedestrian and cycle access and DMURS.
- Address the quantum and quality of open space in relation to density proposed and mix.
- Density to have regard to the proximity of the proposed development to the town centre and possible future rail line.
- Consideration and justification should have regard to the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such edge of centre/ Greenfield sites.
- Further consideration of the documents as they relate to the Meath County Development Plan requirement for a Masterplan to be agreed with the planning authority in advance of any application.
- Query whether all of the residential development is within yellow character area
- Have regard to PA comments on Roads Objective LDR1A in relation to active frontage and connectivity.
- Clarification of the principle/nature of the new link road, its width and accesses off it. In particular to the creche and to the remainder of the MP8 Masterplan lands to the south and east.
- Consideration to be given to a defined urban edge to the Trim Road and Balreask Road in order to provide a better active frontage/urban edge.
- Clarification with respect to how duplex units address the open space, access to rear of units may be treated as backs of units at ground floor level rather than own door access and this may be problematic.
- Prospective applicant should respond to PA concerns raised in their opinion dated 03.03.20
- Cross sections and other drawings, as necessary, at an appropriate scale, which detail the interface between the proposed development and the new link road/street to the Trim Road and its connection with Roads Objective LDR1A
- Clarification of how the proposed development connects back into town, by way of cycle and pedestrian connectivity, from a desire line perspective. ABP have refused SHD applications where there is poor connections between the proposed development and the town centre.

Prospective Applicant's Comments:

- Prospective applicant had regard to the zoning, density and deliverability of phase 1 of the overall masterplan lands.
- Quantity of land zoned open space accords with the County Development Plan requirement.

- There is a significant transport objective for the area, this informed the design approach and layout.
- Propose development will connect southern roads of Navan to M3
- Land zoned in Variation of Development Plan 2018/2019
- The applicant is proposing a link road from Trim Road and partial provision of LDR1A
- The LDR1a is a key piece of infrastructure for Navan
- Proposed development is at grade as per the objective set out in the Development Plan relating to the rail line. There were two options mooted.
- Prospective applicant has engaged in discussions with PA in relation to masterplan and are awaiting feedback. They will engage further to ensure issues are addressed with regard to connectivity, integration in terms of pedestrian, cyclist and vehicular permeability.
- 30% mixed use area, to comply with C1 zoning objective, is provided closer to town centre, to the north the subject lands.
- Lands to be released to the south for residential development
- Further study of lands to be carried out
- Phase 1 comprises 126 no. units which is the maximum that infrastructure has capacity to cater for until upgrades are carried out.
- Creche building proposed at entrance, landmark building.
- The houses addressing the Trim Road have design features on gables which address the road frontage.
- Design issue along Trim Road, need to avoid the creation of a parallel road to access houses should they face directly onto the Trim Road.
- Prospective applicant conscious of creating entrance into MP8 lands and LDR1A
- Proposed private terraces lead onto open space
- Duplex units have side entrance doors through lane, and this provides active space between units, all units have own door access
- Duplex units have access from the front, back and side
- Units will be 3 storeys
- High quantum of open space is desirable on this site, provision of a key open space area
- Hedgerows have been retained where possible.
- Density is linked to infrastructure and deliverability of phase 1 of the Scheme, adherence to Urban Design Principles and open space requirement of 15% will be taken into account.
- There are a numbers of factors limiting density, setting key design principles.
- Proposed development encourages pedestrians and cyclists, limited vehicular access to Trim Road
- Site constraints in relation to house to south of proposed site which is in 3rd party ownership
- Further consideration will be given on how to address connections to lands to north of proposed site past the petrol station, will look again at pedestrian/cycle desire lines and access further north into town centre. However these lands are not within the control of the applicant and in non-residential use.

Planning Authority's Comments:

- There are 2 approved Part 8's in relation to LDR1A

- Masterplan has not been finalised; further consultation required with prospective applicant to finalise Masterplan
- Masterplan required under the current and draft Development Plan
- Prospective applicant has made a submission on the draft Development Plan
- There are a number of landowners in relation to the overall Masterplan lands, it is acknowledged that the perspective applicant owns a large portion of the lands.
- PA is satisfied with the principle of residential development, as proposed, on the subject lands.
- Link Road proposed from Trim Road to LDR1A / Propose to link Dublin Road to the Trim Road
- Junction design, turning movements, access to the link road needs to be looked at again.
- Request that prospective applicant would provide drawing overlaying Part 8 alignment over proposed development.
- Extent of road included in application not clear, not clear if roads are compatible
- Agreement reached in Development Plan in relation to LDR1A
- PA would require a density of 45 units per hectare having regard to its proximity to railway line
- Junction is subject to detailed design
- There is a need for consistency of approach in relation to design/nature of link street/road and its connection with LDR1a
- PA have concerns in relation to nature of frontage proposed to the Trim Road, not as active as they would require
- Pedestrian/cycle permeability issues raised in in relation to the Trim Road on the northern part of the proposed site, desire line connectivity for pedestrians and cyclists is critically important.
- No footpaths/cycle lanes beyond garage, there is a need to address how desire lines will be achieved, opposite side of road has Part 8 (Balreask-Athlumney Cycle Plan)
- PA would like pedestrian and cycle connectivity on both sides of the road
- Consideration on how to get pedestrian/cyclists safely into town centre, details should come out in DMURS, Safety Audit and Road Safety Audit
- Willing to discuss issues further with prospective applicant prior to an application.

2. Density in the context of 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' 2009.

ABP Comments:

- Increased density would be more in line with sustainable use of zoned services lands and national guidelines.
- ABP have refused SHD applications where the density proposed were not delivering sustainable efficient use of serviced, zoned land

Prospective Applicant's Comments:

- Prospective applicant has issue with trying to strike balance in relation to density in this application in order to allow for future phases, looked at market and how to tailor development for the type of housing that is required. Deliverability of Phase 1 critical to further deliverability of the remainder of the overall masterplan lands.

Planning Authority's Comments:

- PA have no further comment

3. Visual Impact Assessment

ABP Comments:

- Address the visual impacts between the development and Trim Road and proposed development and Link Road
- Interface with public roads/streets needs to be further explored
- Cross-sections through those existing and proposed streets/roads showing the relationship with the proposed development should be submitted at application stage
- Consideration needs to be given to the quality of the finishes proposed

Prospective Applicant's Comments:

- Prospective applicant understands what is required
- Will include updated photomontages and CGI's in any application
- Propose to provide quality finishes, will submit precise details of finishes in application. Detailed on drawings and plans as well as CGI's

Planning Authority's Comments:

- PA require comprehensive details of proposed finishes in line with Development Plan

4. Transportation Assessment, Mobility Management Plan, Connectivity and Car Parking

ABP Comments:

- Address issues raised in relation to mobility, connectivity and desire lines
- Drawings should show how proposed development connects into the pedestrian/cycle routes and the future railway station

Prospective Applicant's Comments:

- PA issues have been set out, prospective applicant has reviewed and will liaise with PA in order to resolve prior to lodging application.

5. Response to the Issues Raised in the Planning Authority Opinion, submitted to An Bord Pleanála, dated 3rd March 2020

ABP Comments:

- Address issues raised by PA in relation to drainage, wastewater connection and surface water

Prospective Applicant's Comments:

- Surface water issues can be resolved by way of conditions. However, they will seek to resolved issues raised prior to lodging an application
- Have received Confirmation of Feasibility from Irish Water, engagement / discussions is ongoing with Irish Water and it is intended any all issues arising will be resolved.

Planning Authority's Comments:

- PA available to discuss detail of requirements regarding surface water but are generally satisfied with the proposal.

6. Appropriate Assessment (AA)

ABP Comments:

- Notes an NIS has been submitted (AA is only carried out at application stage)

Prospective Applicant's Comments:

- Will address issues raised in PA Opinion

Planning Authority's Comments:

- Heritage Officer did not submit a report as part of PA Opinion but has stated that clarity is required in relation to when surveys took place and if the additional surveys that were referred to have been carried out
- Requirement for a hedgerow survey and a Bat survey
- Heritage Officer is available for further discussions
- PA happy with content of NIS

7. Any other matters

ABP Comments:

- Notes PA satisfied with Part V proposals
- Clarity in terms of site services and whether they are permissible with Open Space zoned lands.
- Note specific requirements of the SHD process if a material contravention of the statutory plan for the area is proposed
- Drainage and Flood Risk to be fully considered.
- A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices').

Prospective Applicant's Comments:

- Applicant willing to discuss surface water issues etc. with PA
- A Flood Risk assessment will be submitted

Planning Authority's Comments:

- The subject site is located within Flood Zone A and B, only, Flood Risk Assessment may be required regard being had to Flood Zone C within overall Masterplan lands
- Discuss further with PA as justification test may be required

Conclusion

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
May, 2020