



An
Bord
Pleanála

Record of Meeting ABP-306637-20

Case Reference / Description	148 no. residential units (80 no. houses, 68 no. apartments), crèche and all associated site works. The Spires, The Commons, Navan Road, Duleek, Co. Meath		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	18 th May 2020	Start Time	14:40 p.m.
Location	Via Microsoft Teams	End Time	16:15 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
Rachel Gleave O' Connor, Planning Inspector (Observing)
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Gabriel Manley, Applicant
Michael Hinselwood, Architect
Mark Heslin, ORS
Ann Mulcrone, Town Planner
Norren McLoughlin, Ecologist

Representing Planning Authority

Billy Joe Padden, Acting Senior Executive Planner
Padraig Maguire, Senior Planner

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 11th 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 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 13th 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. The zoning and phasing provisions of the development plan**
- 2. Design strategy, including layout of streets and access**
- 3. Housing mix, residential amenity, compliance with standards etc.**
- 4. Natural heritage**
- 5. Drainage and water supply**
- 6. Any Other Matters**

1. The zoning and phasing provisions of the development plan

ABP sought further elaboration/discussion on:

- Status and timeline of the draft county development plan
- Status of zoned residential land
- Phasing provision
- Zoning and open space

Planning Authority's comments:

- Draft county development plan should be adopted in March 2021. It would zone the site as a rural area
- Lands are currently zoned as phase 2 residential

Prospective Applicant's response:

- A submission has been made to the draft county development plan regarding residential zoning and phasing
- There is a pent up demand for housing in Duleek that the core strategy, zoning and phasing provisions of the current plan have not met
- There is also a demand for housing at the national and regional level that has not been catered for
- National policy is to address the need for more housing
- There are two zonings on the site
- The site is serviced and accessible using existing infrastructure, as shown by the report from Irish Water
- The site is Tier 1 land under appendix 3 of the NPF
- Road access is not through open space zoning
- There is justification for development on this land

Further ABP comments:

- Outline the compliance with zoning provisions of the plan
- Any departure from the other provisions of the plan should be justified
- Have regard to the national and regional policy including the RSES

2. Design strategy, including layout of streets and access

ABP sought further elaboration/discussion on:

- Design and layout of the site
- Frontage onto the existing public roads
- Links between the two separate road access points

Planning Authority's response:

- Height at the northeast of the site is a concern
- The urban park need to be in the early phase of the proposed development
- Character areas need to be clearly defined
- Infrastructure is already in place at this location
- A number of cul-de-sacs are proposed but only one home zone so there is concern about the clarity of the street hierarchy
- There is good pedestrian permeability

Prospective Applicant's response:

- This is an infill and fully serviced site
- Community lands are to the west with residential lands around it
- The communal garden links the GAA club to the linear walkway
- The site is being developed sequentially
- The urban park is to be developed first and then the eastern section of the site
- In relation to street frontage, a parkland aspect is being created onto the Navan road
- Retention of the ditch though the site would protect biodiversity
- A space hierarchy has been created taking into account the biodiversity of the site
- The north south connection allows for access to the amenities contained to the north of the site
- Vehicle permeability provided to the extent as the entrance requires
- Sight lines at the entrance is seventy meters

3. Housing mix, residential amenity, compliance with standards etc.**ABP sought further elaboration/discussion on:**

- Amount of space around the apartment blocks
- Level of privacy at the ground floor level
- Shape of the communal open areas

Planning Authority's response:

- Have regard to chapter 11 of the county development plan
- Open space on residentially zoned land is slightly under the 15%, but note that a park is also proposed on the part of the site that is zoned for it
- Ensure good boundary treatment and quality fences

Prospective Applicant's response:

- Separation distances are between 26-40 meters
- Urban density is 34 units per hectare
- Open space figure can be checked
- A housing quality audit will be submitted

Further ABP comments:

- Ensure that the communal space for apartment blocks complies with standards
- Examine the level of privacy being provided at ground floor levels
- Detail the proposed communal areas

4. Natural Heritage**ABP sought further elaboration/discussion on:**

- Bat surveys and habitats

Planning Authority's response:

- Outline when the bat survey has been carried out
- Submit a detailed hedgerow survey
- Ensure that there is no impact on the NHA

Prospective Applicant's response:

- The linear open space protects the hedgerow
- A bat survey has shown that there will be no impacts
- No bat roosts have been found
- No evidence of badgers on the site

Further ABP comments:

- Submit a bat survey
- Detail all ecology and natural heritage

5. Drainage and water supply

ABP sought further elaboration/discussion on:

- Surface water
- Any outstanding water issues

Planning Authority's response:

- Address the conditions recommended in PA report

Prospective Applicant's response:

- Any issues can be addressed

Further ABP comments:

- Ensure that any outstanding issues are addressed before an application is submitted

6. Any Other Matters

Planning Authority's comments:

- A map of zonings on the site would be beneficial
- A school audit would be needed

Prospective Applicant's response:

- The development does not exceed two hundred units which is the threshold in the development plan for a school audit
- A traffic management report will be submitted

Further ABP comments:

- Ensure that all documents are up-to-date

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
June, 2020