



An
Bord
Pleanála

Record of Meeting ABP-306687-20

Case Reference / Description	446 no. residential units (253 no. houses, 193 no. apartments) and all associated site works. Lands at Athlumney/Ferganstown, Navan, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	12 th May 2020	Start Time	14:30 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
Daire McDevitt, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Dave McCormack, Albert Developments Limited
Rory Kunz, John Spain Associates
Adrian Hill, Adrian Hill Architects
Peter Ryan, Hendrick Ryan & Associates
Julian Keenan, Trafficwise Limited

Representing Planning Authority

Billy Joe Padden, A/Senior Executive Planner
Frank O' Donnell, Executive Planner
Joe McGarvey, Senior Executive Engineer
Paul Aspell, Water Services
David Keyes, Senior Executive Engineer

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 13th 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 17th 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. **Principle of Development** with reference to the zoning, local objectives and phasing requirements of Meath County Development Plan 2013-2019 and the Draft Meath County Development Plan 2020-2026.
2. **Development Strategy** with particular regard to the overall site layout and architectural approach; unit mix and typology, distribution, layout and hierarchy of open space; connections and permeability; finishes and materials; the location and scale of the neighbourhood centre, crèche and community centre; interface with the Farganstown Road under construction, quality of public realm.
3. **Traffic and Transport** with particular regard to road hierarchy and compliance with DMURS; parking provision; extent of the Farganstown Road shown along the site frontage.
4. **Drainage & Flooding.**
5. **Any other business.**

1. Principle of Development with reference to the zoning, local objectives and phasing requirements of Meath County Development Plan 2013-2019 and the Draft Meath County Development Plan 2020-2026.

ABP sought further elaboration/discussion on:

- Zoning of the site.
- Local objectives in relation to current and draft county development plans
- Phase II lands in the Order of Priority.
- A2 zoning and implications for the size of convenience units.

Planning Authority's comments:

- This area of Navan is identified in the RSES for potential development.
- The MP12 lands are a key area within the town identified for development.
- The objective to provide a neighbourhood centre is on the land use zoning maps contained in the development plan however in a different location.
- Retail limit of the development plan is 1000 sq. meters
- 2000 sq. meters is being proposed
- Future retail studies could be submitted
- Examine the impact of retail on the town centre and other established retail units

Prospective Applicant's response:

- A masterplan has been agreed with the planning authority
- Current zoning and phasing is for post 2019 development.
- The rationale for the use of phase II lands has been set out. The release of lands is appropriate in this instance.
- The draft CDP no longer has these as phase II lands.
- Neighbourhood centre is to be provided to the north of the point identified.
- The net retail area is 1500 sq. meters
- Quantum of retail is appropriate as it will serve the Masterplan lands. There will be 1600 units in the overall Masterplan area

Further ABP comments:

- Specify if the entire site is zoned residential, the extent of other zoning objectives and implications for the proposed development.
- Justification/rationale for the location of the proposed neighbourhood centre and scale of units in the context of the current development plan.
- Advised to examine the 2016 act section 9 subsection 6(B). Zoning cannot be contravened

2. Development Strategy with particular regard to the overall site layout and architectural approach; unit mix and typology, distribution, layout and hierarchy of open space; connections and permeability; finishes and materials; the location and scale of the neighbourhood centre, crèche and community centre; interface with the Farganstown Road under construction, quality of public realm.

ABP sought further elaboration/discussion on:

- Development strategy
- Site layout and unit mix.

- Duplex units backing onto Farganstown Rd., opportunity with this typology to provide frontage onto both sides.
- Hierarchy of open space
- Childcare
- Interface with the new Farganstown Road and Farganstown linear open space
- The Neighbourhood Centre and apartments need to create a stronger urban edge. Need to address the new Farganstown Road and future extension.
- Cycle track connections
- Units should address corners, pedestrian routes, open space.

Planning Authority's response:

- Refer to section 7 of the PA's report
- Address frontage onto the LIHAF road
- Open spaces need more examination
- Overlooking should be maximised
- Public realm needs to be high quality

Prospective Applicant's response:

- The site is accessed from the LIHAF road
- There is strong frontage and internal link roads
- Two connections points are proposed for the scheme
- Mix includes houses, apartments and duplexes
- Duplexes are entered from one side
- Balconies overlook the linear park
- Linear park will link to land to the north
- Zoned open space is 15%
- There is linear open space along the north-east
- The denser development is towards the north of the site
- Character zones and pockets of green space are being created
- Links to adjoining lands are being facilitated
- Large open space is zoned phase 1
- Materials to be used include brick and render
- Community centre could be a separate application
- It is tying in with the neighbourhood centre
- Crèche is centrally located and is 510 sq. meters
- Part 8 scheme located to the south
- Farganstown linear open space is proposed as a buffer
- There are dedicated pedestrian and cycle connections

Further ABP comments:

- Detail the layout and open space hierarchy
- Explain/consider the interface between the duplexes and public realm at ground level
- Detail integration with the linear park
- Submit cross sections demonstrating the interface
- Ensure a sense of enclosure is created.
- Show character areas, delineate the urban edge
- Examine the interface of the Neighbourhood Centre with the Farganstown Road

- Clarify what elements form part of this application and what would be a Section 34 separate application (if applicable)
- Detail the visual impact and submit CGI's of long views of the site and from within the site

3. Traffic and Transport with particular regard to road hierarchy and compliance with DMURS; parking provision; extent of the Farganstown Road shown along the site frontage.

ABP sought further elaboration/discussion on:

- Extent of the LDR6 (Farganstown Road), timelines.
- Car parking provision

Planning Authority's response:

- LDR6 is to the second roundabout
- Long-term objective is to deliver to the Boyne Road
- Need to address the passage of the road under the railway line
- In relation to the southern boundary portion of the road and infrastructure is outside the red line boundary
- There should be desire lines onto the Old Athlumney Road
- The internal road layout has limited access for refuse trucks
- Outline how houses will be accessed during the construction phase
- 183 car parking spaces for retail is acceptable
- Detail the proposed car parking spaces

Prospective Applicant's response:

- The LDR6 will be examined
- Secondary routes are around the park
- Tertiary routes lead to residential areas
- Application boundary red line will be corrected
- Desire lines will be checked
- A DMURS quality audit will address this.
- Construction will start after LDR6 is completed
- The minimum of car parking is being provided
- There are 183 car parking spaces for retail
- Shared car parking use at the community centre

Further ABP comments:

- Outline the road hierarchy
- Ensure compliance with DMURS
- Submit a rationale for car parking provision.

4. Drainage and Flooding

ABP sought further elaboration/discussion on:

- Potential issue of flooding
- Flood Zone A impact
- IW submission and potential requirement for third party consents

Planning Authority's response:

- The Old Athlumney Road has a history of flooding
- There is an open drain that borders the site
- There needs to be a detailed flood risk analysis for this part of the site
- Justification tests are required
- The finished floor levels of houses could be below the flood level
- This is for the southern part of the site
- A specific site risk assessment would be needed
- Consent from the OPW may be required for stream crossings
- It may not be critical to need a flood risk for the entire site
- The southern proportion of the site is the most critical area
- Pumping station is temporary and is required

Prospective Applicant's response:

- Flooding risk can be reviewed
- No third party consents are required
- A pumping station is being provided
- This is serving the part 8 development

Further ABP comments:

- Address any potential flood risk.
- Address the Irish Water submission and clarify if third party consents are required.
- There is no further information sought at application stage.
- The site bounds Old Road, the wider Masterplan lands bound the Athlumney Road.

5. Any Other Matters**Planning Authority's comments:**

- The county development plan should be adopted in the first quarter of 2021

Prospective Applicant's response:

- No further comments

Further ABP comments:

- Ensure that all documents submitted are up-to-date.
- Submit all required Assessments, Reports, Surveys, Drawings etc at application stage as there is no recourse for further information under SHD.

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