



An
Bord
Pleanála

Record of Meeting ABP-306952-20

Case Reference / Description	426 no. residential units (258 no. houses, 168 no. apartments), creche and associated site works. Townlands of Readsland, Roestown and Knock, Dunshaughlin, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	Wednesday 3 rd June 2020	Start Time	9:30am
Location	Offices of An Bord Pleanála (via Microsoft Teams)	End Time	10:45am
Chairperson	Tom Rabbette, Assistant Director of Planning	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Stephen Little, Stephen Little & Associates
James Leonard, Castlethorn Construction
Ian Swartz, Waterman Moylan Consulting Engineers
Stephen Kelleher, O'Mahony Pike Architects

Representing Planning Authority

Billy Joe Padden
Philip Maguire
Joe McGarvey
David Keyes
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 14th May, 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 20th March, 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 phasing provisions and core strategy of the development plan.**
- 2. Integration with the existing built up area of the town including the layout of streets, access to the town centre and other services, and links for pedestrians, cyclists and users of public transport.**
- 3. Design, strategy, housing mix, residential amenity, compliance with standards etc.**
- 4. Water supply, drainage and flood risk management.**
- 5. Any other issues.**

1. The phasing provisions and core strategy of the development plan.

ABP Comments:

- Phase 2 zoning on the development lands.
- Any further comments the Planning Authority wish to add from their report.
- Time frame of the adoption of the new county development plan and lodgement of the application.

Prospective Applicant's Comments:

- County development plan is currently under review, hoping for the plan to be adopted March/April 2021.
- Excess of unit target however the area is recognised as a self-sustaining town.

Planning Authority's Comments:

- Aware of the phase 2 status of the lands.
- Detailed analysis has been submitted which includes socioeconomic status of the town.
- Castlethorn are currently onsite building phase 1 of the development, we intend to carry over to phase 2.
- Providing a new roundabout in phase 1.
- The lands are suitable for development.
- Future Analytics have prepared a detailed analysis of the job's ratio.
- Looking to lodge the application in September.
- We have made a robust defence in the documents submitted in relation to the existing and draft county development plan.

Further ABP Comments:

- Clear statements have been made both by the applicant and planning authority.
- Details to be made regarding the infrastructure delivered already.
- The Board will make a secession based under the new statutory plan from the OPR.
- If material contravention present this will need to be shown in the public notices.

2. Integration with the existing built up area of the town including the layout of streets, access to the town centre and other services, and links for pedestrians, cyclists and users of public transport.

ABP Comments:

- Details of pedestrian movement on and around the site.
- Links should be as short as feasible, link from the scheme to the town is crucial for the development.
- DMURS mentioned large roundabouts not the most suitable for housing developments.
- Further consideration to be given regarding the proposed shared pedestrian and cyclist lanes.

Planning Authority's Comments:

- All issues have been raised in the planning authorities report.
- Pedestrian and cycle access through the roundabout to be given further consideration.

- Further conversations will be held with the applicant.

Prospective Applicant's Comments:

- Layout in the north section is more rigid in shape helping to give the development more of a defined character.
- The area between the north of the site and the town contains a college, GAA grounds, bus stops and a library, we can work further with the planning authority to establish these connections.
- Willingness to improve the connections from the north to the south of the site.
- Creating an opportunity to bring pedestrians and cyclists together off road onto a shared surface/ home zone area.
- Providing footpath and cycle link on greenway, which is an objective in the county development plan, so we are hopefully to work with the planning authority on this.
- On R125 proposed creation of a crossing for safer access and will also act as a traffic calming measure.
- From the town to the west of site contains the most active movements, north and south not as busy.
- Significant further traffic will be added to that road which will be considered.

3. Design, strategy, housing mix, residential amenity, compliance with standards etc.

ABP Comments:

- Noted that detailed architectural drawings and housing mix provided.
- Ensure spaces that are being provided will act as useful open space.
- Road infrastructure permitted on F1 zoned lands?

Planning Authority's Comments:

- Taken as read the comments regarding this issue that were raised in planning authority's report.

Prospective Applicant's Comments:

- Clarify that the open space is dependent on the F1 zoned open land.
- Both sites are achieving 15% open space.
- Can look further into the road infrastructure.

4. Water supply, drainage and flood risk management.

ABP Comments:

- Planning authority report raises various concerns such as water supply, drainage and flooding, further engagement to be had between the two parties.
- Comments on submission from Irish Water.

Planning Authority's Comments:

- Discrepancies in the engineering report at northern portion of the site.
- In relation to foul sewer adjacent to River Skane particular measures may need to be taken to avoid flooding.
- Available to meet with the applicant to discuss further technical details.

Prospective Applicant's Comments:

- Will remediate and ensure surface water can drain sufficiently.
- We have engaged with Irish Water requesting details to where the water and foul links are required and are awaiting a response.
- North of the site to be served only.
- All comments made in the planning authority's report are noted.
- Can forward site specific flood assessment to the planning authority.

5. Any other issues**ABP Comments:**

- County development plan zoning matrix use is not specified or open for consideration.

Planning Authority's Comments:

- Permeability of the development is vital to link the 2 schemes.
- A drawing showing different area zones overlaid on housing and roads would be useful at application stage.

Prospective Applicant's Comments:

- Full EIAR to be submitted at application stage, in discussions with consultants as to whether a NIS is to be included.

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
June , 2020