



An  
Bord  
Pleanála

**Record of Meeting**  
**ABP-307098-20**  
**ABP-307104-20**  
**ABP-307105-20**

<b>Case Reference / Description</b>	<b>307098</b> 184 no. residential units (110 no. houses, 74 no. apartments) and associated site works. Lands at Silverstream, Stamullen, Co. Meath. <b>307104</b> 123 no. residential units (71 no. houses, 52 no. apartments) and associated site works. Delvin Ridge, Gormanston Road, Stamullen, Co. Meath. <b>307105</b> 338 no. residential units (208 no. houses, 130 no. apartments) and associated site works. Haran's Land, Cockhill Road, Stamullen, Co. Meath.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	5 <sup>th</sup> August, 2020	<b>Start Time</b>	9.15 am
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	11.00 am
<b>Chairperson</b>	Tom Rabbette	<b>Senior Executive Officer</b>	Cora Cunningham

**Representing An Bord Pleanála:**

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Cora Cunningham, Senior Executive Officer

**Representing Prospective Applicant:**

Jim Keogan, McCutcheon Halley
Adrian Toolan, McCutcheon Halley
Alex Walsh, Applicant
Sharon Reilly, Applicant
Michael Jackson, Hanley Pepper Consulting Engineers

Gordon Finn, CS Consulting Engineers
Thomas Sexton, Coady Architect
Iseult Hall, Coady Architect

### **Representing Planning Authority**

Philip Maguire, Executive Planner
David Keyes, Senior Executive Engineer
Adrian Santry, Executive Engineer
Billy Joe Padden, 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 28<sup>th</sup> May, 2020 (307105) and 29<sup>th</sup> May, 2020 (307098 and 307104) 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 24<sup>th</sup> April, 2020 (307098) and 27<sup>th</sup> April, 2020 (307104 and 307105) 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. Core Strategy and Housing Units allocation for Stamullen**
- 2. Land Use Zoning**
- 3. Development Strategy**
- 4. Irish Water**
- 5. Transport Assessment**
- 6. Any Other Matters**

- 1. Core Strategy and Housing Units allocation for Stamullen**
- 2. Land Use Zoning**

**Items 1 and 2 were dealt with together**

### **ABP Comments:**

- PA have provided a breakdown of Core Strategy figures as based on the County Strategy
- Lands are zoned for post 2019
- Substantial number of units proposed across the 3 sites
- 80 units are currently allocated for the settlement
- 135 units have been granted in excess of Core Strategy
- Have regard to future allocation for the area
- Current land use zonings are all the same (new residential), post 2019 – Phase 2
- Land use alterations in the Draft Meath Development Plan are proposed with Silverstream changing to rural area, Delvin Ridge to community and education, Cockhill changing to warehousing and distribution
- PA have set aside lands under next Development Plan
- The current proposals are a Material Contravention of the current Development Plan

### **Prospective Applicant's Comments:**

- Lands zoned currently for residential development
- Core growth area of region
- Links/connections to Dublin, Drogheda and Dundalk
- Development stagnant in area over last number of years
- Increase in output of housing recently in Stamullen
- Link between employment and development, cognisant of need for residential development
- Targets set in Draft Development Plan are conservative in relation to RSES
- Lands were acquired recently, PA familiar with developments carried out by prospective applicant
- Demand for housing in the area, Draft Development Plan has dezoned lands
- Stamullen potential area for future growth with a large employment base
- Not sufficient land available for developments proposed up to 2027
- Material Contravention will be undertaken for sites
- Established land for residential development
- Silverstream site viewed as brownfield site, not suitable to return to agricultural land, prospective applicant acquired site for residential develop purposes

### **Planning Authority's Comments:**

- PA Opinion includes changes proposed to County Development Plan and sets out the current situation with regards the Core Strategy
- Management Report of Draft County Development Plan expected on 10<sup>th</sup> August Amendments from Managers Report to be carried out, expected to go on public display on 23<sup>rd</sup> December 2020. Plan expected to be adopted in April 2021.
- Cockhill Road site, proposed to rezone to enterprise, Silverstream proposed to rezone to agriculture, Delvin Ridge proposed to rezone to community infrastructure/schools
- Development in Cockhill proposed close to City North Business Campus

### **3. Development Strategy**

#### **ABP Comments:**

- **307098**
- Address redline to include access into the site if required
- Address open space functionality and usability
- Address the use of watercourse on north of proposed site
- Have regard to the link between the phasing and character areas
- Address development connectivity further north
- **307104**
- Address issues raised in PA Opinion
- Have regard to the building line along the main road adjoining the Village Centre and show how it will integrate and form urban streetscape
- Have regard to conservation and heritage, archaeological testing is recommended on proposed site
- Confirmation on the need for single storey dwellings
- Address phasing having regard to character areas/lighting/etc.
- Provision of urban streetscape
- Use of hedgerow in proposed development
- Consider pulling building line forward
- **307105**
- Have regard to landscaping and watercourse
- Proposed development quite a distance from centre of Stamullen village
- Proposed site surrounded by 1 off houses
- Have regard to design frontage along Cockhill Road and connections to village

#### **Prospective Applicant's Comments:**

- **307098**
- Ensuring that the development strategy includes connection through open space
- Pedestrian/cycle connectivity using arterial routes from Stamullen village
- Utilising green infrastructure and the integration of the watercourse
- Consolidating connections to the existing residential estate
- Creating strong complete building form to edge of village
- Connection being left open to south of proposed site through the open space
- **307104**
- Conscious of current housing along road
- Proposed 3 storey located beside existing 3 storey dropping to 2 storey
- Permitted scheme behind neighbourhood centre and had regard to that

- Units in proposed development backing onto back of permitted and existing residential units
- Open space connections to proposed linear town park
- Proposed site wedge shaped, single storey units more suitably located than 2 storey
- Single storey units proposed for Part V
- 3 storey units proposed along driveway to give more impact
- Preliminary conservation appraisal carried out on driveway to Stadalt House, hedgerow to be maintained along driveway
- Building line cannot be pulled forward due to change in levels and potential flood level
- Creating softer edge to transition from neighbourhood centre
- **307105**
- Providing connections between residential and commercial
- Transition from new housing along rural road and use of character of landscape
- Providing connections to business campus
- Provision of pedestrian/cycle routes to village and sports facilities
- East-west grain of streets, counterbalance north-south access whilst retaining hedgerows
- Connecting open space
- Considerable setback of open space, open space will assist sightlines along road
- Use of more urban forms, mindful of existing housing
- Provision of future connections to south

**Planning Authority's Comments:**

- **307098**
- Address all issues set out in PA Opinion
- **307104**
- Conservation Officer concern with proposed taller buildings adjacent to protected structure, address in application
- Housing Officer welcomes proposed single storey dwellings
- Single storey units are a response to the Part V requirement
- **307105**
- Address all issues set out in PA Opinion

**4. Irish Water**

**ABP Comments:**

- Irish Water Confirmation of Feasibility letter states that specific wastewater treatment is required for each site
- Address the Stamullen and or Balbriggan Wastewater Treatment Plan upgrade
- Irish Water Capital Investment Programme to transfer waste from Stamullen area to Balbriggan Wastewater Treatment Plant from 2022
- Water supply upgrade works required
- Address timescale of works, who is carrying out necessary works and consents required
- PA Opinion raise concerns regarding greenfield discharge rates, petrol interceptor and SuDs issues need to be addressed

### **Prospective Applicant's Comments:**

- Prospective applicant to apply for connect into the public system for water and waste water and are confident single WWTP is not required for the proposal, subject to the IW upgrades to the Stamullen WWTP
- Will engage further with Irish Water regarding lack of capacity, Irish Water trying to resolve issues
- Confirmation of Feasibility letters for all sites on completion of upgrade works
- Prospective applicant does not envisage construction completed before 2022, therefore, it is expected that required infrastructural upgrade works will be completed by that stage
- Irish Water have indicated what works are proposed
- Prospective applicant notes issues raised in PA Opinion, will engage in further discussions

### **Planning Authority's Comments:**

- Irish Water scheme to be completed in 2022
- Pumping station at Stamullen proposed to pump to Balbriggan WWTP
- 3 sites to connect to new pumping station
- Irish Water accept Wastewater Treatment Plant on each site if construction begins before 2022
- No extra works required to Wastewater Treatment Plant in Balbriggan
- No consents required in Stamullen as all works are within Irish Waters ownership
- Irish Water states that upgrades required will depend on volume of development, developments may be levied, would require monetary contribution
- Issues should be discussed further with the PA and Irish Water
- 2 sites have high water tables

## **5. Transport Assessment**

### **ABP Comments:**

- Address Transport Departments concerns raised in PA Opinion regarding capacity on M1 at junction 7
- Address all issues raised in PA Opinion
- Address the use of the redline and the entrance into the Silverstream site from the main road
- No pedestrian/cycle connections from Stamullen village up to the proposed site at Cockhill
- There is uncertainty regarding the future development of lands in the City North Business Campus

### **Prospective Applicant's Comments:**

- Issues relating to modelling on Cockhill junction, not finding significant differences, no significant queuing at junction or in village
- More tracking to be carried out for the traffic assessment
- Sightlines match with DMURS requirements
- Road Safety Audit and Quality Audit to be submitted with application
- Traffic volume on M1 junction 7 to be less than 5%, not necessary to assess

- Recent traffic counts not carried out due to Covid, 2017 figures used and will be updated accordingly
- Negligible impacts on M1 junction 7
- Pedestrian/cycle link on Cockhill Road, set out to go through Business Campus with links currently there
- Links to hotel, petrol station and private bus company

**Planning Authority's Comments:**

- Address issues raised in PA Opinion
- Submit Quality Audit, Road Safety Audit and Street Audit with application
- Horizontal curves do not comply with DMURS, justify in application
- Can discuss issues offline with prospective applicant in advance of lodging application

**6. Any Other Matters**

**ABP Comments:**

- Address issues raised in PA Opinion in relation to flood mapping on Delvin Ridge site
- Address PA concerns regarding greenfield discharge rate
- Discuss modelling with PA prior to lodging application
- Childcare provision not provided for any of the 3 proposed sites, 1 childcare facility required for every 75 residential units
- Address school capacity in applications and other issues raised in PA Opinion
- CEMP should be submitted with application for all sites

**Prospective Applicant's Comments:**

- No culverting on Cockhill Road site, riparian strip contained on proposed site
- Culvert and riparian strip assessed on Silverstream site
- Will review flood mapping on Delvin Ridge site, figures assessed, and some have been found to be slightly off, houses set above flood levels, Flood Study Stage 3 Report being undertaken with additional modelling
- Substantial childcare supply in Stamullen, childcare assessment to be carried out, will assess if there is a requirement in each development and will consult with county childcare committee
- Detailed school assessment to be carried out

**Planning Authority's Comments:**

- No flooding issues relating to Cockhill Road site, have regard to section 50 requirements, site contains riparian strip
- Watercourse north-northeast on Silverstream site culverted, assess culverted water course for critical flood event, include maintenance plans for culverts and watercourses in application
- Delvin Ridge site located in flood Zone C, inside proposed entrance located in flood Zone A, assess flood risk and undertake a justification test in application
- CFRAM needs to be rigorously assessed, greater flood depths on road than what is stated in documentation

- Address effects on culvert

### **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](mailto: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](mailto:spatialplanning@water.ie)

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Tom Rabbette  
Assistant Director of Planning  
August, 2020