



Case Reference / Description	582 no. residential units (comprising of 444 no. houses and 138 no. apartments), childcare facilities and all other associated site works. Lands off Flemington Lane, Balbriggan, Co. Dublin.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	7 th December 2020	Start Time	14:03 p.m.
Location	Via Microsoft Teams	End Time	15:20 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Rachel Gleave O' Connor, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Emma Conneely, Representing the Applicant
Richard Collins, Ferreira Architects
Martin Peters, Martin Peters Associates
Richard White, Martin Peters Associates
Kevin Hughes, Hughes Planning
Muireann Coughlan, Hughes Planning

Representing Planning Authority

David Murray, Senior Planner
Bernadette Quinn, Senior Executive Planner
Ian Campbell, Executive Planner
Linda Lally, Senior Executive Engineer

Mark Finnegan, Executive Parks Superintendent
Daragh Sheedy, Executive Engineer

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 20th November 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 October 2020 formally requesting pre-application consultations with ABP. The 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. Road Infrastructure and Carrying Capacity;**
- 2. Design Strategy;**
- 3. DMURS, Pedestrian / Cycle Connectivity;**
- 4. Archaeology;**
- 5. Ecology;**
- 6. Flood Risk and Drainage;**
- 7. AOB.**

1. Road Infrastructure and Carrying Capacity;

- **ABP Comments:**

- Consideration required of how a masterplan might assist with road layout, phasing and delivery of open space
- A plan overlaying the proposal on the zoning map would be useful
- Query why the proposed Flemington Link Road does not extend to Clonard Road
- Consideration required of safe and adequate access onto Flemington Lane and general compatibility with surrounding road network in light of carrying capacity
- Detail of connections into the site from the existing road infrastructure should be provided

- **Prospective Applicant's Comments:**

- A roundabout is proposed to improve the surrounding road network but would require works through 3rd party lands
- The 50-metre roundabout has been tested and works
- Lands to be used are under ownership of the Department of Education and consent is being sought
- A Traffic Impact Assessment will be submitted at application stage
- There will be an increase in pedestrian and cyclist infrastructure provision around the site
- Pedestrian footpaths can be provided on the proposed Flemington Link Road
- Traffic modelling shows traffic heading south to Balbriggan and the motorway
- Traffic at Flemington Lane will be limited
- The two previous permissions on this site acts as a masterplan

- **Planning Authority's Comments:**

- Lands are zoned residential use
- There was no Traffic Impact Assessment lodged
- Detail how the surrounding road network can accommodate this proposed development
- The proposed roundabout needs to have adequate and safe provision for pedestrian and cyclist movements
- Outline any junction upgrades required

2. Design Strategy;

- **ABP Comments:**

- Detail how the proposed design responds to existing surrounding built form
- Outline how the character of areas is informed by the location of different housing typologies
- Detail how character areas are distinguished through visual appearance
- Detail good quality design of open spaces

- **Prospective Applicant's Comments:**

- Site is on the periphery of the existing settlement area

- There are constraints that inform the layout of the development
 - The layout is permeable with traffic calming and visual links to parks
 - Links to parks have passive surveillance
 - Rear gardens exposure has been reduced
 - More distinct character areas will be examined
- **Planning Authority's Comments:**
 - There needs to be a high-quality design and layout
 - Character areas show limited differentiation
 - Ensure a sense of place
 - The layout lacks nodes and needs focal points to provide legibility through the design
 - Detail the integration and frontage for the north south road
 - Open space needs to be overlooked
 - No open space is proposed for phase 1
 - There needs to be a tree survey and landscape plan
 - If class 1 open space is proposed, there needs to be sensitive landscaping
 - Detail tree planting pits

3. DMURS, Pedestrian / Cycle Connectivity;

- **ABP Comments:**
 - Detail the internal roads, cycle and pedestrian links
 - Ensure compliance with DMURS
 - Show detail of pedestrian / cycle links into surrounding residential estates
- **Prospective Applicant's Comments:**
 - There will be controlled pedestrian crossings
 - Links between various estates are not vehicular
 - Areas are taken in charge and there is a road hierarchy
 - Link streets are 5.5 meters wide
 - Internal roads and shared spaces comply with DMURS
 - There are full pedestrian and cyclist green links to other networks
- **Planning Authority's Comments:**
 - Shared streets are a concern
 - Pedestrians need priority
 - There is a lack of hierarchy in the overall approach
 - Outline the movement strategy

4. Archaeology;

- **ABP Comments:**
- Outline in detail at application stage any potential archaeology on the site and mitigation required

- **Prospective Applicant's Comments:**
- Significant test trenching has occurred in the previous application
- There are mitigation measures

- **Planning Authority's Comments:**
- There is significant archaeological potential in the area

5. Ecology;

- **ABP Comments:**
- An up-to-date ecological assessment of the site is required
- **Prospective Applicant's Comments:**
- Ecology surveys have taken place on the previously permitted schemes
- The site is currently intensively farmed
- **Planning Authority's Comments:**
- No ecology survey was submitted

6. Flood Risk and Drainage;

- **ABP Comments:**
- Have regard to any potential flood risk
- Outline detail at application of the surface water drainage to be incorporated into the design
- **Prospective Applicant's Comments:**
- Topography of the site is difficult
- There is a 1 in 20 gradient across the site
- Open basin is impossible
- More SUDs is possible
- Tree pits and bio-retention gardens will be introduced
- **Planning Authority's Comments:**
- There needs to be a surface water strategy
- Look to incorporate SUD's where possible

7. Any other matters

- **ABP Comments with regard to application:**
- The applicant should satisfy themselves as to any potential material contravention of the development plan

- **Planning Authority's Comments:**

- No further comments

- **Prospective Applicant's Comments:**

- Open space in this proposed development is new and will be front loaded

- **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
January, 2021