



An  
Bord  
Pleanála

## Record of Meeting ABP-309374-21

<b>Case Reference / Description</b>	318 no. residential units (158 no. houses, 160 no. apartments), creche and associated site works. Lands at Marlbog Road, Haynestown, Dundalk, Co. Louth.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	26 <sup>th</sup> May 2021	<b>Start Time</b>	10:03 a.m.
<b>Location</b>	Via MS Teams	<b>End Time</b>	10:59 a.m.
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Ciaran Hand

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Ciaran Hand, Executive Officer

### Representing Prospective Applicant:

Cathal Maguire, MRL Architects
Ronan Woods, Genesis Planning
Gary Baron, DCE Consulting Engineers
Michael Brennan, Agent for James Loughran

### Representing Planning Authority

Joanna Kelly, Senior Planner
Emer O'Callaghan, Senior Executive Planner
Bernadette McArdle, Acting Senior Executive Engineer, Infrastructure
Clare O'Hagan, Senior Staff Officer

## **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 once the Opinion has issued,
- ABP received a submission from the PA on 5<sup>th</sup> March 2021 providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000, as amended 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 8<sup>th</sup> February 2021 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, as amended, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

## **Agenda**

- 1. Core Strategy**
- 2. Development Strategy**
- 3. Traffic and Transport**
- 4. Drainage Issues**
- 5. Any Other Business**

## 1. Core Strategy

### **ABP Comments:**

- The proposed site is in phase 3 lands
- 75% of lands in the previous phase need to be developed before this phase
- A detailed analysis will need to set this out
- Have regard to any potential material contravention
- Show growth analysis, extant permissions and have regard to section 28 guidelines for housing supply
- Explain why this site is more applicable than other sites
- Address serviceability of site

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

- Draft plan will be adopted in October
- There are already excessive zoned lands
- A number of lands are in a strategic reserve due to excessive zoning
- It is proposed that the site will be changed to strategic reserve
- This development cannot be supported due to the affect on core strategy numbers
- It cannot be supported in the context of the current plan or draft plan
- This site is located at the southern extremity of Dundalk
- The take-up rate of units is shown in the core strategy
- The core strategy has in excess of 8000 units

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

- The proposed development will have regard to the core strategy and phasing
- The south of Dundalk is committed for developments
- There is a sequential justification for the development of the site
- The site is located close to the IDA park at Mullagharlin
- Proposed development should be considered under the lifetime of the previous plan and not under the future core strategy
- Extant permissions on other lands will be examined at application stage
- Any potential material contravention will be outlined/clarified at application stage

## 2. Development Strategy

### **ABP Comments:**

- At application stage provide elevations and floor plans as per Regulations
- Difficulty in commenting on development strategy having regard to limited information on documentation submitted for this pre-app stage
- Detail the design, character areas, passive surveillance and the orientation of units at application stage
- Have regard to the strip of land at the back of houses on the Marlbog Road
- Show/clarify if a community centre, creche and coffee shops are being provided
- Outline their scale and quantum if applicable

**Planning Authority's Comments:**

- The proposed site has one entry
- In relation to the strip of land at the rear of properties, there is an issue with the interface of Marlbog Road
- The hierarchy of open space is not linked
- More permeability to the school is needed
- There are more opportunities to link open spaces and creche to the school
- The layout contains straight stretches of road, this needs to be re-examined
- The orientation of units, layout and form need more detail
- The need for the overall design to address the lands at the back of the dwellings along Marlbog Road
- Open spaces need overlooking and permeability
- Examine the units opposite the school and see if access could be provided

**Prospective Applicant's Comments:**

- Entrance to the site is excessive
- There will be some houses of character provided
- The first open space will have overlooking
- The scale for the parkland setting is correct
- Roads issues and creche location will be re-examined
- The proposed neighbourhood centre, creche and coffee shops will be 200-300 square metres
- This will create a focal point and is the concept behind the proposed layout

**3. Traffic and Transport****ABP Comments:**

- There is no traffic and transport assessment
- This will need to be submitted at application stage
- Engineering documents need more detail
- Show the DMURS roads hierarchy

**Planning Authority's Comments:**

- There is a lack of information for a full traffic assessment
- Sight lines at the entrance are a concern
- Show any potential impact on adjoining properties
- The road between the school and access to the site is a concern
- It is important that western infrastructure is developed
- This will allow people move from this development to the motorway

**Prospective Applicant's Comments:**

- A traffic and transport assessment will be submitted at application stage
- Sight lines are 59 by 2.4 metres this is achievable
- There will be traffic calming and the adjustment of walls
- There is footpath provision
- Road width will help with traffic calming
- Junction R132 will be assessed
- In relation to the internal layout, a road safety audit will be carried out

#### **4. Drainage Issues**

##### **ABP Comments:**

- Have regard to the Irish Water submission
- Outline the upgrades for the wastewater pumping station
- Show that all consents are in place

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

- The consent process is in place
- Information is needed for a flood risk assessment and SUD's proposals

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

- Design for upgrades of the pumping station are underway
- The development can be accommodated
- All consents are in place
- A detailed design of SUD's will be carried out
- Infiltration will be used where appropriate
- This is not a flood risk area
- There will be a general flood risk assessment

#### **5. Any Other Business**

##### **ABP Comments:**

- No further comments

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

- Have regard to phasing and the core strategy

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

- Query the lifetime of the SHD process

## 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  
June 2021