



<b>Case Reference / Description</b>	118 no. residential units (112 no. houses, 6 no. apartments), creche and associated site works. In townland of Commons, Longford Road/The Steeples Road, Duleek, Co. Meath.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	1 <sup>st</sup> December 2021	<b>Start Time</b>	10:00am
<b>Location</b>	Remotely via Microsoft Teams	<b>End Time</b>	11:00am
<b>Chairperson</b>	Stephen O'Sullivan	<b>Executive Officer</b>	Helen Keane

**Representing An Bord Pleanála:**

Stephen O'Sullivan, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Helen Keane, Executive Officer

**Representing Prospective Applicant:**

Tracy Armstrong, Armstrong Fenton Associates
Jacques D'Arcy, BKD Architects
Paul Casey, Punch Consulting Engineers
Isabel Ottewill, Applicant
Tom Leavy, Applicant

**Representing Planning Authority**

Billy Joe Padden, Acting Senior Executive Planner
Philip Maguire, Executive Planner
Joe Mc Garvey, Senior 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 once the Opinion has issued,
- ABP received a submission from the PA on 12<sup>th</sup> November 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 18<sup>th</sup> October 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 and Density
2. Development Strategy, *inter alia*, impact on adjoining site, permeability
3. Traffic & Transport, *inter alia*, road upgrades, DMURS
4. Any Other Matters

## 1. Core Strategy and Density

### • **ABP Comments:**

- This proposed development is a new standalone application.
- The density is on the lower end of the local density requirements at 25 units per hectare.
- The prospective applicant is to provide a justification for same at application stage in line with the Core Strategy for Duleek. The justification should also refer to the requirements of chapter 6 of the sustainable urban residential guidelines, 2009.

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

- The prospective applicant has consulted with the neighbours on the proposed development.
- The prospective applicant will take ABP's comments on board regarding density.

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

- The density is in compliance with the County Development Plan.
- The PA is aware that duplexes are not commercially popular.
- The proposed development complies with open space requirements.

## 2. Development Strategy, inter alia, impact on adjoining site, permeability

### • **ABP Comments:**

- The submitted documentation does not clearly indicate the level differences for the boundary treatment proposed along the east of the proposed development.
- The prospective applicant is to address why pedestrian and cycle connectivity are not proposed.
- Address the issues raised by the PA in relation to permeability.
- The prospective applicant is to refer to section 4.4.3 in relation to roundabouts in the DMURS manual.

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

- The prospective applicant has engaged with the neighbours of the proposed development site regarding the boundary treatment.
- The feedback sought from third parties indicated that opening up the connections is not desired.
- The prospective applicants will take ABP's comments on board regarding permeability.
- The proposed layout was chosen in consideration of the views of local residents.
- The prospective applicant will take the PA's comments and ABP's comments on board.

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

- There is a lack of clarity in the submitted documentation in relation to the boundary treatment.
- The prospective applicant is to have consideration for connecting the two cul-de-sacs.

- The laneway to the northern boundary of the site could provide an important link to the road.
- Cross sections are required at application stage.
- A DMURS compatible roundabout is required.
- Have consideration for the interfaces between the cycleway and the footpaths.
- Have consideration for the inclusion of a grass verge.

### **3. Traffic & Transport, inter alia, road upgrades, DMURS**

- **ABP Comments:**

- The prospective applicant is to have consideration for DMURS and the National Cycle manual in relation to cycle facilities. Documentation should cite precisely the particular section of the guidance that is being followed.
- The prospective applicant should have regard to the possibility of a contribution to works on the Steeples Road.

- **Prospective Applicant's Comments:**

- The proposed mini roundabout is in accordance with the National Cycle Manual.
- The prospective applicant is happy to engage further with the PA on the mini roundabout.
- The inclusion of a grass verge would result in fragmented grass verges due to frequent entrances.

- **Planning Authority's Comments:**

- The PA recommends that an audit includes the roundabout.
- The PA can discuss the detailed design of the roundabout further with the prospective applicant.
- A taken in charge drawing would be useful at application stage.
- The R150 junction is very wide, is not DMURS compliant or pedestrian friendly.
- The PA deems it reasonable for the prospective applicant to contribute towards the upgrade of the junction.

### **4. Any other matters**

- **ABP Comments:**

- The prospective applicant is to have consideration for Part V requirements and the new legislation.
- Ensure the functionality and usability of the open space.
- Have consideration for the pedestrian access between the creche and the road having regard to antisocial behaviour.
- Provide a justification for the proposed density at application stage.

- **Prospective Applicant's Comments:**

- The prospective applicant will contact the PA in relation to the Part V requirements.

- Will address the PA's permeability concerns.
- **Planning Authority's Comments:**
- The prospective applicant can contact the PA in relation to Part V requirements.
- The PA's comments on flooding are set out in its submitted report.

### **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.
- A Schedule of Documents and Drawings should be submitted with the Application.
- 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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Stephen O'Sullivan  
Assistant Director of Planning  
December, 2021