



An  
Bord  
Pleanála

## Record of Meeting ABP-311774-21

<b>Case Reference / Description</b>	452 no. residential units (150 no. houses, 302 no. apartments). creche and associated site works. Lands immediately to the south of the existing built area of Ratoath, Ratoath, Co. Meath.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	26 <sup>th</sup> January 2022	<b>Start Time</b>	10:00 am
<b>Location</b>	Remotely via Microsoft Teams	<b>End Time</b>	11:40 am
<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:

Tony Horan, Floton PM
Thomas Burns, Brady Shipman Martin
Anthony Horan, OCSC
Deirdre Ryan, OCSC
Paul Davey, RKD Architects
Harry Browne, RKD Architects
Dónal Crowe, RKD Architects
Karolina Backman, RKD Architects
Katie Waters, KPMG Future Analytics
Katie Waters, KPMG Future Analytics
Micheál Ryan, BEO Properties Ltd.
Peter Daly, BEO Properties Ltd.

## Representing Planning Authority

Padraig Maguire, Senior Planner
Billy Joe Padden, Senior Executive Planner
Jennifer McQuaid, Executive Planner
Joe McGarvey, Senior Executive Engineer, Transportation
Paul Aspell, Executive Engineer, Water Services
David Keyes, Senior Executive Engineer, Environment
Karen Dalton, Senior Staff Officer, Planning.
Alison Condra, Administrative 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 Meath County Council 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 27<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. Traffic & Transport, *inter alia*, Rathoath Outer Relief Road (RORR), DMURS compliance, permeability, and connectivity
2. Development Strategy, *inter alia*, design and layout, open space strategy (public/communal), material contravention
3. Drainage and IW submission
4. Any Other Matters.

### **1. Traffic & Transport, *inter alia*, Rathoath Outer Relief Road (RORR), DMURS compliance, permeability, and connectivity**

- **ABP Comments:**

- The prospective applicant is to provide further details on how the lands can be serviced, how movement in and out of the village by the residents is to be undertaken, and the connection onto the existing RORR.
- Irish Water have stated in their submission that a pipe network extension is required to connect to the new infrastructure installed as part of the new Rathoath Outer Relief Road.
- The prospective applicant is to provide details of the pedestrian and cycle connectivity.
- Ensure DMURS compliance.

- **Planning Authority's Comments:**

- The prospective applicant is to refer to the PA's submitted opinion.
- The completion of the RORR is a requirement of the Meath County Development Plan 2021-2027.
- The prospective applicant is to provide details at application stage in relation to the compatibility with DMURS and the creation of an urban edge.
- The PA has concerns in relation to a sole access at Glascarn Lane which is a 1-kilometre cul-de-sac.
- The active street frontage should be as close as possible to the road.
- A road safety audit and walking and cycling audit should be included at application stage.
- The completion of the RORR is a key objective of the PA.
- The remaining section of the RORR must be developer led.

- **Prospective Applicant's Comments:**

- There have been difficulties in acquiring a small portion of land for the purposes of servicing. The prospective applicant is happy to purchase this small portion of land if it can be obtained at a reasonable price, although it is felt that this is being used as a random strip.
- An agreement is in place with a neighbouring developer for servicing in order to overcome the issues presented by the difficulty in obtaining the small portion of land.
- The PA have provided a letter of consent to show an extended red line.
- The prospective applicant has an agreement with the PA in relation to an alignment that would go around the small portion of land for servicing.

- The prospective applicant is providing the full extent of the remaining RORR where it is adjoining lands in their control.
- A wayleave agreement is in place to public lands.
- The prospective applicant can further discuss the traffic and transport assessment with the PA.
- The scheme has a pedestrian and cycle link to the town, via Glascarn Lane.
- East-west connections are provided where possible.
- There is a footpath on the Fairyhouse road from the proposal and from Glascarn Lane.
- The applicant was aware of a previous Part VIII for the upgrade of Fairyhouse Road although believes this has been withdrawn.
- A traffic impact assessment is provided and shows no impact on the junction in the centre of the town until design year.

**Further ABP comments:**

- The PA has an important role in the delivery of public infrastructure and has CPO powers which the prospective applicant does not.

**Further PA comments**

- It is considered that the junctions in the town will be overcapacity once the proposed development is complete, if the RORR is not connected.

**2. Development Strategy, *inter alia*, design and layout, open space strategy (public/communal), material contravention**

• **ABP Comments:**

- The prospective applicant is to provide further details on how the proposed development will interact with the future RORR and how the urban edge will be created.
- Provide further details on how the clustering element will function, taken in charge lands, maintenance, passive surveillance, and the shortfall of public open space.
- If there is a Material Contravention, this may set a precedent for all further developments in Meath.
- There are functionality and usability concerns.
- There is concern in relation to the management of the open space areas.
- The prospective applicant is to indicate how the best practice manual is complied with.
- The urban edge is an important aspect.
- Have consideration for the functionality of the open space beside the RORR and be conscious of the edge along it in relation to design.
- Have regard to the National Cycle Manual.

• **Planning Authority's Comments:**

- The prospective applicant is to provide further clarification on taken in charge areas.
- The PA welcomes the size of the public open space.

- The prospective applicant is to have regard for DM OBJ 26 in Chapter 11 of the Meath County Development Plan 2021-2027 and the adopted plan does not require a material contravention of the development plan in relation to open space.
- Have consideration for the building height guidelines.
- **Prospective Applicant's Comments:**
- The prospective applicant is cognisant of the need to deliver the portion of the RORR that is within their control.
- The proposed development is made up of 12 clusters that create a strong sense of community.
- Pedestrians and cyclists have priority.
- The proposed development is to consist of a wide variety of residential units with the potential for integrated living.
- There is to be a network of landscaped spaces and greenspace connectivity.
- Existing eco-systems will be protected.
- The proposed development will provide a robust and sustainable community for Ratoath.
- The four retail units and the creche will strengthen links with the town.
- Provision has been made for two primary access points into the scheme off the RORR.
- The pre-application documentation demonstrates that the scheme is fully served by the portion of the RORR within the prospective applicant's control.
- The prospective applicant will be proposing a stretch of the RORR at application stage.
- The prospective applicant is of the view there is no Material Contravention and a statement is not required at application stage.
- The layout of the proposed development is built around connectivity and permeability.
- The public open space calculation is 17%.
- Each courtyard space has a slightly different character but there is a continuity of approach.
- Grading is also provided on the central open space.
- The prospective applicant will include details in the application documentation demonstrating how the management company will manage the communal spaces that are not to be taken in charge.
- The prospective applicant is conscious of having a level of interface with the road.
- There is connectivity with the urban edge.
- There is a 2-metre footpath on the RORR.
- Opportunities for pedestrian and cycle routes in and out of the proposed development are currently under consideration.

### **3. Drainage and IW submission**

- **ABP Comments:**
- Irish Water have made a submission requiring the delivery of water and wastewater along the RORR route.

- **Prospective Applicant's Comments:**
- The applicant has been in discussion with IW and in the absence of the RORR the proposed development can connect to the public infrastructure to the north of the site.
- **Planning Authority's Comments:**  
The PA has no objection to the connection of the water and wastewater to the north of the site.

#### 4. Any other matters

- **ABP Comments:**
- Land included within the redline boundary requires a letter of consent.
- **Prospective Applicant's Comments:**
- The prospective applicant anticipates that the application will include an EIAR.
- **Planning Authority's Comments:**
- The PA will have further discussions with the prospective applicant in relation to the taken in charge lands.
- Bus stops on the RORR are to be provided for mobility management.
- The traffic and transport assessment is to acknowledge that Junction 5 is at capacity.

#### 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  
February, 2021