



An
Bord
Pleanála

Record of Meeting ABP-312246-21

Case Reference / Description	694 no. residential units (418 no. houses, 276 no. apartments), creche and associated site works. In the townlands of Baltrasna and Milltown, Ashbourne, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	10 th May 2022	Start Time	02:00pm
Location	Remotely via Microsoft Teams	End Time	02:55 pm
Chairperson	Stephen O'Sullivan	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Tracy Armstrong, Armstrong Fenton Associates
Alan Fenton, Armstrong Fenton Associates
Scott Morton, Davey Smith Architects
David Smith, Davey Smith Architects
Greg Davey, Davey Smith Architects
Brendan Manning, DBFL Consulting Engineers
Mark Kelly, DBFL Consulting Engineers
Lucy Carey, Cunnane Stratton Reynolds (CSR) Landscape Architects
Pearse Lydon, Arnub Ltd
Caroline Malone, Aspect Developments

Representing Planning Authority

David Keyes, Senior Executive Engineer
Wendy Bagnall, Senior Executive Planner
Karen Dalton, Senior Staff Officer
Alison Condra, Administrative Officer
Billy Joe Padden, Senior Executive Planner
Philip Maguire, Executive Planner

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 21st January 2022 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 16th December 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. **Masterplan and overall Phasing Strategy, inter alia, location of services, school site,**
 2. **Design and Layout, inter alia, landscape strategy, permeability, urban design and treatment along key routes**
 3. **Impact on Residential Amenity**
 4. **Traffic and Transport**
 5. **Drainage, inter alia, Irish Water**
 6. **Any Other Business**
1. **Masterplan and overall Phasing Strategy, inter alia, location of services and school site.**

ABP Comments:

- Clarity is required in relation to where ownership lies within the site, the rollout and phasing in line with the masterplan and how the density is allocated to the scheme.
- Recommend the applicant further liaising with the Department of Education in relation to the school site.
- Rationale in relation to the location of existing and proposed services and amenities should be further demonstrated.

Prospective Applicant's Comments:

- There are two landowners involved, the masterplan includes all their land holding along with 3rd party lands to the east.
- Since the pre-application was submitted to ABP further discussion has taken place with the PA who are satisfied with the Masterplan, the plan submitted to the PA does not differ massively from what has been submitted at pre-application stage, the east-west link road is the only additional information.
- The lands are zoned G1 in the Masterplan and the boundary is in the ownership of the applicant, the Department of Education have been contacted in relation to the proposals however no feedback has been received. The site should be reserved until such a time it is up taken or required by the relevant department for school services.
- The interrelationship of the G1 zoning and the development lands chosen are planned to be a very community-based space.

Planning Authority's Comments:

- Satisfied with the Masterplan presented by the applicant.

2. **Design and Layout, inter alia, landscape strategy, permeability, urban design and treatment along key routes.**

ABP Comments:

- Demonstrate how the pedestrian linkages work in particular to the existing residential estates.
- Density is considered on the low end (38uph) for a settlement of this size
- The car parking layout proposals along the road submitted as part of the pre-application documentation appear dominant.
- There are areas of residual open space not being overlooked in some locations, open space should have passive surveillance.

- The visuals do not clearly demonstrate the impact of the proposal along the main links, key locations or the Dublin Road. Good Urban Design is essential.

Prospective Applicant's Comments:

- Additional contiguous elevations and sections will be submitted at application stage.
- Connectivity and permeability is a key driver within this scheme, any required 3rd party consents in relation to the proposed connections will be secured prior to submitting an application to the Board.
- Further detailed CGI's will be submitted particularly in relation to the primary street areas.
- The proposals will be DMURS compliant, and a road safety audit will address the parking further.
- Plan to retain as much of the existing hedgerow as possible within the site.

Planning Authority's Comments:

- Concern in relation to the variation of levels across the site, further sections are required as the details submitted are not sufficient.

3. Impact on Residential Amenity

ABP Comments:

- Phasing and the rollout of the scheme will be extremely important and should be further addressed along with the boundary treatments proposed.

Prospective Applicant's Comments:

- Will explore the Development Management Standards to ensure the proposed development will be in compliance.

Planning Authority's Comments:

- Welcome the applicant's proposals to retain as much of the existing hedgerow possible.
- There is an objective in the County Development Plan in relation to the boundary wall.

4. Traffic and Transport

ABP Comments:

- Further rationale is to be provided in relation to the level of capacity the road is designed to accommodate and the drop off point for the creche
- The reference in relation to the National Cycle Manual in the DMURs appears quite light on information.

Prospective Applicant's Comments:

- Propose to meet with the PA prior to an application being submitted to further discuss any concerns or issues in relation to traffic and transport, all comments made by ABP and PA are noted.

Planning Authority's Comments:

- The main access junction is quite significant, and the upgrade works and traffic signalised junction should be within the applicants redline.

- The proposed home zones should be upgraded to link streets.
- Cul-de-sacs should be further looked at along the northern part site as the turning bay appears quite small in particular for service vehicles.
- A survey should be carried out on Hickeys Lane in relation to activity in that area.

5. Drainage, inter alia, Irish Water

ABP Comments:

- Irish Water have flagged upgrade works to be carried out therefore the applicant should ensure this is fleshed out prior to submitting an application indicating any 3rd party consents that might be required.

Prospective Applicant's Comments:

- Further discussion to be held with IW in relation to upgrades highlighted, this will be addressed at application stage.
- The overland flood path will be addressed further as per the PA's request.

Planning Authority's Comments:

- No major concerns flagged in relation to drainage any technical issues can be discussed offline with the applicant, the direction of the overland flow should be clarified at application stage.

6. Any Other Business

ABP Comments:

- Any additional items can now be raised for discussion that have not been flagged within the agenda.

Prospective Applicant's Comments:

- Contact will be made with the housing section in relation to Part V as per PA request.

Planning Authority's Comments:

- The housing section have not been contacted in relation to the Part V proposals.

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 **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.

Stephen O'Sullivan
Assistant Director of Planning
May, 2022