



An
Bord
Pleanála

S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016

Inspector's Report on Recommended Opinion ABP-305327-19

Strategic Housing Development	296 homes, a creche and facilities for GAA club
Location	Athboy, Meath
Planning Authority	Meath County Council
Prospective Applicant	Clann na nGael GAA and Homex Ltd.
Date of Consultation Meeting	14 th October 2019
Date of Site Inspection	4 th October 2019
Inspector	Stephen J. O'Sullivan

1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

2.1. The site adjoins the north-eastern edge of the built up area of Athboy. That town lies c60km north-west of Dublin and had a population of 2,445 at the 2016 census. The stated area of the site is 18ha including part of the Kells Road that runs north-east from the town centre. This road is part of the national secondary route N51. The boundary between its 50kph and 80kph zones is along the site's frontage. The western part of the site (Plot No. 1 of the submitted plans) is occupied by the GAA playing pitches and a clubhouse. Its access from the Kells Road runs between the curtilages of 2 detached houses. The western boundary of this part of the site adjoins the curtilage of a post-primary school. Its southern and eastern boundaries mostly adjoin the curtilages of detached houses, save for c60m where vacant land lies between this part of the site and the Kells Road. The site includes the curtilage of one of the detached houses east of the GAA grounds (Plot No. 2 on the plans). This house is part of a ribbon served by a minor road L80055 which lacks lighting or footpaths. This road runs from a junction on the Kells Road just inside the 50kph zone towards the countryside to the north of the town. The minor road is included within the site for a distance of 700m from the Kells Road. The central part of the site (Plot 3a) is agricultural land to the east and south of that road. An adjoining plot of agricultural land along the Kells Road (3b) is in the same ownership but is omitted from the current site. The remaining part of the site (4a) is further east between the Kells Road and the minor road. It is used as a sports ground served by prefabricated cabin. The ground on the site is relatively flat, with an even fall from

north to south. The site boundaries extend along the public streets into the town centre to allow a surface water outfall to be provided on the Athboy River by the Trim Road. The area of the site excluding public roads is given as 17ha.

3.0 Proposed Strategic Housing Development

3.1. It is proposed to build 296 residential units on the site. The housing mix is as follows-

	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Houses	-	52	109	59	-	220
Apts/Duplex		38	38	-	-	76
Total		90	147	59	-	296

3.2. The floor area of the proposed buildings is given as 32,846m² of which 785m² would be non-residential. It is proposed to provide a creche of 285m². It is also proposed to provide new grounds for the GAA club at the eastern end of the site with a clubhouse of 500m² and a car park as well as playing pitches.

3.3. The junction of the minor road on the site and the Kells Road would be closed and a new road would be built to its east that would supersede part of the existing road. The proposed road would have a new junction on the Kells Road. It would provide vehicular access to the proposed housing across the site as well as for the existing houses along the old road.

3.4. A 10 year permission will be sought. It is intended to carry out the residential development in the middle of the site first to generate funds for the new GAA facilities, upon whose occupation residential development on the existing grounds can occur.

4.0 Planning History

- 4.1. KA12/0546 – In March 2013 the council granted permission to retain portacabins, parking and GAA pitches for 3 years on the eastern part of the site.
- 4.2. KA 70752, 60697 and 50366 – the council refused permission for housing on the central part of the site three times between 2005 and 2008.

5.0 Policy

5.1. National Policy

The government published the National Planning Framework in February 2018. Objective 18a is to support the proportionate growth of rural towns with appropriately designed development that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services.. Objective 33 is to prioritise the provision of new homes where they can support sustainable development at an appropriate scale relative to location.

The applicable section 28 guidelines include -

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'). Chapter 6 of the guidelines refer to small towns with a population of less than 5,000. It states that development in such towns must be planned and contribute to compact settlements where local trips can be made on foot; that higher densities may be acceptable if they reinforce the character of the settlement; that housing there may offer alternatives to single houses in the countryside; and that the scale of new schemes would be proportionate to the pattern and grain of existing development. It recommends densities of 20-35dph for residential development on sites at the edges of the centres of those towns, and that consideration be given to some lower density development of 15-20dph on their peripheries as an alternative to one-off housing.
- Design Manual for Urban Roads and Streets'

- Sustainable Urban Housing: Design Standards for New Apartments (2018),
- Childcare Facilities – Guidelines for Planning Authorities
- The Planning System and Flood Risk Management (including associated Technical Appendices).

5.2. Local Policy

5.2.1. The Meath County Development Plan 2013-2019 applies. Athboy is categorized as a small town. Objective SS 12 is that such towns would cater for locally generated development and that growth occurs in tandem with local services, infrastructure and demand. Objective SS14 to that no proposal for residential development should increase the housing stock by more than 15% in the plan's lifetime. The development plan includes a map and statement that refer to Athboy. It states that the town has committed housing of 159 units and an allocation of 319 units under the core strategy. Most of the site is zoned residential under the plan apart from the eastern end which is zoned for Community Infrastructure. The existing GAA grounds are zoned as phase 1 new residential. An access point to those lands from the Kells Road is identified which would use the adjoining vacant land that was not included in the current site. The trees around the grounds are shown as 'to be preserved', The fields in the middle of the site are zoned residential phase 2. The zoning objective states that the phase 2 lands are not available for development under the plan.

5.2.2. Policy SP2 of the plan is –

To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:

i) The lands identified with an A2 "New Residential" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.

ii) The lands identified with an A2 "New Residential" land use zoning objective but qualified as "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan

5.2.3. Objective CF is –

To ensure that any future residential development on the lands identified for “A2” incorporating the existing Clann na nGael GAA grounds off the N51 (Kells Road) will only be developed once sufficient relocation works, to the satisfaction of the Planning Authority, for the GAA club has taken place onto a new site outside of the development envelop, to the north east of the town. The relocation shall be inclusive of footpaths and public lighting from the town to the facility, in tandem with the first phase of residential development. Access shall not be permissible from the N51 at a point where the general speed limit of 80 kph applies and national policy seeks to avoid the creation of additional access points onto national roads to which speed limits in excess of 60 kph apply. A shared entrance to serve the lands identified for G1 “Community Infrastructure” and A2 “New Residential” land use zoning objectives for lands east of the Gillstown Road shall be provided for.

The existing GAA grounds are identified as an opportunity site OS3.

6.0 Forming of the Opinion

6.1. Documentation Submitted

The prospective applicant submitted extensive documentation including drawings of the proposed development and –

- A Planning Report and Statement of Consistency
- An Environmental Report
- An Architectural Design Statement
- An Infrastructure Design Report
- A Site Specific Flood Risk Assessment
- A Site Investigation Report
- An Appropriate Assessment Screening Report and Natura Impact Statement
- A Traffic and Transport Assessment and DMURS Compliance Statement

6.2. Statement of consistency

10.106ha of the site is zoned residential, of which 3.474ha is in phase 1 and 6.632ha in phase 2, with 0.638ha being identified as existing residential. The density would be equivalent 30dph based on a net area of 9.819ha which omits land that is not zoned residential or which is occupied by public roads or the proposed creche. This meets the minimum density required under the 2009 sustainable urban residential guidelines. Linear open spaces and pocket parks would be provided through the scheme with one in each home zone. 2 car parking spaces per unit would be provided in line with the standards stated in the development plan. The proposed development would provide better facilities for the GAA club. It would also provide childcare facilities. Road links and those for pedestrians and cyclists will integrate the development with the surrounding development. The proposal is below the threshold for EIAR of 500 houses and will be subject to a screening process. Pre-application consultations with the council indicated that the a minimum density of 30dph was required, which led to the omission of plot 3b from the site and more housing on the remainder.

The proposed residential and community development is consistent with the objectives of the National Planning Framework. The housing allocation for Athboy is a matter for the council's core strategy to be concluded after consideration of the RSES. It is not unreasonable to expect the identification of suitable residential land will have regard to the emerging pattern of activity or lack thereof on phase 1 sites in the current plan period. Large areas of zoned land have not been brought forward in the manner anticipated in the current plan. The proposed development would be in keeping with the use zoning objectives that apply to the site for residential and community infrastructure. The development of community infrastructure at the eastern end of the site and 105 homes on the existing GAA grounds and adjacent land already in residential use is consistent with the phasing provisions of the development plan. The question arises as to whether the development of 191 homes on the agricultural land in the middle of the site is in keeping with the proper planning and sustainable development of the area. The current core strategy assigns 319 residential units to Athboy in the plan period of 2013-2019. The proposed ten year permission for 296 homes would provide 30 houses per year which is a sustainable level of new housing for the town. The proposed development would

provide community facilities and infrastructure to support the town, including a new local distributor road. There is capacity in the local schools to meet the demand that would arise from the proposed housing. The sports facilities would be within walking distance of the town centre and access on foot or bike will be facilitated. The proposed development has a childcare facility in line with local policy. The provision of public art can be considered. The prospective applicant considers that a density of 25dph would be appropriate here but the council referred to a minimum requirement of 30dph set out in the 2009 guidelines on sustainable urban residential development. The proposed development complies with this minimum. The development plan contains a statement on page 257 that it was considered prudent to retain the residential zoning of the existing GAA grounds because their possible relocation would provide a considerable planning gain. This confirms the significance of the development proposal within the overall context of the town. Objective CF expressly requires the provision of access to the new GAA facilities which the proposed development will provide with quality pedestrian and cycle links. Section 3.3 of the variation No. 2 to the development plan states that zoning in phase 2 infers a commitment on future zoning. The prospective applicants consider that the development would contravene Objective SP2 of the development plan due to the phasing that applies to much of the site, as set out in the answer to question 13 of the application form. The lands in question will be addressed in the review of the development plan. The board can grant permission in contravention of the provisions of the development plan if such is in keeping with the proper planning and sustainable development of the area. This should be done due to the importance of residential development on these lands to secure the community gain in the new sports facilities and because the actual delivery of housing in Athboy has not met the targets set out in the current development plan. The housing development needs to proceed in the order proposed to fund the GAA facilities. There was extant permission for 159 homes in Athboy when the 2013 plan was adopted. The plan's core strategy allocated 319 units to the town, a rate of 53 per annum. Only 33 homes had been built by the end of 2014, equivalent to a rate of 11 per annum. Housing is not being delivered at the required rate in Athboy. The proposed development would provide 30 units per annum over 10 years which would address this deficit. There is now extant permission for 132 homes in the town. Taken with the 105 houses

proposed on phase 1 lands, this leaves a deficit of 82 from the core strategy target of 319 houses. The deficit is equivalent to 14 homes per annum over a 6 year plan period. The proposed development on phase 2 lands would provide 19 houses per annum over 10 years which is only slightly more than the current deficit. So the proposed development is required to meet the housing demand specified for the town in the core strategy of the development plan. The proposed development would also allow new GAA facilities and the road to serve them to be provided so objective CF of the plan is critical to its consideration. The proposed development is therefore necessary to achieve the objectives of the development plan for Athboy and is a reasonable basis for an application under the SHD procedure.

The proposed development would meet the criteria of the 2009 sustainable urban housing guidelines. A statement asserting compliance with DMURS has been submitted by the prospective applicant's engineers. The proposed development has been prepared with due regard to the guidelines on flood risk management, appropriate assessment and childcare facilities.

The AA screening report stated that effects on the downstream SAC at the River Boyne and River Blackwater due to emissions of sediment or cement during construction could not be screened out and so an NIS should be prepared.

6.3. Planning Authority Submission

A review by the council in August 2019 noted that the core strategy had allocated 445 homes to Athboy. Permission for 161 has been granted. Construction has started on 34. 20.1ha of land is included in the phase 1 residential zoning. There is no permission on 12.3ha of it. The board should consider the submission from the prospective applicant. The density and design of the proposed development should be appropriate to its scale and location. The housing mix should be varied. The proposal has a good mix in terms of dwelling types/design. Open space should be overlooked. A 15% open space provision will be sought. The proposed development would provide 1.58ha or 16% of the net site area as open space. Proper private open space should be provided. A transport and traffic impact assessment should be submitted with any application. The documents should set out a capacity analysis for the new junction on the N51 and demonstrate its suitability for the transition from the urban to rural road network. The design of the proposed new roadway should be

shown to be proper. More information is required on the proposed street layout. The layout is overly dominated by kerb edge car parking which in several places is not properly accessible to the housing it would serve. Cycle parking should be provided. Adequate proposals have not been made for storm water drainage. Public art should be provided. The site is outside the ACA at Athboy and the development would not affect any protected structure or recorded monument. The site is in Flood Risk Zone C but there is a flooding problem recorded in the south-west of the site. It is not clear that this issue has been addressed. More information is required on the impact on the flora and fauna of the site. The proposal is for 296 residential units and so is below the threshold for EIA. An EIA screening report is required.

6.4. Other submissions

Irish Water has reported that it issued a confirmation of feasibility for 400 houses at this address subject to an agreement to deliver upgrades to the water infrastructure with a 100mm main upgraded to a 150mm man for 1.35km, and to carry out studies to confirm whether capacity is available at the town's wastewater treatment plan.

6.5. The Consultation Meeting

A section 5 consultation meeting took place at the offices of the board at 1430 on Monday 14th October 2019 between representatives of the board, the planning authority and the prospective applicants about the proposed development. A record of the meeting was made and is available. The main topics discussed at the meeting were –

- i. Compliance with the provisions of the development plan including its core strategy, zoning and phasing provisions
- ii. Compliance with Chapter 6 of the 2009 guidelines on sustainable urban residential development regarding small towns.
- iii. The proposed layout of streets, spaces and housing with regard to its integration with the existing town, urban design, compliance with DMURS, parking and road safety
- iv. Residential amenity for occupants and neighbours
- v. Water supply and drainage, and the potential for downstream effects on Natura 2000 sites

vi. Any other issues

Under item i) the board's representatives sought further elaboration and discussion on the implications of the 'phase 2' zoning that applied to the site and the clear statement in the development plan that such lands were not available for development under that plan. The council discussed the zoning history of the site under a previous local area plan and the current 2013 development plan, as well as the introduction of the phase 2 designated under variation no. 2 of that plan to give effect to its core strategy. The council stated that the preparation of the next development plan had paused pending the allocation of regional population targets to counties following the adoption of the RSES. It was not clear whether this process would support the maintenance of residential zoning on lands in the county that are currently designated as being in phase 2. Elected members had made submissions on a draft plan that referred to the current site. It is possible that future zoning in settlements may be addressed under local area plans rather than directly by the next development plan. The delivery of housing in Athboy had not met the targets set out in the 2013 development plan. The representatives of the board asked whether there were particular constraints on the development of the phase 1 zoned lands in the town that may have caused this shortfall. The council cited no such constraints. The prospective applicant also referred to the planning history of the site and the meetings that it has had with the council. The relocation and improvement of the GAA's facilities is a significant factor in the location and form of the proposed development. It requires development at a sufficient scale on the phase 2 part of the site to fund the new facilities. Development can only occur on the phase 1 lands currently occupied by the club after this has occurred. Housing has not come forward on the phase 1 lands in the town so its population targets have not been met. A 10 year permission is sought to allow the release of c30 homes per year, which would be in line with rate of growth for the town envisaged in the current plan. The proposed development would therefore meet the objectives of the development plan regarding the growth of Athboy in a proportionate manner and in a justified location, notwithstanding the phase 2 designation of part of the site.

Under item ii) the board's representatives noted that the population of Athboy, at c2,500, would place in the category of smaller towns under the 2009 sustainable urban residential guidelines. Policies for such settlements are set out in chapter 6 of those guidelines. They differ from those for cities and larger towns where SHD is usually proposed, with a greater emphasis on plan led development that is proportionate to and integrated with the existing built fabric. Lower and more variable densities are envisaged. The prospective applicant stated that the amount of proposed housing had been increased after consultation with the council in order to achieve a minimum density of 30dph which brought it within the SHD process. Different densities could be considered on different parts of the site which would be higher on the phase 1 lands beside the existing town and lower on the phase 2 lands in the middle of the site.

Under item iii) the board's representatives sought clarification as to whether the street layout would provide a suitable urban environment, noting *inter alia* the apparent high capacity of the proposed road through the middle of the site and its description as a distributor road, numerous spaces along streets that did not serve a clear purpose, and the omission from the site of lands between the existing GAA grounds and the Kells Road where the development plan indicated an access point. The prospective applicant argued that the proposed development would be properly integrated with the existing fabric of the town. Its recent growth from its historic core at a bridge over the river has been largely towards the south and west. The proposed housing to the north-east of the core would balance this. It would also adjoin a second level school and a sports club. Its streets would link Oldcastle Road to the town. Within the scheme a hierarchy of routes and spaces would be provided, including a village green that would support active uses and a series of smaller open spaces and home zones. A major road would be provided across the site with suitable frontage provided by apartment buildings. Active frontage would be provided on the road along the north of the site leading to the proposed GAA facility. Pedestrian and cycle links to that facility would be provided from the existing town using linear green spaces. The layout of the scheme adheres to the principles of DMURS, catering to pedestrians before motorists. Car parking would be provided to the side of houses in the home zones to avoid it dominating the public realm. Each

area within the proposed development can be brought forwards as a stand-alone scheme. A landscape design rationale sets out a series of spaces including larger ones and pocket parks. Natural desire lines are respected, and the scheme would facilitate movements parallel to the main road along the N51. The council observed that the proposal was permeable with links to the main street and schools. A compact form of development was proposed on the south-western part of the site. Buildings need to properly address corners. The submitted traffic and transport assessment confirms that the proposed roads comply with DMURS, but the distributor road may facilitate speed. DMURS advice note 4 on transition zones is relevant to this site. The compliance of the proposed junction on the N51 would need to be demonstrated. Pedestrian and cycle links to the GAA grounds are important. A table should be provided setting out parking provision. The prospective applicant stated that it had no difficulties with the council's roads submission. Both DMURS and DMRB may be relevant to the public roads on the edge of the town. The board's representatives noted that if the roads need to depart from DMURS, then this raised questions about the location and principle of residential development. The proposed junction on the N51 may affect the operation of part of the national road network where the 80kph speed limit applied and that TII would be consulted on any application. Adequate parking would be required for the GAA grounds, and the separate pedestrian access to it should be open when the grounds are in use.

Under item iv) the prospective applicant stated that Athboy had struggled compared to other towns in the region, and the proposed GAA facilities would be a major planning gain. Links between the existing town and the new facility could be provided by a larger development that includes the phase 2 lands. The board's representatives referred to the applicable standards that would be used to ensure that adequate residential amenity would be provided, including those in the development plan and the apartment design guidelines. They also queried the layout of the proposed apartment buildings and whether they would provide adequate privacy at ground floor level and convenient access from the streets and car parking serving them. The prospective applicant stated that these issues could be addressed.

Under item v) the prospective applicant stated that it was in consultation with Irish Water and that the matters raised in its submission had been clarified and that the required works on the foul sewerage system can be agreed between them. They may require third party consents. The required works on the watermain would be in the public road and such consent may not be necessary. The council restated its position that the area at the western edge of the site where a flood event was recorded by the OPW was not properly addressed in the submitted Flood Risk Assessment. Its catchment includes the N51 and land on the other side of that road. The council and the prospective applicant stated their intention to consult further on the matter. In relation to AA, the board's representatives advised that the documentation submitted with any application would have to have regard to the applicable tests regarding screening, which refers to likely significant effects, in light of recent court decisions.

Under item vi) the prospective applicant referred to the growing activity in the GAA club, the inadequacy of its current grounds and the benefit to the community that would arise from the proposed sporting facilities particularly for children and young people. The board's representatives noted the size of the site is over 10ha and stated that the board has previously applied the site area threshold for EIA to housing developments of less than 500 units on sites of more than 10ha. The consent of the legal owners of the site would be required for any application. The prospective applicant's stated that the legal ownership of the GAA grounds is vested in trustees whose consent would be submitted.

7.0 Conclusion and Recommendation

Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.

Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the elements that are set out in the Recommended Opinion below.

Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act:

requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

8.0 Recommended Opinion

The Board refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted **requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**

In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

1. Further consideration of documents as they relate to the Principle of the Development including a detailed report setting out
 - the full rationale for the development of the phase 2 lands on the site;
 - the appropriateness of the subject lands for the scale of development proposed having regard to the position of Athboy in the settlement hierarchy;
 - demonstration that the subject lands are sequentially appropriate for development having regard to the extent of zoned land and extant permissions in the settlement of Athboy as a whole
 - full details of the extent of infrastructure required to serve the subject area.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Further consideration of documents as they relate to the development strategy for the site and the advice on development in small towns set out in chapter 6 of the 2009 Guidelines on Sustainable Residential Development in Urban Areas in relation to *inter alia* the scale, form and density of the development and its integration with the built form of the existing town.

Residual spaces without function or which may form barriers to future connections to adjoining land should be avoided. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Further consideration of the documents as they relate to the layout and design of streets within the development and the requirements of DMURS regarding permeability and connections with existing street network; hierarchy of routes and street function; blocks sizes; enclosure including building frontage, furniture and planting along streets; parking; widths of carriageways and footpaths; pedestrian crossing points; and types of junctions and corner radii. The submitted documents should demonstrate specific compliance with the particular stated provisions of DMURS. Generalised assertions regarding principles are not sufficient. If any cycle facilities are proposed the specific compliance with the particular requirements of the National Cycle Manual should be demonstrated by the documents. The access point from the Kells Road towards the zoned land occupied by the GAA club that is indicated on the development plan map for Athboy should also be addressed in the documentation. A table should be provided showing the proposed car and bike parking provision in relation to development plan standards for the housing, creche and sports facility.
4. Further consideration of the documents as they relate to AA and EIA. The documentation submitted should have regard to the criteria for screening for AA set out in legislation and interpreted in recent court judgments. The documentation submitted in relation to EIA should have regard to threshold for the site area of urban development set out at Class 10(b)(iv) of Part 2 of Schedule 5 of the planning regulations.
5. Further consideration of the documents as they relate to water supply and drainage for the development. The extent of upgrade works to the foul drainage and water supply networks required to serve the development

should be set out after consultation with Irish Water, including details as to whether any other statutory consents would be required to carry them out. The Site Specific Flood Risk Assessment should be revised after consultation with the planning authority.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. The Minister for Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. An Taisce — the National Trust for Ireland
7. The Meath County Childcare Committee

Pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:

1. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.

2. A phasing scheme for the development which would indicate how open space and access for the proposed housing and other facilities would be provided in a timely and orderly manner.
3. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
4. A draft construction management plan
5. A draft waste management plan.

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Stephen J. O'Sullivan

Planning Inspector,

28th October 2019