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**APPENDIX 2**

**PRE-PLANNING CONSULTATION**

**Pre-planning Consultation held 20<sup>th</sup> July 2022 @12pm – Dundalk Council Chamber**

**Pre-Planning Records – PP22-170**

In attendance:

Officials: Joanna Kelly, Senior Planner,  
Turlough King, Senior Executive Planner  
Frank Magee, Senior Executive Engineer

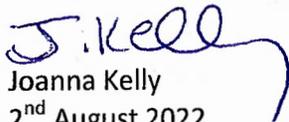
Applicant's Team: Stephen Peck, Planning Consultant  
Raymond Moore and Val Markey of Hibernian Steel  
Niamh Murray, Boylan Consulting.

- Prospective Applicant advised that documentation has been recorded and meeting is being held pursuant to the provisions of Section 247 of the Planning and Development Act which was welcomed by them.
- Applicant provided an overview of the nature of the business – supplier of steel products to the Irish construction industry. Proposal involves the provision of hot dip galvanising machinery within the building. All processing takes place within the building with some storage outside in the yard. It was set out that a single operational service was required and this site offered that potential.
- JK advised that the lands are zoned 'employment generating lands' and as such the principle of the proposal is acceptable even though the use may be considered 'heavy industry'. The site is somewhat detached from remaining employment generating lands. However, applicant is advised to consult with the HSE regarding SEVESO regulations and whether the activity/storage of particular chemicals etc. would result in the site being classified as such. This is critical to establish given the proximity of two residential units which would potentially fall within the zone of influence.
- Previous history associated with the site noted. TK indicated that the masterplan should be at strategic overview level which establishes the access and connectivity on the overall lands. The layout has been established by previous permissions and works on the overall lands. Justification for locating at this site should be provided as part of the application and within the overall masterplan.
- Proposal requires EIAR as outlined by applicant. PANCR will be developed and consideration of traffic to be addressed in EIAR.
- Screening and/or Stage 2 Appropriate Assessment to be provided with application.
- NM indicated that there is a difference of levels across the site which it was proposed to dig into the site by c. 2.5m in places. FFL would be below the houses and would help mitigate against noise.
- Landscaping details should be carefully considered to act as noise mitigation and visual screening.
- JK queried if the foul pumping station permitted under 18/822 was still required. It was indicated that most likely that it wasn't but this would be established in due course.

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- IW pre-connection enquiry required.
- FM indicated that the development is below the TII threshold for assessment. Mobility management plan should be provided including consideration of active travel measures, footpath connections etc to be considered. FM enquired as to whether it was intended to connect to the public road. Applicant indicated that there was no position on this at the moment.
- Flood risk assessment required including surface water infiltration details.
- Consideration to be given to the processed water v surface water discharge.
- Clarity required as to whether the activity will be subject to an IED licence.
- Applicant advised record of meeting would issue.

Meeting ended.

  
Joanna Kelly  
2<sup>nd</sup> August 2022

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