



An
Bord
Pleanála

**Case Reference:
ABP-302349-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 232 dwelling units, creche and all associated works
Bryanstown, Beamore Road, Drogheda, Co. Meath .**

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Timing and Phasing of Development

Further consideration and/or justification of the documents as they relate to the development of Phase II residential lands as identified in the Meath County Development Plan and the possible prematurity of development at this location pending the completion of the Regional Spatial and Economic Strategy and the consequential review of the Meath County development plan. Further consideration of these issues may require an amendment to the documents

and/or design proposal submitted. Where it is proposed to develop the subject lands prior to the adoption of the Regional Spatial and Economic Strategy and the preparation of a new development plan, a planning rationale/justification for the release of these Phase II residential lands should be submitted which has due regard to Phase I residential lands which remain undeveloped within the Drogheda Northern and Southern Environs Local Area Plans.

2. Urban Design Framework Plan

Further consideration and/or justification of the documents as they relate to the Urban Design Framework Plan which is required to be prepared for the Bryanstown Lands in which the development site is located. The framework plan should provide a coherent structure which form the basis for design of individual land parcels within the framework plan lands into the future.

The Framework Plan should demonstrate consistency with the overarching principles and objectives set out in the Drogheda Southern Environs Local Area Plan. Further consideration should be given to the movement framework providing for legible linkages across the plan lands; integration of future development on these lands as an integral part of the built-up area of Drogheda Town as espoused by the Local Area Plan; the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the principles of Design Manual for Urban Roads and Streets.

Further consideration of the overall development strategy should address the quality of the public realm and how it is proposed to create a sense of place and a discernible focal point within the overall framework plan lands including general guidance on inter alia, density, block layout and heights for the overall lands.

Further consideration should also be given as to how the development strategy and phasing proposals for these framework plan lands is consistent with the sequential approach advocated in the local area plan for the release of those areas closest to the existing built up area first. Further consideration of these

issues may require an amendment to the documents and/or design proposals submitted.

3. Movement and Transportation

Further consideration and/or justification of the documents as they relate to vehicular, cycle and pedestrian connections including legibility and permeability through the development site to contiguous residential and remaining framework plan lands.

Further consideration should be given to how the proposed street hierarchy and access arrangements are consistent with the principle of the Design Manual for Urban Roads and Streets. Consideration should also be given to connections from the development site to the urban centre of Drogheda including delivery and phasing of the proposed distributor road and consideration of public transport routes through the framework plan lands and development site. Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

4. Urban Design Response, Density, and Layout

Further consideration and/or justification of the documents as they relate to the rationale of the proposed residential layout and urban design response with particular regard to the creation of distinct neighbourhood areas within the overall site, the creation of active and aesthetically pleasing urban street frontages particularly along the R-108 and the proposed distributor road, and how the development including consideration of the phasing arrangements contribute to the creation of a high quality urban expansion of Drogheda town.

In addition, further consideration should also be given to the density, unit mix and typology and hierarchy of public open spaces including the use/linking of green corridors throughout the scheme. Further elaboration including illustrations of how the site analysis/context informed the proposed layout and urban design

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

5. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management for the framework plan lands and for the site. This further consideration should have regard to the requirements of the council in respect of surface water treatment and disposal as set out in section 8.5.2 of the planning authority's opinion. Any surface water management proposals should be considered in tandem with any flood risk assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices'). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A site layout plan which clearly illustrates the overall movement and transportation hierarchy for the proposed scheme.
2. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous residential lands and the R-108.
3. Details of existing and proposed levels across the development site relative to adjoining lands in particular contiguous residential properties.

4. All existing watercourses and utilities that traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
5. Details in respect of the proposed residential units including a schedule of Accommodation and Quality Assessment Report which has regard to Specific Planning Policy Requirements set out in the Sustainable Urban Housing: Design Standards for Apartment Guidelines, Guidelines for Planning Authorities as they pertain to the proposed development. A Building Life Cycle Report in respect of the proposed apartments.
6. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture and boundary treatments should be submitted.
7. A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
8. A construction and demolition waste management plan.
9. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the distributor road within the framework plan lands, public open space and Part V provision.
10. A site layout plan indicating all areas to be taken in charge.
11. Relevant consents to carry out works on lands that are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.

Also, 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:

- Louth County Council
- Eastern and Midlands Regional Assembly
- Inland Fisheries Ireland
- Irish Water
- Transport Infrastructure Ireland
- Córas Iompair Éireann
- Minister for Culture, Heritage, and the Gaeltacht
- Heritage Council
- An Taisce – the National Trust for Ireland
- Meath County Childcare Committee

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 2018 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette

Assistant Director of Planning

11th October 2018