



An
Bord
Pleanála

Case Reference:

ABP-303309-18

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 352 no. residential units (176 no. houses and 176 no. apartments), childcare facility and all associated site works.

Colp West, 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 set out in the statutory county development plan and the possible prematurity of development at this location pending the completion of the review of both the Louth and Meath county development plan process and the more strategic planning policy context in particular the draft Regional Economic and Spatial Strategy which contains an

objective RPO 4.8 relating to the preparation of a Joint Urban Plan for Drogheda.

An appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended by Section 53 of the Act of 2018, that outlines consistency with the relevant development plan and that specifically addresses any matter that maybe considered to materially contravene the said plan should be provided. In this context reference should be made to the draft Regional Economic and Spatial Strategy and the Joint Urban Plan which will replace existing statutory plans for the area.

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

2. Development strategy and design rationale

Further consideration and/or justification of the documents as they relate to the overall development strategy and design rationale for the lands, which has regard to inter alia,

- delivery of enabling infrastructure to facilitate access to the development site;
- the site-specific characteristics of the development site including the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas;
- the principles of Design Manual for Urban Roads and Streets including a street hierarchy;
- the extant permissions and intended/proposed developments within the applicant's landholding contiguous to the site;
- access and linkages to designated 'WL – commons lands' within the applicant's ownership which are contiguous to the development site;
- connections over the railway line to Grange Rath development and Southgate located further west;

- provision of appropriately located and functional open space areas;
- urban design rationale and creation of strong urban streetscapes;
- unit mix and typology;
- quality of public realm including boundary treatment considerations
- phasing of proposed development.

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 proposal submitted.

3. Enabling road infrastructure and access to site

Further consideration and/or justification of the documents as they relate to enabling road infrastructure providing access from Colpe Road to the development lands. While these enabling works were subject to a previous application Planning Reg. Ref. No. LB/180620 and as this permission has yet to be implemented, the prospective applicant should be satisfied that these works will be complete / substantially complete prior to making an application. Consideration may need to be given to their inclusion within the red-line boundary of this application where the road infrastructure has not advanced at time of making an application. In this regard, further consideration should be given to the street hierarchy and function of roads including improvements in the roads layout and/or junction designs to ensure compatibility with the principles set out in DMURS in the interests of all road users.

4. Connections and Legibility

Further consideration should also be given to the documents as they relate to vehicular, cycle and pedestrian connections, legibility and permeability to and through the site. A pedestrian/cycle connection from the development site over the railway line to Grange Rath and Southgate (further west) should be considered so as to assist in the integration of the lands/orderly phasing of development pending the timely delivery of further community/neighbourhood

services identified in the masterplan lands. Consideration of the passive surveillance of these connections should also be considered.

Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

5. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management 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 7.6.2 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'). In this regard, consideration should be given to objective Flood Risk FR POL 3 in the Drogheda Southern Environs Local Area Plan. 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 masterplan which contains the zoning objectives for this area super-imposed to determine consistency with land use zoning objectives. All proposed/intended land uses, temporary or otherwise should be clearly identified in the interests of clarity.
2. Having regard to the local road network serving the immediate area and its ability to accommodate additional traffic and/or accesses, the prospective applicant should demonstrate the suitability of the proposed vehicular access

arrangements for the subject site and impact on the Colpe and Mill Roads in the absence of the link road from the site to the Marsh Road, and to consider or address any issues in respect of access to adjoining lands, in particular ensuring that the proposed development subject of this SHD pre-application does not unduly prejudice the future development of adjoining zoned lands particularly to the north.

3. A site layout plan which clearly illustrates the overall movement and transportation hierarchy for the proposed scheme.
4. Photomontages and cross sections showing how the development will interface with adjoining lands including the railway line to the west.
5. Details of existing and proposed levels across the development site relative to adjoining lands.
6. All existing watercourses that traverse the site including any proposal to culvert/re-route existing drains should be clearly identified on a site layout plan.
7. Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
8. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).
9. A construction and demolition waste management plan.

10. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals having regard to sub-catchments within the scheme and Part V provision.
11. A site layout plan indicating all areas to be taken in charge.
12. Appropriate assessment screening report and if appropriate a Stage 2 Natura Impact Statement.
13. A revised Archaeological Assessment Report to reflect the comments from the Department of Culture, Heritage and the Gaeltacht which addresses, *inter alia*, the method of preservation of the archaeological sites and their conservation and presentation within the context of the proposed development.
14. Prospective applicant needs to satisfy himself and the Board in the event of making an application that the proposed development is not mandatory for the purposes of Environmental Impact Assessment particularly having regard to any changes in the red-line boundary consequent to the consideration of matters raised in the Opinion. In the event, that the development is considered sub-threshold, the information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted.

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:

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority

4. Development of Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. An Taisce – National Trust for Ireland
7. Meath County Childcare Committee
8. Louth County Council

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.

Tom Rabbette
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,2019