



An
Bord
Pleanála

**Case Reference:
ABP-303439-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 662 no. residential dwellings (509 no. houses and 153 no. apartments), neighbourhood centre, creche and associated site works. Rathmullen Road, Rathmullen, 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.

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.

Vehicular Access, Roads Layout, Pedestrian and Cycle Connections

Further consideration/justification of the documents as they relate to vehicular access, roads layout, pedestrian and cycle connections, in particular:

1. The replacement of the proposed roundabout at the Rathmullen Road access with a signalised junction;
2. The provision of a cycleway, footpath, public lighting and road drainage along the Rathmullen Road / Sheephouse Road frontage of the site;
3. The achievement of satisfactory vehicular, pedestrian and cycle access to the creche and adequate car and cycle parking provision at the neighbourhood centre;
4. The achievement of satisfactory pedestrian and cycle connections to the Oldbridge Road and the Boyne River walkway from the proposed park at the northern end of the site, with due consideration to the changes in ground levels across this area, along with related landscaping measures;
5. The accessibility of the proposed pump station to HGVS with autotrack analysis.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

Design and Layout of Residential Development

Further consideration/justification of the documents as they relate to the design and layout of residential development. The proposed development shall have regard to the site's context and locational attributes including its elevated position overlooking the M1 and the Boyne Bridge and adjacent to the UNESCO Brú na Bóinne World Heritage Site. The prospective applicant should satisfy themselves that the proposed design and layout provide the optimal urban design and architectural solution for this site and are of sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. In this regard, the submitted documents should allow for particular consideration of the need to create a strong urban frontage to the Rathmullen Road and Sheephouse Road and the contribution of a high quality public realm at this location, with integrated pedestrian and cycle facilities and landscaping. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

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. Landscape and Visual Impact Assessment with photomontages, to include, *inter alia*, consideration of visual impacts on the M1, the Boyne Bridge and the UNESCO Brú na Bóinne World Heritage Site and to have regard to relevant development plan landscape designations
2. Landscaping proposals to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site; (ii) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces.

3. Traffic and Transport Impact Analysis, to be prepared in consultation with Louth County Council.
4. Rationale for proposed parking provision with regard to development plan parking standards and to the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include details of parking management for the apartments. The proposed car and cycle parking provision should include areas designated for parking or drop off purposes associated with the neighbourhood centre and childcare facility.
5. Detailed surface water drainage proposals to address issues raised in the submitted Opinion of Meath County Council dated 8th February 2019.
6. Archaeological Impact Assessment to be prepared in consultation with the National Monuments Service.
7. Topographical survey of the site and detailed cross sections to indicate existing and proposed ground levels across the site, proposed FFL's, road levels, open space levels, etc. relative to each other and relative to adjacent lands and structures including public roads, the M1 and the Boyne River.
8. Map of areas to be taken in charge.
9. Assessment of potential impacts on residential amenities due to noise from the M1, along with related mitigation measures if necessary.
10. Rationale for proposed childcare provision with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in

the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.

11. Assessment of the capacity of schools in the area.

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. Department of Culture, Heritage and the Gaeltacht
5. An Taisce-the National Trust for Ireland
6. The Heritage Council
7. Failte Ireland
8. An Comhairle Ealaíonn
9. Meath and Louth County Childcare Committees
10. 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

Assistant Director of Planning

,2019