



An
Bord
Pleanála

Case Reference:
ABP-304876-19

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 217 no. residential units (137 no. houses, 80 no. duplex apartments), creche and associated site works.

Lands at Newtownstalaban, Newfoundwell Road, Drogheda, Co. Louth.

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. Urban Design Response, Layout and Density

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 Newfoundwell Road and Newtown Road and within the development site itself.

Further consideration and/or justification of the documents as how the proposed design and elevational treatments interface with existing adjoining residential properties, boundary to the playing fields, the Newtown Road and dis-used railway line to the south to ensure a qualitative design response with optimal passive surveillance of streets and public open spaces throughout the scheme.

Further consideration should be given to the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines and also reference to the Design Manual for Urban Roads and Streets and how the proposal specifically responds to these criteria having regard to the site characteristics.

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

2. Connections and Permeability

Further consideration of how the layout, future connections, access arrangements street hierarchy and parking configurations are consistent with, inter alia, the principles of Design Manual for Urban Roads and Streets should be provided.

Further consideration should also be given to the proposed shared surfaces and the functionality/usability of these spaces vis-à-vis their location relative to private housing and proposed boundary treatments to ensure optimal accessibility/usability by all residents.

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

3. Surface water management and Flood Risk

Further consideration of documents as they relate to surface and storm water management for the development lands and the risk for displaced or increased discharge of waters downstream in the Boyne River. 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') and include hydraulic modelling where considered appropriate. 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. Details demonstrating that the qualitative and quantitative standards of the proposed residential units having specific regard to the provisions of Specific Planning Policy Requirements contained in inter alia the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2018. In this regard, access proposals from housing units to private amenity spaces should be clearly indicated.
2. Full set of plans, particulars including elevations pertaining to all house types proposed which clearly identify access to private amenity spaces. Cross-sections and photomontages should also be submitted particularly at key interfaces such as Newfoundwell Road, Newtown Road and the dis-used rail-line.
3. Details of proposed external finishes to residential units, street furniture, play equipment, surface finishes etc. should be submitted.
4. An Appropriate Assessment screening report and/or Natura Impact Statement if considered necessary, which should consider inter alia the issue of surface water run-off and in-combination effects of relevant Natura 2000 sites.
5. Details of undergrounding or re-routing of any utilities that may exist on site.

6. A site layout plan indicating pedestrian and cycle connections through the development lands to existing and proposed transport modes in the vicinity. Details of the permitted Part 8 scheme to Newfoundwell Road regarding pedestrian/cyclist enhancements should be clearly indicated for clarity.
7. A construction and demolition waste management plan should be provided.
8. A phasing plan for the proposed development which clearly indicates the surface water management proposals and open space provision for each phase.
9. A site layout plan indicating all areas to be taken in charge.
10. 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).

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. Minister for Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. An Taisce – the National Trust for Ireland
5. Córas Iompair Éireann
6. Transport Infrastructure Ireland
7. Louth 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 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

September, 2019