



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-304902-19**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 270 no. apartments including 2 no. commercial units, childcare facility and associated site works.**

**Scotch Hall/South Bank Development, Marsh 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. Movement and transportation including car-parking**

Further consideration of movement (pedestrian, cyclist and vehicular) within and through the development site including the configuration and quantum of parking spaces. Further consideration including a planning rationale for the quantum of parking spaces should be submitted which has regard to local and national policies in this regard. A Parking Demand and Transportation

Management scheme should be submitted which clearly sets out how it is intended to manage parking within the development site and/or multi-storey car park so as to service the development site and existing permitted development and to reduce parking demand generally.

Further consideration should also be given to the need for the extent of service access routes through the development lands, traffic management flows to and within the site and how the development lands will connect into the extant permission on adjoining lands to the east and how such arrangements are consistent with the principles of Design Manual for Urban Roads and Streets. Consideration should be given to the ease of pedestrian movements through the site in particular crossing points vis-à-vis configuration of parking spaces, location and quantum of outdoor bicycle stands along key access routes.

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

## **2. Layout, height and unit mix including visual impact**

Further consideration and/or justification of the documents as they relate to the proposed layout vis-à-vis integration with existing permitted developments in particular the Phase II lands which are partially constructed and adjoining lands to the east of the site.

Consideration should also be given to the provisions of, inter alia, local planning policies regarding height, unit mix etc. and the provisions of national planning policies which set out the need to ensure that developments proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/enhance the character and public realm of the area. Consideration should be given to the integration of the proposed development with existing and permitted developments along the waterfront. Consideration and/or further elaboration

of the proposed visual impact on the existing built environment should also be submitted.

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/local area plan and that specifically addresses any matter that maybe considered to materially contravene the said plan should be provided. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

In addition, with regard to urban design and public realm, further consideration of the proposed external finishes and street furniture so as to provide an optimal, cohesive and qualitative design response along the waterfront.

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

### **3. Future Residential Amenity**

Further consideration of documents as they relate to the future residential amenity of the proposed apartments. In this regard, consideration should be given to the provisions of the Design Standards for New Apartments – Guidelines for Planning Authorities, 2018 in particular the specific planning policy requirements contained therein and how the proposed residential units comply with such policies.

Further consideration of the daylight and sunlight analysis and proposed layout/design so as to demonstrate reasonable levels of light in the proposed residential units. Regard should also be given to the aspect from residential units. Regard should be given to the quantitative performance approaches to daylight provision outlined in guides like the BRE guide 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2:2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' and also the provisions of

section 6.7 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities.

Consideration should also be given to the qualitative nature of balconies particularly having regard to micro-climate along the waterfront.

Further consideration of this issue 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 contextual layout plan which indicates the layout of adjoining developments (existing and proposed), photomontages and cross section at appropriate intervals for the proposed development including details of how the proposed development interfaces with contiguous lands and adjoining roads (existing and proposed).
2. All existing utilities that may traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
3. A site layout plan indicating pedestrian and cycle connections through the development lands including the waterfront.
4. A construction and demolition waste management plan should be provided.
5. Details clarifying that the waste from the development lands meet the Waste Acceptance Criteria as set out in the Contamination Risk Assessment and/or alternative proposals to deal with such waste as appropriate.

6. A Building Life Cycle Report as per Section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities 2018.
7. A phasing plan for the proposed development.
8. A site layout plan indicating all areas to be taken in charge.
9. Information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 (if an Environmental Impact Assessment report is not being 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. The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
3. The Heritage Council
4. An Taisce – the National Trust for Ireland
5. Transport Infrastructure Ireland
6. National Transport Authority
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.

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Tom Rabbette  
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September, 2019