



An  
Bord  
Pleanála

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

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP-305869-19**

**Proposed Development: 201 no. apartments and associated works.**

**Site to the northwest of the Dublin Road, to the north of the existing Southgate Centre, and to the southwest of the existing Grange Rath residential development, 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 constitute a reasonable basis for an application for strategic housing 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. Rationale for the proposed entirely residential development on C1 zoned lands to address the housing need in the area, residential density, housing mix and adjacent land uses in the context of local and national policy

objectives for the development of Drogheda and the overall development of the C1 zoned lands at this location.

2. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The report should also demonstrate that the development provides the optimal architectural solution and sustainable development of the site and in this regard, the proposed development shall be accompanied by an architectural report and accompanying drawings which outlines the design rationale for the proposed height and design strategy having regard to inter alia, national and local planning policy, the site's context and locational attributes.
3. A site layout plan that clearly indicates pedestrian connectivity from the subject site to and through the site to the Southgate Shopping Centre, indicating pedestrian routes including through the adjacent lands outside the development site boundary.
4. Housing Quality Assessment with regard to relevant national and local planning policy on residential development.
5. A life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.
6. Rationale for proposed public open space provision with regard to national and local planning policy on residential development.
7. Comprehensive landscaping proposals to include details of hard and soft landscaping, play equipment (if provided), boundary treatments, delineation of public and communal open space provision, pedestrian and cycle facilities, public lighting, Arboricultural Impact Assessment, tree protection measures, car and cycle parking areas and refuse storage areas.

8. 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, drainage infrastructure, landscaping, etc. relative to each other and relative to adjacent lands and structures including public roads.
9. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development. The analysis should also consider potential overshadowing impacts on adjoining residential areas.
10. 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 consider the existing and proposed car parking provision in the context of the available car parking at the Southgate Centre and the existing and projected demand for same with regard to current and proposed land uses at the Centre, also details of car parking management.
11. Landscape and Visual Impact Assessment with photomontages, to include, inter alia, consideration of visual impacts on the Dublin Road, the Colpe Road and surrounding residential areas.
12. Traffic and Transport Impact Analysis, to be prepared in consultation with Louth County Council.
13. Road Safety Audit and Quality Audit
14. Archaeological Impact Assessment to be prepared in consultation with the National Monuments Service.
15. Rationale for proposed childcare provision (or omission of same) 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.

16. AA Screening Report
17. Water infrastructure proposals to meet the requirements outlined in the submission on file of Irish Water dated 12th December 2019.

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.

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Tom Rabbette  
Assistant Director of Planning  
January, 2020