



An
Bord
Pleanála

**Case Reference:
ABP-306875-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 242 no. residential units (86 no. houses, 156 no. apartments), childcare facility and associated site works.

Old Slane Road, Mell/Tullyallen, 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. Landscape strategy

Further consideration/justification of the documents as they relate to the design and layout of the residential development with particular regard to the landscape masterplan. The prospective applicant should satisfy themselves that the proposed design and layout provide the optimal urban design and landscape 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, having regard to the requirements of Design Manual for Urban Roads and Streets (DMURS), the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018) and 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (2009).

The submitted documents should allow for particular consideration of the site topography and the incorporation and usability of open space planned along the Kenny Stream and associated steep ravine. Access to and supervision of the landscape character around the ravine should be explored in greater detail and a rationale for its greater integration into the overall development should be considered. In addition, open spaces planned along the boundary of the M1 should demonstrate their usability in terms of passive surveillance from planned homes and impacts from proximity to the motorway. In all cases appropriate Computer Generated Images and cross-section drawings through the streets and open spaces should be submitted to show changes in levels and inter alia, the interface of boundary treatments to public open spaces/streetscape.

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

2. Pedestrian and Cycle Connections

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

- a) The achievement of satisfactory pedestrian and cycle connections from the north of the site to commercial and retail amenities along the R168.
- b) A detailed report outlining any works to be undertaken to the Slane Road in terms of pedestrian and cycle facilities, public lighting and any road/footpath upgrade works necessary to facilitate the development and provide for appropriate connections to the wider area. The report should also detail who is going to undertake the works required and the timelines involved relative to the construction and completion of the proposed development. Letters of consent should be provided for any lands outside the control of the applicant and appropriately detailed cross sections at regular intervals should be provided.

- c) Any Traffic and Transport Assessment should include the impacts of utilising the local road to the east of the site (L95109-8), it is narrow and unsuitable for two way traffic. An assessment of traffic implications for this route as a result of the development is required.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the pedestrian and cyclist connections component 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. A report that addresses issues of residential amenity specifically how the development will limit the potential for overlooking and overshadowing. The report should include full and complete drawings including levels and cross sections showing the relationship between the development and significant landscape features and open spaces, passive supervision opportunities over open space should be maximised. Particular attention should be paid to the centralised courtyards associated with apartment units, and any report should demonstrate the usability and attractiveness of these spaces as an appropriate amenity for future occupants.
2. A Traffic and Transport Assessment, including a mobility management plan, which would include specific and quantifiable measures to facilitate the demand for travel and for parking arising from the development, and information as to where the responsibility would lie for the ongoing implementation of each measure.
3. A report that specifically addresses the proposed materials and finishes and the requirement to provide high quality and sustainable finishes and details.

4. A schedule of accommodation and a long term management and maintenance structures plan (life cycle report), in accordance with section 6 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018.
5. In the context of the information required above, a detailed photomontage report which includes the detailing of the finishes of the proposed structures and additional photomontages from strategic viewpoints.
6. A site layout plan indicating what areas are to be taken in charge by the planning authority.
7. Assessment of potential impacts on residential amenities due to noise from the M1, along with related mitigation measures if necessary.
8. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals and Part V provision.
9. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.
10. 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 as a standalone document.

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. Louth County Childcare Committee
10. Meath County Childcare Committees
11. Meath 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
June, 2020