



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-306878-20

Proposed Development: 357 no. residential units (169 no. houses, 188 no. apartments), childcare facilities and associated site works.

Colp West, 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. Notwithstanding that the proposal constitutes a reasonable basis for an application;
 - a) the prospective applicant should satisfy themselves that the Natura Impact Statement and Screening for Appropriate Assessment to be submitted with

the application satisfactorily addresses the points raised by the reason for refusal issued by the Board, ABP-305703-19 refers. In addition, the comments of the Meath County Council Heritage Officer dated 29 April 2020 and contained in the Planning Authority's Opinion, found at Appendix 2, page 20 should be addressed in full.

- b) likewise, and in relation to an Environmental Impact Assessment Report (EIAR) if it is to be submitted, the prospective applicant should satisfy themselves that the EIAR satisfactorily addresses the points raised by the Council's Heritage Officer in the same submission with relation to 'Biodiversity'.

All new and updated environmental survey data should correspond and cross reference with all documentation including but not limited to the NIS, AA Screening Report, Construction Environmental Management Plan and so on.

2. a) A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets and the National Cycle Manual, as well as a map illustrating pedestrian, cycle and vehicular links from each part of the proposed development on the site to the rest of the town.

b) Design details concerning the proposed pedestrian/cycle bridge over the railway should be adequately designed to maximise safe and well supervised use and should be considered for Phase 1 of the development.
3. Surface water disposal and treatment details as specified by the Water Services Planning Department of the Council dated 27/03/2020 and found at Appendix 2, page 22 of the Planning Authority's Opinion.
4. Proposals for the taking-in-charge of common areas, services and facilities in the development. Streets and footpaths/cycle links should be shown up to the boundaries of the site and facilitate future access. Ongoing management and maintenance, including a building lifecycle report for apartment buildings in accordance with section 6.13 of the 2018 Apartment Design Guidelines. The proposals should have due regard to section 180 of the Planning and Development Act, 2000 (as amended), the taking-in-charge policy of the

planning authority and any relevant ministerial policies, including those stated in Circular Letter PL5/2014.

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. Development of Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. An Taisce – National Trust for Ireland
7. Meath County Childcare Committee
8. Córas Iompair Éireann
9. Commission for Railway Regulation
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
June, 2020