



An  
Bord  
Pleanála

**Case Reference:  
ABP-308283-20**

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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: 278 no. residential units (212 no. houses, 66 no. apartments), childcare facilities and associated site works.**

**Bridgegate, Rathgory and Mulladrillen, Drogheda Road, Ardee, 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.

***Settlement Strategy***

1. Further consideration of the requirement for a 10-year planning permission. Demonstrate that the proposed development and the remaining phases of extant permission (ABP PL15.238053) on the lands to the north west of the subject site, within the ownership of the applicant, can be delivered in a timely manner.

2. Justification for the proposed development having regard to the core strategy of the Louth County Development Plan.

### **Open Space**

3. Further consideration / amendment of the proposed public open space / public park on the northern portion of the site. Demonstrate that the proposed public open space complies with the zoning objective for the site and that it integrates with the previously permitted open space approved under ABP PL15.238053 to the north west of the site.

### **Road Infrastructure**

4. Further consideration / amendment of the location of the link road as required by Objective INF13, having regard to the development potential of lands to the east of the site, which are zoned as Strategic Reserve and to the zoning objective of the northern portion of the site which seeks to provide a '12 acre' area of open space.

### **Water Services**

5. Further consideration / amendment of the design of the storm water management proposals having regard the existing high potential for flood risk to residential properties downstream of the site. Further consideration of the concerns raised in the report of the planning authority's Infrastructure Directorate dated 21<sup>st</sup> October 2020. A site-specific Flood Risk Assessment should be submitted.
6. Further consideration / amendment of the layout of the linear park having regard to Inland Fisheries Ireland: '*Planning for Watercourses in the Urban Environment: A Guide to the Protection of Watercourses through the use of Buffer Zones, Sustainable Drainage Systems, Instream Rehabilitation, Climate / Flood Risk and Recreational Planning*'.

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 and provides a clear design rationale for the proposed density, design and character of residential units and details of the materials and finishes of the proposed development. 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.
2. A layout plan and report that address and provides a clear rationale for connectivity and permeability within and through the site.
3. A report that addresses and provides a justification for the proposed housing mix.
4. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority, and the phased delivery of such public open spaces (in particular in respect of the proposed public open space on the northern portion of the site).
5. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces and Part V provision.
6. School Demand and Concentration Report, which identifies demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.

7. Address issues raised in the report of Irish Water to An Bord Pleanála dated 15<sup>th</sup> October, 2020.
8. A material contravention statement, in respect to any and all elements of the development that may materially contravene the Ardee Local Area Plan and the Louth County Development Plan objectives or policies applicable to the site, whether, core strategy, density, connectivity, housing typology, car parking, open space or other.
9. An Appropriate Assessment Screening Report or a Natura Impact Statement, as may be necessary.

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. Inland Fisheries Ireland
3. Department of Culture, Heritage and the Gaeltacht
4. Department of Education and Skills
5. 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.

The Board are allowing online submissions available on SHD applications. Please note that new public notices are available on the Board's website. Please ensure you refer to the Board's website for the most up to date forms and public notices when preparing to lodge your application.

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Stephen O' Sullivan  
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