



An
Bord
Pleanála

Record of Meeting ABP-302215-18

Case Reference / Description	456 no. dwellings, 8 no. commercial units, vehicular access is to be provided from an access roadway onto the Marsh Road and all associated site works. Newtown, Marsh Road, Drogheda, Co. Louth.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	17 th September, 2018	Start Time	2:00 pm
Location	Offices of Louth County Council	End Time	4.00 pm
Chairperson	Rachel Kenny	EO	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Angela Murphy, Ravala Limited
Joe Gibbons, Waterman Moylan Consulting Engineers
Judith Horgan, Stephen Ward Town Planning and Development Consultants Limited
Michael Murphy, Ravala Limited
Paul O'Toole, PCOT Architects
Stephen Ward, Stephen Ward Town Planning and Development Consultants Limited

Representing Planning Authority

Anthony Abbott King, Senior Planner
Ann McCormick, Assistant Planner

Declan Conlon, Executive Planner
Frank Mcgee, Senior Executive Engineer
Martin McCreesh, Executive Engineer
Martin McMullan, Executive Engineer

Introduction

The representatives of An Bord Pleanála (ABP) greeted the prospective applicant and planning authority (PA), and thanked the planning authority for facilitating the meeting in their offices. The procedural matters were stated:

- A written record of the meeting will be taken
- Digital recording of the meeting is prohibited
- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process
- The consultation meeting will not involve a merits-based assessment of the proposed development
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted may require further consideration and/or amendment in order to constitute a reasonable basis for an application
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines, where relevant
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings
- The Inspector dealing with the pre-application consultation request will not deal with the application when it is submitted

The ABP representatives acknowledged the letter dated 13th August, 2018 formally requesting pre-application consultations with ABP.

ABP received a submission from the PA on 27th August, 2018 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's opinion.

Agenda

- 1. Vehicular Access – LIHAF, consents and detailed design**
- 2. Layout – road hierarchy, surface car parking distribution/design and quantum**
- 3. Detailed Design – underground car park access, bin and bike storage**
- 4. Open Space – distribution and configuration**
- 5. Pedestrian linkages**
- 6. Phasing and distribution of land uses**

7. **Nearby land uses – Seveso, wastewater treatment and railway**
8. **EIA screening**
9. **Any other matters**

1. Vehicular Access – LIHAF, consents and detailed design

ABP sought further elaboration/discussion on:

- LIHAF road, connections into proposed development as road falls into the permission of the adjacent site, existing permission on adjacent site
- Proposed development currently had no access, reliant on planning permission from adjacent site

Prospective Applicant's response:

- LIHAF road has preliminary design but requires further discussion with PA
- Draft programme for delivery, funding agreed, commencing 2nd quarter of 2019
- Vertical alignment of road, use of DMURS and Design Manual for Roads and Bridges,
- Both sites now within prospective applicant ownership
- Disability access taken into account
- Deep excavation will be required
- Traffic and Transport Report being prepared for application
- Consider inclusion of LIHAF road with this application also and remove any doubt regarding delivery, road will be delivered in tandem with housing, will demonstrate in application how road will be delivered

Planning Authority's comments:

- LIHAF road consent must go ahead within specific time period

ABP comments:

- Need to know delivery of road relative to permission sought, access onto Marsh Road and any impacts proposed development will have

2. Layout – road hierarchy, surface car parking distribution/design and quantum

ABP sought further elaboration/discussion on:

- Applying DMURS principles, how surface parking is arranged
- Quantum of parking proposed

Prospective Applicant's response:

- Met development plan requirements, had regard to apartment guidelines and proximity to railway station
- Will discuss further with PA to look at significantly reducing number of car parking spaces proposed

Planning Authority's comments:

- Most accessible site for transport in northeast
- Reduction in parking having regard to proximity to town and railway station

ABP comments:

- Reduction in parking would allow for build out, tightening up on DMURS to allow better turning points
- Clearer street hierarchy to be included in application
- Road design to be based on DMURS
- Use of topography of site to provide undercroft parking

3. Detailed Design – underground car park access, bin and bike storage

ABP sought further elaboration/discussion on:

- Car park access coming off main access road
- Integration of bin/bicycle storage into overall design, consideration of positioning of same

Prospective Applicant's response:

- Finer details of access will be included in application
- Access allowed for levels in underground car park, proposed access quite steep, considered additional level having regard to the remove of some surface parking
- Raised table proposed at car park entrance
- Will re-examine bin/bike storage

ABP comments:

- No contextual elevations submitted re: car park access
- Consideration of management and maintenance of bin/bicycle storage and how they are distributed

4. Open Space – distribution and configuration

ABP sought further elaboration/discussion on:

- Rationale re: usability and function of the open spaces to the southern part of site
- Functionality of area behind duplex units
- Open space providing street edge or does it require a building edge

Prospective Applicant's comments:

- Area to south of site to provide route to railway station
- Open space will open up centre of site
- South-east of site for housing as it is adjacent to adjoining housing development
- Area behind duplex units will provide access to ground floor units and provide private open space

Planning Authority's comments:

- Satisfied with amount of open space proposed
- Ensure open space area provides a wide variety of uses for various ages

ABP comments:

- Consideration of the open space being passive for street furniture
- Removal of on street parking may allow for additional open space, consideration of surface materials and public realm required for application

5. Pedestrian linkages

ABP sought further elaboration/discussion on:

- How to get from site to town centre and railway station
- Has cycling and pedestrian been considered once you have left proposed development site
- Any conflicts with CIE or Irish Rail

Prospective Applicant's comments:

- Previous permission to provide upgrades including street lighting
- Hope to provide upgrades in conjunction with PA, PA can upgrade without any 3rd party consents
- No vehicular access proposed through Railway Terrace/McGraths Lane
- No definition required along laneway, railway bridge is in the ownership of Irish Rail, road is a public roadway

Planning Authority's comments:

- Irish Rail consent not required as proposals do not make any material change to the railway bridge
- Upgrades already appear to be included in the proposals
- Railway Terrace/McGraths Lane will be used to access site, policing to be considered as part of application

ABP comments:

- Intention that development contributions for upgrades will form part of planning application
- Ensure accessibility to railway station is safe and secure

6. Phasing and distribution of land uses

ABP sought further elaboration/discussion on:

- Phasing in relation to proposed development
- Distribution of land uses, where are PA going with distribution of land uses

Prospective Applicant's comments:

- Constraint with zoning objective of development plan, high density residential development zoning on site, PA Opinion states that proposals are consistent with Drogheda and Environs Development Plan
- Prospective applicant to provide high quality development
- Use of McGraths Lane may also be delivered in Phase 1
- Will include availability of employment land in area with application

Planning Authority's comments:

- Plot ration tell all about site, quantum of employment brings up plot ratio

ABP comments:

- Reflect in application submission why proposed development relates to residential development and not quantum of commercial development as PA would like considered

7. Nearby land uses – Seveso, wastewater treatment and railway

ABP comments:

- Seveso site to north – ensure all up to date information is included with application
- Wastewater treatment plant to east – issues with operation of plant
- CIE and Irish Rail statutory consultees – is there boundary issues

Prospective Applicant's comments:

- Have had discussions with Irish Water – no capacity issues, Irish Water will deal with odour issues, no constraints for proposed development
- Irish Water may include odour abatement costs as part of application connection
- No discussion have taken place with CIE and Irish Rail, prospective applicant unaware of any reservations

8. EIA screening

ABP comments:

- Quantum of housing proposed and area of site are both below the EIA threshold
- Applicant needs to consider cumulative development having regard to the already permitted housing associated with the proposed permitted LIHAF road (which is to be used to access the proposed development) and which is understood to be within the same developer's ownership

Prospective Applicant's comments:

- Proposed development in terms of scale is close to threshold
- Residential development associated with LIHAF road would bring development over threshold
- Site is not 'environmentally sensitive'

Planning Authority's comments:

- Consider policy documents required in relation to EIAR

9. Any other Business

Prospective Applicant's comments:

- Irish Water identified in submission letter to ABP consents required including Irish Rail, 2 connection options available, first to Dublin Road, second to Scotch Hall which is prospective applicants preferred option
- Material amendments made to Drogheda and Environs Development Plan 2011 contained specific objective removal of RT1

Planning Authority's comments:

- Bryanstown Cross Route relieves congestion at Bull Ring
- Additional route had been identified from this site through onto Wheaton Hall (Bryanstown extension to east), no alternative currently in place
- If LIHAF had been retained in its original form it would have provided the link, possible reservation to be included in the proposed development to allow for possible future link

ABP comments:

- May be beyond Board's remit to take this into consideration
- Applicant to address this issue in application documentation

10. Conclusion

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- A stand-alone website is required for the planning application. The labelling of documents should be carefully checked
- There is no provision for ABP to seek further information from applicants
- A list of prescribed bodies will be provided with the ABP Opinion
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Rachel Kenny
Director of Planning
1st October 2018