



Case Reference / Description	232 no. dwelling units, (132 houses, 100 apartments), childcare facility and all associated site works. Bryanstown, Beamore Road, Drogheda, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	27 th September, 2018	Start Time	11:00 am
Location	Offices of An Bord Pleanála	End Time	12.45 pm
Chairperson	Tom Rabbette	SEO	Kieran Doherty

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Kieran Doherty, Senior Executive Officer

Representing Prospective Applicant:

John Downey, Downey Planning & Architecture
Justin Halpin, Downey Planning & Architecture
Donal Duffy, Downey Planning & Architecture
John Paul Rooney, Roghan & O'Donovan
Ronan MacDiarmada, Ronan MacDiarmada Landscape Architects
Michael McNamara, Applicant

Representing Meath County Council

Pat Gallagher, Senior Planner
Padraig Maguire, Senior Executive Planner

Sean Clarke, Senior Executive Officer
Alan Rogers, Administrative Officer
Caroline Corrigan, Executive Engineer
Joe Garvey, SEE Transport
David O'Reilly, Water Services

Representing Louth County Council

Anthony Abbott King, Senior Planner
Gerard Kellett, Planner

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 received on 17th August 2018 formally requesting pre-application consultations with ABP.

ABP received submissions from Louth County Council on 20th September and Meath County Council on 12th September 2018 which provided the records of consultations held pursuant to section 247 and Meath's written opinion of considerations relating to proper planning and sustainable development that may have a bearing on ABP's opinion.

AGENDA

- 1. Core Strategy and release of Phase 2 Order of Priority lands**
- 2. Urban Design Framework Plan**
- 3. Development standards to include density, layout, unit typology and mix, urban design**
- 4. Connectivity and Movement to include DMURS and consideration of impacts on the local road network within County Louth**
- 5. Water and Waste Water Infrastructure including surface water treatment**
- 6. Any other matter**

1. Core Strategy and release of Phase 2 Order of Priority lands

ABP sought further elaboration/discussion on:

- The material contravention statement submitted by the prospective applicant justifying the proposed release of Phase II lands.
- The extent of Phase I lands that have been developed.
- Variation no. 2 to the Meath County Development Plan and the identification of the subject lands as Site 9 (last) to be developed.

Prospective Applicant's response:

- Discussions have taken place with Meath CC and Louth CC.
- Development of Phase II lands is acceptable to Meath CC.
- 857 residential units are envisaged in the development plan for the period covered by the plan, 2013-2019.
- These lands were always identified for development.
- This development will kick-start other development in the area.
- Landowners that abut the development site have been informed of the proposals.

Meath County Council comments:

- 410 residential units have been permitted under extant permissions in Phase I.
- Objective 2b of the National Planning Framework recognises the key regional role of Drogheda.
- Committed to the Rebuilding Ireland Action Plan for Housing and Homelessness.
- Phase II lands will require the need for development to be demonstrated by the applicant.
- The list of lands to be developed was drawn up in 2014.
- The proposed site has been historically identified for development, is closer to the centre than other zoned lands and abuts existing built up development.
- Other landowners have queried the issue of access to their lands.
- A proposed distributor road would provide access to other lands.
- The proposed development will begin the delivery of the new link road.

Louth County Council comments:

- The Regional Spatial and Economic Strategies (RSES) are currently in draft form, once finalised, work will commence on a strategic Drogheda plan.
- A strategic overview approach for development would be more desirable than a developer led approach.
- Development of these lands is premature pending publication of the RSES.
- Compact growth in the town core or contiguous to the town is preferred.
- There should be a proper strategic, consequential approach.

ABP comments:

- There should be a clear rationale as to why the Phase II lands should be considered for development.
- Demonstrate how the proposed development links back to the main town centre having regard to all of the zoned and available lands.
- ABP has received other planning applications on Phase II lands.

2. Urban Design Framework Plan**ABP sought further elaboration/discussion on:**

- The overarching principles and design brief set out in the Local Area Plan and how the proposed Framework plan provides for/addresses same.
- How the framework plan provide guidance on the strategic issues that would influence the layout and future design response to the lands contained within the framework plan area.
- Intended function of the proposed road through the scheme i.e. road or street.
- How the proposed expansion of the town is integrated into the existing context of the built-up area and proposed phasing arrangements.
- Whether the existing lane to the north of the subject lands form part of the framework plan.
- Flooding and location of Flood Zone B lands within the framework plan lands.
- Whether other landowners within the framework plan lands were consulted.

Prospective Applicant's response:

- Discussions held with Meath CC regarding zoning, access, and permeability.
- The framework plan follows the LAP.
- Some additional sites will be served by the link road through the site.
- The development will be permeable.
- Access routes have been agreed with Meath CC, and will facilitate access from other lands.
- Adjoining landowners have been consulted.
- There is a proposed major distributor road linking the M1 and R132 to the south of the lands.

- A flood zone B area is located 260 metres to the south of the site, this area will be left as open space.
- Traffic surveys have been carried out and are in the TIA report.

Meath CC comments:

- The framework plan is required as set out in the LAP.
- The zoning in the plan is satisfactory.
- The density of the development has increased since first proposed.
- There is a balance between sustainable development and what the market wants.

Louth CC comments:

- There will be an impact on traffic congestion in Louth.
- Louth has not been consulted in relation to the TIA.
- The Bryanstown junction is at capacity.

ABP comments:

- Access routes are to be clearly identified.
- Flood zones should be identified in the framework plan and identified on drawings with any application.
- The framework plan should indicate how traffic will be dispersed within the subject lands and also show access/linkages to Drogheda town and the railway station.
- There are no urban block layout/details provided in the framework plan, guidance should be included regarding density and height of new blocks.
- A higher density may be appropriate having regard to the proximity of the rail and bus network.

3. Development standards to include density, layout, unit typology and mix, urban design

ABP sought further elaboration/discussion on:

- The current design and layout which may be considered suburban and car dominated and at variance with the design brief set out in the LAP.
- How it is proposed to create a sense of place within the scheme.
- Legibility and accessibility through the scheme having regard to the principles of DMURS.
- Proposed design approach for the scheme and in particular how the duplex blocks create an urban edge on approach to Drogheda.
- Use of materials and consideration of their durability.

Prospective Applicant's response:

- The roads comply with DMURS.
- Modern materials will be used with render and buff coloured brick.
- There is walking permeability.
- Courtyards will create a sense of place.

- Hedgerows are being retained on the perimeter of the development and a section in the open space area to the south.
- Trees will be planted to compensate for any hedgerow loss.
- The design includes cul-de-sacs but are open to cyclists and pedestrians.
- Discussions are ongoing with the two existing houses to create a continuous cycle path.

Planning Authority comments:

- The existing two houses (along R108) are a significant constraint to the design
- Site lines are an issue for the road access.
- There are development standards for parking in the CDP.

ABP comments:

- This scheme will set a precedent for future development within the framework plan lands.
- Proposal should promote a strong urban edge to R108 with high quality architecture as promoted in the LAP.
- Framework plan and development scheme itself should provide a site context and a vision for the lands.
- There would appear to be a lot of parking spaces and should consider in the context of availability of public transport.
- Suggest that consideration be given to the concept of green infrastructure and how this is integrated into the overall scheme.
- Materials should be high quality and durable, render can weather and stain.
- Consider the hierarchy and interconnectivity of public open spaces and consider the quality of same rather than focusing solely on quantum of space.

4. Connectivity and Movement to include DMURS and consideration of impacts on the local road network within County Louth

ABP sought further elaboration/discussion on:

- How the proposed scheme is consistent with the principles of DMURS including the promotion/facilitation of public transport within the scheme.
- How it is proposed to create connections to adjoining lands to the east and Bryanstown Cross Route to the north.
- How the pedestrian and cycle routes could be improved with regard to overall connectivity and legibility through the scheme and the framework plan lands.
- Potential impact on the local road network within County Louth.

Prospective Applicant's response:

- There was a permission for development on lands to the north which could provide access to Bryanstown Cross Route.
- Did discuss proposals with Transportation section in Louth County Council.
- Would be costly to undertake a full traffic counts for all roads within Louth and Meath affected by all the framework plan lands.
- The R108 footpath is outside of the red line so would be agreeable to a levy to fund it.

Meath CC comments:

- There is no footpath on the R108, Meath County Council can provide one with a special levy.

Louth CC comments

- A strategic traffic study is required for Drogheda.

ABP comments:

- Suggested that the developer liaise with respective local authorities and transportation sections with regard to impact on roads.
- Consider an assessment of the current carrying capacity of the roads affected by the development and the framework plan lands.
- Consider use of high quality materials with low maintenance to enhance quality of streetscapes.

5. Water and Waste Water Infrastructure including surface water treatment**ABP sought further elaboration/discussion on:**

- Submission from Irish Water and upgrades required as per their letter.
- Comments from Meath County Council regarding surface water proposals.

Prospective Applicant's response:

- Sections are shown in the watermain drawings.
- The watermain network can serve additional lands to the east to facilitate future connections.
- Swales will not be relied on for attenuation.

Meath CC comments:

- Irish Water are responsible for water and waste water requirements and have covered the relevant issues.
- There can be seasonally high ground water so a sealed system for surface water is suggested.
- A greater level of detail for drainage is required, swales are encouraged.

ABP comments:

- The use of SuDS should be incorporated into the scheme including provision of cross sections.
- Detailed calculations for each attenuation storage system should be submitted.
- There should be no contradictions between the drawings and reports submitted as there is no provision for further information as part of a SHD application.

6. Any other Matters

ABP comments:

- Any Part V revisions should be communicated to the council.
- Cross-sections and CGIs should be submitted
- Applicant should address concerns raised by Council regarding public lighting provision and also consider the impact of public lighting on biodiversity particularly on hedgerows.
- Ensure consistency between all documents/reports submitted as part of the application to avoid any ambiguities.
- A screening report has been submitted in respect of Appropriate Assessment. Applicant is advised that where the proposal is being screened out that the screening report uses the correct terminology and it is clear how this conclusion was reached.

7. Conclusion

The representatives of ABP emphasised the following:

- The prospective applicant should be cognisant of new EIAR regulations including schedule 7A.
- 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

Tom Rabbette
Assistant Director of Planning

October 2018