



An
Bord
Pleanála

Record of Meeting ABP-303309-18

Case Reference / Description	352 no. residential units (176 no. houses and 176 no. apartments), childcare facility and all associated site works. Colp West, Drogheda, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	4 th February, 2019	Start Time	11.00 am
Location	Offices of An Bord Pleanála	End Time	1.15 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Dan Reilly, DBFL
Deirdre Walsh, DBFL
Niall Byrne, John Spain Associates
John Spain, John Spain Associates
Brian Hughes, Brady Hughes
Simon Canz, Dermot Foley
Paul Duignan, DDA Architects
Matiano Ameliom, DDA Architects
Ronan Reilly, Applicant
Aidan O'Connell, Archer Heritage
Padraic Fogarty, Openfield

Representing Planning Authority

Alan Rogers, Administrative Officer
Billy Joe Padden, Executive Planner
Wendy Bagnall, Senior Executive Planner
Patrick Gallagher, Senior Planner
Joe McGarvey, Senior Executive Engineer
David O'Reilly, Executive Engineer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- 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,
- ABP received a submission from the PA on 24th January 2019 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 decision,
- 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 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 ABP representatives acknowledged the letter dated 10th January 2019 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Possible prematurity having regard to strategic planning context and the Order of Priority in the Meath County Development Plan**
- 2. Road and Transportation Infrastructure to include strategic context, DMURS and connectivity to adjoining lands and community facilities**

3. **Development strategy for site to include urban design and layout, public realm, legibility and creation of sense of place**
4. **Location and distribution of public open space including interface of development with adjoining lands**
5. **Surface water management to include comments contained in the Planning Authority's opinion**
6. **EIA screening**
7. **Any other matters**

1. Possible prematurity having regard to strategic planning context and the Order of Priority in the Meath County Development Plan

ABP sought further elaboration/discussion on:

- Strategic planning context of the lands including consideration of Planning Strategy for Greater Drogheda Area 2007 and draft RSES
- Submission from Louth County Council and their comments regarding prematurity pending preparation of Joint Urban Plan
- Justification for release of these Phase 2 lands at this time
- Purpose/function of 'white lands' zoning adjacent the development site

Planning Authority's comments:

- PA addressed issues relating to County Development Plan review in relation to RSES, once RSES adopted review will recommence from where it was paused
- PA don't accept Louth County Council's comments regarding prematurity of proposed development given need to protect higher order settlements
- Awaiting finalised RSES before preparation of Joint Urban Framework Plan begins
- Large amount of Phase 2 lands around county, Drogheda seen as large growth area, residential zoned lands to be retained in higher tier centres, can justify retention of zoned lands in these areas
- Masterplan is non-statutory with approval from Executive
- Variation No. 3 refers to 'whitelands', a strategic reserve where development is permitted which supports the Economic Development Plan Strategy
- Phase 1 lands failed to deliver quantum of units required, PA precluded from granting permission on Phase 2 lands as it materially contravenes plan, ABP may grant permission if justification is provided

Prospective Applicant's response:

- Q3 of 2019 proposed to begin work on road infrastructure and will include temporary school provision (proposed opening date September 2019) which will have access off the Mill Road pending completion of permitted link road
- Permission has been granted for office development with new link road from Colpe Road.
- Proposed site is first piece of residential land that can be developed within the Masterplan area, will provide broader context details in application

- Prospective applicant owns lands to the south of the Masterplan area and has consulted with three landowners which own approximately 95% of lands in question

Further ABP comments:

- Have regard to comments in Louth County Councils submission regarding prematurity
- Suggest that any details regarding consultation/engagement with other landowners affected by the Masterplan lands should be submitted.
- Suggest that greater detail in respect of strategic policy context is required and details of the 'whitelands' strategic reserve is also submitted.
- Consider superimposing zoning map onto Masterplan and show how proposed development is coherent with the various plans
- Need to provide justification regarding release of these lands having regard to other undeveloped lands around proposed site and within the Drogheda area
- Layouts should give context as to what is being provided/proposed on adjoining lands
- Proposed development reliant on previously granted permission in order to gain access to site which has yet to be implemented
- ABP may have concerns regarding how long temporary school would be in place before delivery of road
- ABP may be precluded from granting permission if access is required under another consent unless justification is given in application

2. Road and Transportation Infrastructure to include strategic context, DMURS and connectivity to adjoining lands and community facilities

ABP sought further elaboration/discussion on:

- Access to development lands having regard to the red-line boundary and reliance on another development consent for link road
- Port Northern Cross Route and whether the bridge crossing point over the River Boyne has been determined
- Transportation Study referred to in the planning authority's Opinion and whether the proposal is acceptable in this context
- Proposed road network to serve the residential lands having regard to DMURS and need to create attractive streetscapes

Prospective Applicant's response:

- Prospective applicant owns lands on which link road was permitted, delivery not an issue
- Pedestrian/cycle access proposed from Southgate to school on Mill Road via Colpe Road
- Footpath will be provided via Colpe road to link street

Planning Authority's comments:

- Louth County Council have preferred location for bridge but no agreement with Meath County Council, 3 locations proposed, Louth County Council prefer location near viaduct (further west) and LIHAF road

- Transportation Study done in conjunction with Masterplan and identified extent of development that could be considered prior to completion of entire link road to Marsh road.

Further ABP comments:

- Have regard to bridge element contained in previous history file, ensure final bridge location is not prejudiced as part of proposed development
- PA refer to Transportation Study in absence of bridge so only a certain amount of development may be allowed which should be considered in context of proposal
- Phasing of proposed development needs to be clear having regard to Transport Study
- Lack of direct connectivity to train station, address possible access to train station over railway line
- Suggest connections over the railway line through Grangerath to local shops should be explored
- Advised to engage in consultation with Irish Rail
- Proposed development appears very roads dominated, link street has higher order function having regard to Northern Link Route
- Documentation should address street hierarchy and overall vision for the link road
- Have regard to pedestrian/cycle connections/legibility particularly to schools/crèche
- Ensure there are no ransom strips, all future links/connections to be provided to boundary

3. Development strategy for site to include urban design and layout, public realm, legibility and creation of sense of place

ABP sought further elaboration/discussion on:

- Place making and creating sustainable communities having regard to national and local policies
- Qualitative nature of development, urban design response and how it links to existing developed and undeveloped lands
- Interface of proposed development with adjoining lands
- Pedestrian permeability and linkages to Southgate

Prospective Applicant's response:

- 2 landmark buildings proposed at roundabout, buildings to step down along link street
- Duplex units along street link to school site
- Treatment of buildings will differ between landmark buildings and other buildings
- Proposed to retain hedgerows and trees along north of site
- Planting scheme proposed for entire link street, landscape plan for entire site
- Pollination planting proposed along linear park

Planning Authority's comments:

- Planning permission granted for office building which will create landmark building into lands
- Proposed apartments provide more of a gateway
- Consider design of apartments
- Address possible connections to railway station and Grangerath housing development

Further ABP comments:

- Suggest that stronger urban streetscapes are provided at key locations such as along linear park
- Need for greater mix of unit type and topology, have regard to previous ABP refusals in relation to this
- Need to consider qualitative nature of public realm particularly where bin/bicycle stores are proposed
- Where landmark buildings are proposed, the architectural expression and use of materials should be considered including how they contribute to sense of place
- Suggest that the design statement should provide a rationale for the urban design response including proposed layout having regard to the 12 criteria in the Urban Design manual
- Have regard to interface with adjoining lands, address treatments along boundaries especially in relation to public safety

4. Location and distribution of public open space including interface of development with adjoining lands**ABP sought further elaboration/discussion on:**

- Location and distribution of public open space in particular the park area which is located south of the link road to the school.
- Hierarchy and functionality of open space
- Boundary treatment including temporary measures pending the development of adjoining lands

Prospective Applicant's response:

- Both open space areas to the west of the site are zoned residential
- Archaeology on site of proposed open space to west, may be provided as possible park for future use of school on adjacent site, DAU requests that it be retained as an archaeological feature
- Will consider how to better integrate into proposal

Planning Authority's comments:

- Encourage provision of more centrally located open space

ABP further comments:

- Ensure quality open space with strong passive surveillance
- Re-examine elevational treatment onto open space areas to ensure sufficient passive surveillance
- Quality of communal open spaces serving apartments should be reviewed
- Provide information on proposed street furniture/play equipment
- Consider boundary treatments in context of ensuring pleasant streetscapes and enhancing desire lines through scheme

5. Surface water management to include comments contained in the Planning Authority's opinion

ABP sought further elaboration/discussion:

- PA Opinion and issues raised therein particularly proposed attenuation and discharge calculations

Prospective Applicant's response:

- All issues can be addressed and agreed on with prospective applicant prior to lodging application

Planning Authority's comments:

- Will engage in further discussion with PA

ABP further comments:

- No FI mechanism and advised to liaise with PA prior to making application
- Provide detailed assessment of existing ditch systems you propose discharging to.

6. EIA screening

ABP sought further elaboration/discussion on:

- Site area (site area figures differ between documents) and whether the inclusion of access roads to serve the site will result in mandatory EIA
- Statement addressing sub-threshold development, having regard to the Regulations in particular Schedule 7(a) information
- Need to consider cumulative impact having regard to extent of lands intended to be developed at this location

Prospective Applicant's response:

- Will be led by ABP's Opinion regarding advice on EIA screening

Planning Authority's comments:

- Surface water currently discharges to Stameen stream and then into River Boyne, consider submission of Natura Impact Statement having regard to proximity of designated sites

ABP further Comments:

- Consider any changes to inter alia, surface water discharge regime and consequences in the context of AA

7. Any other matters

ABP comments:

- Consider Flood Risk Assessment requirements in respect of lands that back onto the railway line
- Consider comments from the Department in respect of Archaeology
- Ensure consistency between reports and plans in particular distances to facilities referred to in documentation.

Conclusions

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
- 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
Director of Planning
February, 2019