



An  
Bord  
Pleanála

## Record of Meeting

**ABP-304876-19**

<b>Description</b>	217 no. residential units (137 no. houses, 80 no. duplex apartments), creche and associated site works. Lands at Newtownstalaban, Newfoundwell Road, Drogheda, Co. Louth		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
	1 <sup>st</sup> Meeting		
<b>Date:</b>	23 <sup>rd</sup> August, 2019	<b>Start Time</b>	11.00 am
<b>Location</b>	Louth County Council	<b>End Time</b>	12.30 pm
<b>Chairperson</b>	Tom Rabbette	<b>S.E.O.</b>	Siobhan White

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Siobhan White, Senior Executive Officer

### Representing Prospective Applicant:

Mark Redmond, Lagan Homes
Jerry Barnes, MacCabe Durney Barnes
Sybil Berne, MacCabe Durney Barnes
Paul Monaghan, Paul Monaghan Architects
Stephen McCartney, Paul Monaghan Architects
Aoife Mannion, Aecom

### Representing Planning Authority

Emer O' Callaghan, Planning
Colette Moss, Planning
Frank Magee, Infrastructure
Clare O'Hagan, Planning
Terence Loane, Housing
Aoife Lawler, Housing

## **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 of 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 6<sup>th</sup> of August 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 9<sup>th</sup> of July, 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. Development strategy for the site to include inter alia urban design response, layout, open space, boundary treatment.
2. Connections and permeability to include DMURS
3. Surface water management and flood risk
4. Any other matters

## **1. Development strategy for the site to include inter alia urban design response, layout, open space, boundary treatment**

### **ABP sought further elaboration/discussion on:**

- Proposed layout which is considered suburban and car dominant
- Why the proposed development does not address/ no access to the local road to the south-east
- Quantum and dispersal of public open space
- Home-zones and shared surfaces in particular the functionality of such spaces
- Access to the rail-line to the south should the greenway become a reality
- Urban design response including concerns about overlooking, creation of streetscapes, passive surveillance and use of external finishes to ensure qualitative standard of development
- Streetscapes and configuration of parking having regard to DMURS in particular perpendicular parking on both sides
- Sought clarification whether lands will be included in the masterplan/development plan for the port.

### **Prospective Applicant's response:**

- Newtown Road currently considered a substandard road, footpath proposed at this location to site frontage with potential for future vehicular access
- They would take on board the Board's comments regarding Newton road.
- Will re-examine boundary treatments.
- There's a long straight road along the GAA pitch the location of which is dictated by the presence of a public sewer.
- The opens space was viewed as the village green for the development.
- Achieving density was a challenge given constraints of site
- The current open space accommodates the attenuation for surface water.
- Management company will look after development when completed.
- They would look at re-design of the site to the north and the re-configuring of the building.

### **Planning Authority's response:**

- Port masterplan has commenced and does not affect status of these lands
- The developer did consider the Newtown road but considered dangerous for pedestrians.
- The PA have no immediate plans to upgrade the road.
- Happy with the green open space.
- Would like the prospective applicant to consider the street furniture, landscape area/age friendliness of the area.
- Consider qualitative aspect of open space is important and would consider a reduction if needed.
- Consider appropriate lighting and seating for development.
- The local authority emphasised the shortage of creches within this area

### **Further ABP comments:**

- Give further consideration to house types and how they contribute to attractive streetscapes, access to private amenity spaces, overlooking etc.

- Design statement should be more site specific
- Look further at the phasing of the development and consider surface water management and open space provision
- Consider the layout of the development at the entrance and need to strong passive surveillance to pedestrian routes including the rail-way line.

## **2. Connections and permeability to include DMURS**

### **ABP sought further elaboration/discussion on:**

- How proposed layout complies with DMURS including creation of a street hierarchy
- Proposed connections to adjoining lands and where they are provided
- Clarity regarding policy TR12 regarding possible re-introduction of a rail link to the port.

### **Planning Authority's comment:**

- Location of traffic calming measures & frequency should be look at by the developer.
- Need to ensure adequate road widths

### **Prospective Applicant comment:**

- Will engage in further consultation with the planning authority

### **ABP Comments:**

- Need to demonstrate qualitative nature of proposed streetscapes and have regard to provision of DMURS
- Location of future connections should be clear and road provided up to boundary of site and careful consideration of boundary treatment at such locations e.g. fence/gate as opposed to walls.

## **3. Surface water management and flood risk**

### **ABP sought further elaboration/justification on:**

- Need for site specific flood risk assessment given PA comments one is probably required
- Proposed SUDS measures
- AA and surface water management

### **Prospective Applicant's Comments:**

- Stated the OPW prepared previous reports on the localised flooding on the Newfoundwell Road in 2006/2012.
- There are underground tanks located under the green spaces.
- No additional water coming off the site.
- Site investigation on the site reveals low infiltration

### **Planning Authority's response:**

- Generally happy with the provision for attenuation tanks

#### 4. Any other matters.

##### ABP comments:

- Queried whether Newtown Blues GAA are aware of proposal
- Ensure plans are clear and legible
- Ensure open space areas are clearly defined as to whether they are communal, private or public areas.

##### Applicants Comments

- Had discussions with club some time ago.

##### 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](mailto: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](mailto:spatialplanning@water.ie)

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Tom Rabbette  
Assistant Director of Planning  
September, 2019