



An  
Bord  
Pleanála

## Record of Meeting

**ABP-304902-19**

<b>Description</b>	270 no. apartments including 2 no. commercial units, childcare facility and associated site works at Scotch Hall/South Bank Development, Marsh Road, Drogheda, Co. Louth.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	23 <sup>rd</sup> August, 2019	<b>Start Time</b>	14.15pm
<b>Location</b>	Louth County Council	<b>End Time</b>	16.10pm
<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:

Stephen Little, Stephen Little & Associates
Niall Connolly, Stephen Little & Associates
Gerry Barrett, Applicant
Paddy McDonald, Applicant
John Fleming, John Fleming Architects
Ines Carvalho, John Fleming Architects
Johnny Park, Parkhood Landscape Architects
Philip Bayfield, Punch Consulting Engineers

### Representing Planning Authority

Emer O'Callaghan, Planning
David Hannon, Planning
Frank Magee, Infrastructure
Clare O'Hagan, Planning
Terence Loane, Planning

## **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 13<sup>th</sup> 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 15<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 policy provisions, height, density, and urban design response having particular regard to adjoining lands.**
- 2. Visual Impact**
- 3. Future Residential Amenity to include micro-climate and public realm/open space.**
- 4. Traffic and Transportation to include Parking Management and layout.**
- 5. Surface water management and flood risk to include AA considerations.**
- 6. Any other matters.**

**1. Development strategy for the site to include policy provisions, height, density, and urban design response having particular regard to adjoining lands**

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

- The history of the site/land holding
- The status of the Development Plans/Docklands LAP
- The review of the port LAP/masterplan and whether the zone of influence will cover these plans
- Zoning objective and land-use strategy which seeks a 50/50 of residential uses to non-residential/commercial uses
- The viability of 2 more additional commercial units at this location
- The height of the development and whether it contravenes the Development Plan provisions
- Development strategy for phase II lands and how this development will interface with said lands
- Layout having particular regard to configuration of car parking and qualitative nature of public realm

**Planning Authority's response:**

- Review of the County Development Plan will commence in Sept 2019
- The Drogheda Plan will be reviewed in the 1<sup>st</sup> quarter of 2020
- PA are a stakeholder in Drogheda Port however the review of the Port plan will not be undertaken by the PA
- PA are happy with the height of the development
- Development on the surface car park will reduce traffic on the Marsh Road to R132
- Marsh Road may not be pedestrian friendly, proposals include expanding the Boardwalk to the East

**Prospective Applicant's response:**

- The Plan provides for mixed use development, beside the Hotel & Waterfront
- Will show ABP how phase 2 will fit in with this proposal
- The existing multi storey car park has 700 spaces. Spaces can be leased by occupants of the apartments

**ABP comments:**

- Given the proposed high density the prospective applicant needs to demonstrate/give further consideration to the qualitative nature of the overall proposal for residents
- In terms of elevational detail/urban design the prospective applicant needs to demonstrate that the development will be of high quality
- Further details required on materials and style of balconies including proposed materials
- Consider further how the scheme will enhance the waterfront at this location
- Question the need for 2 service roads
- Need to consider extant permission on adjoining lands and how this development connects/interfaces with the lands to the east

- Location of bicycle storage areas needs to be considered in the context of public realm and accessibility issues
- Consider the local policies in respect of height and unit mix and whether proposal constitutes a material contravention and process involved in this regard

## **2. Visual Impact**

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

- Visual Impact Assessment and need for further detail
- Drogheda as a Heritage Town – need to have greater regard for the existing historical context /protected structures and elaborate further on the impact
- How the old and new developments along the water front will integrate

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

- The PA emphasised further how the old and new development will tie together.
- The proposed development is outside the medieval core

### **Prospective Applicant comment:**

- Will consult more with the planning authority on this strategy

### **ABP Comments:**

- Proposal will have significant impact on views from Dublin Road however should consider this in the context of permitted developments not yet constructed

## **3. Future Residential Amenity to include micro-climate and public realm/open space**

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

- Residential standards set out in the Apartment Guidelines and how the proposal complies with SPPR
- Functionality of the balconies at higher levels – consider alternatives – winter gardens where micro-climate considered an issue
- Sunlight/daylight analysis. Threshold of 1.5% used instead of 2% thus the impact is greater than highlighted given the lower base. Should consider refinements to scheme where sunlight/daylight falls significantly below threshold to optimise residential amenity
- Interface of proposed residential development with Phase II partially constructed development

### **Prospective Applicant comment:**

- Will look at alternative designs for the balconies
- Intention to bring forward an application for Phase II lands which consist of leisure/commercial uses

#### **4. Traffic and Transportation to include Parking Management and layout**

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

- Current parking management plan for the entire landholding which includes the Scotch Hall development having regard to protracted history regarding parking provision/amendments
- Clarity regarding the parking proposals and demand management for the entire landholding
- Clarity regarding the concurrent application on the development site for retention of the surface car park and rationale for such an application in the context of this proposal
- Number of access points/service roads within the development site and parking configuration and how such may impact/detract from the creation of a streetscape as per DMURS

##### **Planning Authority comment:**

- The proposed development will allow for a reduction in traffic in the Marsh Road

##### **Prospective Applicant's comments:**

- Will provide details/clarity regarding ownership of multi-storey car park and car parking management strategy
- Multi-storey car park is rarely full save for at Christmas and therefore consider there is justification to reduce parking provision on site to enhance qualitative nature of layout

##### **ABP comments:**

- Re-iterated that this issue needs to be addressed as part of any application given the protracted history with the land-holding in respect of parking provision
- Re-consider the parking configuration on site to reduce dominance of parking on site and enhance public realm and ease of movement for people through the site

#### **5. Surface water management and flood risk to include AA considerations**

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

- Risk of flooding given historical flooding in Drogheda and need to ensure issue of displaced waters is addressed
- Appropriate Assessment and the need to consider inter alia the issue of surface water and potential impact on Natura 2000 sites in view of their conservation objectives

##### **Planning Authority Comment:**

- Floodwater will not be an issue for this proposed site
- A Flood Risk Assessment was submitted to PA by the Prospective Applicant

## 6. Any Other Matters

### ABP Comments:

- Contamination Risk Assessment submitted. Clarity sought whether the environmental section of LCC were consulted in this regard. Suggest clarity given to how the waste on site meets the Waste Acceptance Criteria given the exceedance in levels of sulphate etc. on site
- The proposed development is sub-threshold within EIA

### Prospective Applicant Comment:

- The prospective applicant prepared an EIA report – schedule 7(a) information included

## 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