



An
Bord
Pleanála

Record of Meeting ABP-305869-19

Case Reference / Description	201 no. apartments and associated works. Site to the northwest of the Dublin Road, to the north of the existing Southgate Centre, and to the southwest of the existing Grange Rath residential development, Drogheda, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	18 th December 2019	Start Time	11:40 a.m.
Location	Offices of An Bord Pleanála	End Time	13:05 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Phil Reilly, Applicant Company
Brian Hughes, Brady Hughes Consulting
Barry Macken, KMD Architects
Dermot Grogan, DBFL
Dan Reilly, DBFL
Karlis Spunde, Dermot Foley Landscape, EPpe Architects
John Spain, John Spain Associates
Luke Wymer, John Spain Associates
Helen O' Donnell, Planner

Representing Planning Authority

Billy Joe Padden, EP
Alan Rogers, Administrative Officer
Joe Mc Garvey, SEE

Paul Aspell, EE
Pat Gallagher, SP

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 6th December 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 11th November 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. Meath County Development Plan zoning objective and core strategy**
- 2. Residential design and layout**
- 3. Roads and traffic impacts**
- 4. Site Services and Flood Risk**
- 5. Any other matters**

1. Meath County Development Plan zoning objective and core strategy

ABP sought further elaboration/discussion on:

- The current county development plan and the new draft development plan
- Issue of prematurity considering the Louth Co. Co. submission
- Zoning objectives under the current and draft development plan including the C1 zoning of the development site.

Planning Authority's comments:

- The county development plan is currently under review following the Eastern and Midland RSES
- Phase 2 lands will become phase 1 under the draft development plan pending the preparation of a joint UAP for Drogheda with Louth County Council
- There is currently no timeframe for the preparation of a joint UAP for Drogheda
- This proposed development is located near the M1 corridor
- There is a housing need in this area.
- This area is close to employment zones
- A mix of housing typologies is needed in this area.
- The development site is vacant and underutilised at present.
- The planning authority is in favour of advancing the development of this site as soon as possible.
- Zoning objectives will be carried forward under the new development plan

Prospective Applicant's response:

- The proposed development meets residential and commercial needs in the area
- This is an infill site within an established area
- The Louth Co. Co. submission and concerns regarding prematurity will be taken into account in the application
- Full compliance with the zoning objectives will be ensured

Further ABP comments:

- Submit a rationale for the proposed development with regard to housing need in this area
- Provide an overall masterplan of current uses in the C1 zoned lands
- Address the issue of prematurity as raised by Louth County Council

2. Residential design and layout

ABP sought further elaboration/discussion on:

- Design and layout including the provision of public open space between the apartment blocks
- Variation of levels between the site and surrounding areas.
- Permeability, particularly pedestrian connectivity with the Southgate shopping centre
- Quantum of dual aspect units in accordance with the Apartment Guidelines, proposed 'pop out' window elements are not considered to be dual aspect units.

Planning Authority's comments:

- The applicant should provide a landscape strategy, schedule of accommodation and details of storage provision with the application.
- Drawings and layouts should provide details of open space provision
- Applicant should address the pedestrian desire line between the development and the Southgate Centre.
- The use of brick for the treatment of elevations is satisfactory.

Prospective Applicant's response:

- 17% of the site is being provided as open space
- There is public and communal open space and a central open space between the blocks
- A 32 m separation distance is provided between the apartment blocks
- There are two different boundary treatments
- In relation to materials- stone is being used on the ground floor and brick on the upper floors
- Pedestrian links to Southgate shopping centre will be examined with the aim to prevent pedestrians walking through the car park to the shopping centre
- Two bus routes are in close proximity and serve the development
- The development is designed to provide a frontage along the Dublin road
- The proposed 2-3 bed units are dual aspect. The projecting bay units and dual aspect units will be examined

Further ABP comments:

- Detail the layout and site levels, provide cross sections with the application
- Ensure a strong urban frontage to the Dublin Road and to the east of the site.
- There could be more central open space provided
- Submit a sunlight and daylight analysis of the development
- Outline the basement parking and SUD's measures in the application.
- Explain pedestrian links regarding desire lines to the shopping centre
- Address the impacts on residential amenities
- Look to integrate trees with the landscape strategy
- Ensure compliance with the Apartment Guidelines
- Submit a building lifecycle report
- Please note that there is no opportunity to seek further information at application stage

3. Roads and traffic impacts**ABP sought further elaboration/discussion on:**

- Traffic impacts on adjacent local roads
- Quantum and management of proposed car parking provision.
- Consultation with Louth County Council regarding necessary road works in Co. Louth and related development contributions.
- Applicant to provide clarity as to who is to carry out required road works and to include in red line site boundary if possible.

Planning Authority's comments:

- Some requirements regarding the proposed road layout including the main access junctions.
- Footpath and cycle routes to be inside the red-line site boundary
- Applicant should submit a Road Safety Audit and Quality Audit to address pedestrian safety issues
- There should be a pedestrian friendly roundabout
- Need for a Traffic Impact Assessment of local junctions.
- The proposed car parking provision does not meet development plan standards.
- Justification required for the lack of visitor parking provision.
- Applicant to clarify proposed quantum of car parking provision in the context of the previous permission for 80 spaces on the site and the parking provision and demand generated at the Southgate Centre.
- Applicant to provide cycle parking in accordance with the Apartment Guidelines.
- Address the relationship between parking and the cycle route.

Prospective Applicant's response:

- Traffic impacts will be minimal.
- A traffic assessment will be undertaken
- Previous permission was for 80 car parking spaces at the development site, to act as an overflow car park for the Southgate Centre.
- There is a 60-70% use of the approved 560 car parking spaces at Southgate Centre.
- This is a town and not a peripheral location, therefore the proposed car parking provision is justified

Further ABP comments:

- Respond to the Louth Co. Co. submission regarding development contributions. ABP noted that it would be the Meath Co. Co. Development Contribution Scheme that would apply, financial contributions (if applied) would be payable to Meath Co. Co.
- Submit a detailed traffic analysis
- Justify the number of car parking spaces in the context of, inter alia, national policy, proximity to bus stops and the existing number of car parking spaces serving the associated Southgate Centre.

4. Site Services and Flood Risk**ABP sought further elaboration/discussion on:**

- Proposed surface water management measures and flood risk.

Planning Authority's comments:

- Location of the attenuation tank near the car park is a concern
- Specific details of the proposed drainage design and SUDS are required.
- Applicant to include a climate change allowance in the drainage design
- Applicant to consider the climate change strategy in the draft development plan.

Prospective Applicant's response:

- Attenuation location will be considered further.
- Any required works will be within the applicant's ownership

Further ABP comments:

- Outline if works are required
- Explain their timeframe and phasing

5. Any Other Matters

ABP comments:

- Address the requirements of the Childcare Guidelines and Apartment Guidelines regarding crèche provision

Planning Authority's comments:

- No further comments

Applicants Comments:

- No further comments

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
Assistant Director of Planning
January, 2020