



Case Reference / Description	278 no. residential units (212 no. houses, 66 no. apartments), childcare facilities and associated site works. Bridgegate, Rathgory and Mulladrillen, Drogheda Road, Ardee, Co. Louth.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	4th December, 2020	Start Time	10:20 am
Location	Via Microsoft Teams	End Time	11:05 am
Chairperson	Stephen O'Sullivan	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Elaine Power, Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Ciaran Shields, The Ardee Partnership
Tim Darmody, Darmody Architecture
Jennifer Lynch, Darmody Architecture
Niall Barrett, CS Consulting Group
Owen Sullivan, CS Consulting Group
Bryan Deegan, Altemar Environmental Consultants Ireland
Stephen Diamond, Stephen Diamond Associates Chartered Landscape Architects
John Spain, John Spain Associates
Ian Livingstone, John Spain Associates

Representing Planning Authority

Patricia Hughes, Senior Executive Planner
Joanna Kelly, Senior Planner

Brian Branniff, Executive Engineer
Paddy Connolly, Senior Executive Engineer
Clare O'Hagan, Senior Staff Officer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) via Microsoft Teams having regard to the Covid-19 restrictions 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 once the Opinion has issued,
- ABP received a submission from the PA on **22nd October, 2020** providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000 as amended 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 **28th September, 2020** formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with definition of SHD as set out in the (Housing) and Residential Tenancies Act 2016, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. Settlement Strategy: - phasing of development
2. Development Strategy: - design and layout, permeability and connectivity
3. Public Open Space
4. Transportation
5. Water Services: - Drainage / Flood Risk, Wastewater
6. EIAR and NIS
7. Any Other Business

1. Settlement Strategy

ABP Comments:

- Clarification regarding the proposed Masterplan lands, which includes lands located to the south of the application site within the ownership of the applicant.
- Justification for the number of units proposed having regard to the core strategy of the development plan and the potential impact on other development sites within Ardee.
- Justification for development on Phase 3 lands. Any material contravention needs to be addressed in the Material Contravention Statement.

Prospective Applicant's Comments:

- A phasing plan will be set out at application stage.
- The lands located to the south of the site are zoned as strategic reserve in the draft development plan and do not form part of this application.
- The concerns expressed by the pa regarding a 10 year permission were noted

Planning Authority's Comments:

- Concerns regarding the requirement for a 10-year permission and the impact on other development sites within Ardee.
- Clarification on the timescale for the completion of residential development to the north west of the subject site, within the ownership of the applicant.
- The proposed development should not undermine the Draft Louth County Development Plan

2. Development Strategy

ABP Comments:

- The density proposed is above that set out in the LAP, this issue must be addressed in a material contravention statement.
- Timescale for access / connectivity to adjoining sites, the layout provides for a number connections via long straight roads.
- Clarification on the status of taking in charge of Cherrybrook private road and proximity of the site to public transport.
- Ensure future pedestrian and cycle links to adjoining sites.

Prospective Applicant's Comments:

- The layout provides for future connections to adjoining sites. Access is currently proposed from Bridgegate Avenue.
- There is an agricultural space between the development and Rathgory, future connectivity can be provided.
- Within the Bridgegate development there is space where a bus stop could be facilitated.
- Cycle and pedestrian routes have been provided as part of the Bridgegate development.

Planning Authority's Comments:

- The PA is satisfied with the access and connectivity to the future lands which has been discussed in detail in previous 247 meetings with the prospective applicant.

- There is currently an application submitted to take the Cherrybrook private road in charge, however, this is still ongoing.
- A link road through the northern part of the site is identified in the LAP and should be provided.
- A connection to Cherrybrook would be desirable for the residents as it would aid in shortening the route to walk to the bus stops.

3. Public Open Space

ABP Comments:

- The zoning objective of the northern portion of the site requires the provision of 12 acres of open space. Clarity is required regarding how this open space will be provided and how the open space links to that previously approved in the Bridgewater development (within the ownership of the applicant)
- It is an objective to provide a link road through the northern part of the site, clarity is required regarding the impact of this route on open space requirements and on the development potential of lands to the east

Prospective Applicant's Comments:

- It will be clearly indicated on submitted documentation how the open space would be delivered as a single park and how it would integrate with the proposed development.
- Bridgewater Avenue would be a more suitable route for a road to the adjoining lands to the east.

Planning Authority's Comments:

- Public park should be provided in accordance with the zoning objective.
- The link road is required. The applicant should engage with the PA regarding the location of the link road, having regard to the potential impact on third party lands.

4. Transportation

ABP Comments:

- The applicant should fully address the potential impacts of increased vehicular movements generated by the proposed development on the surrounding road network and any management / mitigation measures that may be required to accommodate the development.
- Clarify if the Traffic Assessment included the provision of the Ardee By-pass in its assessment.

Prospective Applicant's Comments:

- The surrounding road network can accommodate the anticipated number of vehicular movements generated by the development.
- A robust Traffic Assessment will be submitted. If required potential improvements to the public road network will be recommended.
- The proposed development is not reliant on the Ardee Bypass.

Planning Authority's Comments:

- A development of this scale could potentially have a negative impact on the already heavy volumes of traffic in Ardee.
- The link road through the site would help to alleviate traffic congestion and is, therefore, a requirement of the scheme. The applicant should engage with the PA regarding the most suitable alignment for the road.

5. Water Services**ABP Comments:**

- The applicant should engage with the PA regarding the appropriate mitigation measures for surface water drainage, it would be best practice to ensure any agreements are documented prior to submitting an application.
- The comments made in the submission by Irish Water to the Board should be fully addressed in the application.

Prospective Applicant's Comments:

- The site has been identified as flood zone C, the issue of surface water drainage relates to the proposed realignment / upgrade of the watercourse within the site.
- The flow through the tributary would be reduced by the provision of 2 culverts to allow for access to the southern portion of the site.
- A full hydrologic model will be supplied at application stage.
- Further engagement will be sought with the PA to discuss technical details and with Irish Water.

Planning Authority's Comments:

- There are areas in Ardee that have been identified for drainage upgrade works.
- Ardee has been subject to flooding in the recent past.
- The watercourse is particularly vulnerable due to overflow from the Rathgory River. It will be some time before flood relief measures are introduced.
- The applicant should ensure the appropriate Sustainable Drainage Systems (SuDS) are implemented to reduce the runoff.

6. EIAR and NIS**ABP Comments:**

- If a Natura Impact Statement (NIS) is being submitted as part of the application all the qualified interested must be covered including mitigation measures to be precisely described with a scientific basis to demonstrate how they would be effective.

Prospective Applicant's Comments:

- All comments made by the Board and the PA are noted by the applicant.

Planning Authority's Comments:

- The applicant should be cognisant of the Stabannan-Braganstown SPA located to the north east of Ardee and the relationships between this site and the Dundalk Bay SAC and SPA.

7. Any Other Business

ABP Comments:

- Any further matters for discussion by the PA or the applicant can be raised under any other business.

Prospective Applicant's Comments:

- Nothing further to add.

Planning Authority's Comments:

- Nothing further to add.

Conclusion:

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

Stephen O'Sullivan
Assistant Director of Planning
December, 2020