

An
Bord
Pleanála

S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016

Inspector's Report on Recommended Opinion ABP-302349-18

Strategic Housing Development	232 dwelling units, creche and all associated works.
Location	Bryanstown, Beamore Road, Drogheda, Co. Meath
Planning Authority	Meath County Council
Prospective Applicant	Coreet Limited
Date of Consultation Meeting	27 th September 2018
Date of Site Inspection	21 st September 2018
Inspector	Joanna Kelly

1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location

- 2.1 The development site has a stated site area in the application form of 6.46ha and is located on zoned lands within the development boundary of the Southern Environs of Drogheda LAP, approximately 2km south of the town centre, within the jurisdiction of Meath County Council. The regional road R108 runs along the eastern boundary of the site which consists of three agricultural fields. Hedgerows currently define the field boundaries. There are two existing bungalows located along the western boundary with direct access from the R108 that are in separate ownership. The lands to the south, east and west of the site are agricultural in nature with the area to the north being residential in character. The residential development in proximity of the development lands are typically low density. There are no footpaths along the western side of the R-108 (along the site).
- 2.2 There are existing neighbourhood services including a primary school, shops, restaurants, medical centre located along the Bryanstown Cross Route approximately 1km north-east of the site. This Cross route links with the R-132 (former N1 at a signalised junction) in close proximity to the train station. There is an objective in the Southern Environs LAP to provide a link road from the R-108 to the R-132 at Colpe Cross.

3.0 Description of proposed development

The applicant is proposing a residential development comprising of 232 dwelling units comprising of 132 houses and 100 duplex apartments.

The unit mix is as follows:

Table 1: Unit Mix

Housing Unit Type	No. of Units
2 bed unit	12
3 bed unit	89
4 bed unit	31
Total housing units	132
Apartments	
1 bed	40
2 bed	60
Total	100

A creche facility is also proposed as part of the development.

4.0 Planning History

There is no planning history associated with the landholding.

5.0 National and Local Planning Policy

5.1 National

Having considered the nature of the proposal, the receiving environment, the documentation on file, including submission from the planning authority, I am of the opinion, that the directly relevant section 28 Ministerial Guidelines are:

- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- 'Design Manual for Urban Roads and Streets' (DMURS)
- 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices')
- 'Childcare Facilities – Guidelines for Planning Authorities'
- 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities'
- 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment'

Other relevant national guidelines include:

- National Framework Plan, Project Ireland 2020
- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999.

5.2 Local Policy

5.2.1 Meath County Development Plan

The Meath County Development Plan 2013-2019 is the statutory development plan for the County. The settlement and hierarchical structure is identified within this plan for the County of which Navan and the Drogheda Environs are designated as Large Growth Towns I.

Objective SS OBJ 8 seeks to “develop Navan and the Drogheda Environs as the primary development centres in Meath and to ensure that the settlements grow in a manner that is balanced, self-sufficient and supports a compact urban form and the integration of land use and transport”.

Variation No. 2 of the County Development Plan gives effects to the Core Strategy and an Order of Priority which manages the release of residential and employment lands for centres across the county. The subject lands are identified as Phase II.

5.2.2 Local Area Plan for the Southern Environs of Drogheda 2009-2015

The lands forming part of the local area plan have been subdivided into a number of smaller areas. The development site falls within the ‘Bryanstown Character Area’. Chapter 5 of the LAP sets out a Development Framework. Chapter 6 identifies overarching principles that should influence development on the Bryanstown area lands. It is also an objective of the LAP that an Urban Design Framework Plan be prepared for this area prior to development taking place on the lands.

5.2.3 Drogheda Borough Council Development Plan 2011-2017

While the development site is located outside the jurisdiction of this plan, the plan is of relevance in that it seeks to establish a framework for development within the wider Greater Drogheda urban area by setting the Borough Plan within the context of related spatial plans for the larger urban area, including the Planning Strategy for the Greater Drogheda Area, the North Drogheda Environs Local Area Plan 2006 and the associated North Drogheda Environs Master Plan. It also takes cognisance of the Southern Environs of Drogheda Local Area Plan 2009.

The strategic objective of the settlement strategy is:

Strategic Objective 2: To implement a settlement strategy which will guide new development within the plan area in accordance with the principles of sustainable development in order that Drogheda may continue to contribute to the building of critical mass along the Eastern Corridor.

5.0 Forming of the Opinion

Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submission and the discussions which took place during the tripartite consultation meeting. I will provide a brief detail on each of these elements hereunder.

5.1 Documentation Submitted

5.1.1 The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and article 285 of the Planning and of the Planning and Development (Strategic Housing Development) Regulations 2017.

5.1.2 The information submitted included *inter alia*: a completed Application form and cover letter including schedule of documents; SHD Application Form for Section 5 Consultation; Pre-application with Meath CC and Louth CC; Part V proposals; Letters of consent; Statement of Consistency; Material Contravention Statement; EIAR Screening Report; Social Audit on Community Infrastructure; Test Excavation Report; Geophysical Survey Report; Archaeological Impact Assessment; Transport Impact Assessment Report; Construction and Environmental Management Plan; Engineering Report (including Irish Water enquiry); Ecological Impact Assessment; Appropriate Assessment Screening Report; Schedule of Accommodation; Urban Design Framework Plan; Urban Design Statement; A3 Drawing Booklet; Landscape Rationale and Typical Details and Drawings per schedules

5.1.3 I have reviewed and considered all of the documents and drawings submitted.

5.2 Planning Authority Submission

5.2.1 In compliance with section 6(4)(b) of the Act of 2016 the planning authority for the area in which the proposed development is located, Meath County Council, submitted

a note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 4th September 2018.

5.2.2 The planning authority's opinion included the following matters:

Relevant Planning policies – The report outlines the relevant statutory plans for the area.

Key Principles – Council will require the provision of neighbourhoods rather than traditional housing estates. The neighbourhood concept is based on the principle that people should be able to find many of the requirements for daily living within easy reach of their home. The Council will require estate designers to use innovative scheme designs which contribute to the aesthetic value of Drogheda.

Local Area Plan – It is an objective of the LAP that an Urban Design Framework Plan needs to be prepared for this area. One has been prepared and the contents of same have been agreed with the Planning authority.

National Guidelines – The report refers to national policy provisions.

Key Planning Provisions – It is critical that Drogheda as a large Growth Town contributes to the achieving of critical mass. A material contravention statement has been submitted justifying the development on these lands. ABP is invited to consider the contents of this statement.

Density, Design, Layout and Residential Amenity – The applicant was recommended to submit a Design Statement and an Urban Design Framework for the overall lands given the extent of same and the requirement of the LAP.

Density, Phasing, Dwelling Types and Mix – Report refers to extent of land bank in Bryanstown as 47ha and that the extent of residentially zoned lands that would be developed at a density of 43 units per hectare. Roads infrastructure to be delivered in early phase of development. The 3.2m separation distances between properties as indicated in the CDP are not required due to problems in achieving satisfactory densities. The proposal provides a good mix in terms of dwelling types.

Open Space, Landscaping and Play Areas – The Council seek a minimum of 15% public open space provision within its development. The minimum private open space requirements for the development has been met.

Boundary Treatments – Post wire or timber panel fencing shall not be permitted. The details of boundary treatments do not fully comply with the standards outlined in the development plan.

Landscaping – A cross section through each public open space so ABP is clear on the layout and proposed structures to be contained within each area. A playground is proposed in the public open space in the northern section of the site.

Traffic Impact, Access and Parking, Public Lighting – Car parking standards are set out in the CDP and ABP is requested to take the comments of the transportation department into account. Public lighting scheme is required which take account of comments of the local authority.

Water Services, Wastewater services and surface water treatment and disposal

Proposed connection to IW network can be facilitated subject to conditions as per the PCE form. Details are required in respect of surface water treatment and disposal including sub-catchment with separate attenuation systems and hydrobrakes, detailed calculations for each system including breakdown of the permeable and impermeable areas within each sub-catchment; details of a concrete water tight attenuation structure; section of proposed swale and boundary treatment along road edge; sections regarding the proposed attenuation including levels.

Waste Management/Environmental Protection – Waste Management Plan and Construction and Environmental Management Plan required. Recommended conditions in this regard are outlined.

Part V and Taking in Charge – MCC agree in principle to the proposal of 23 units being provided as Part V. A Taking in Charge plan has been submitted.

Childcare Facilities – ABP should consider referring the application to the Meath County Childcare Committee. Applicant was advised to address the requirements in terms of minimum space provision as set out in the 2016 Childcare Regulations.

Archaeological Impact – An Archaeological Impact Assessment was submitted. It is recommended that the archaeological features be subject to full excavation in advance of construction.

Other – Art Work, Estate Name and Broadband – section 11.2.2.5 of the CDP provides that residential developments above 75 units shall incorporate works of

public art into the overall scheme or make a financial contribution to the local authority to provide the piece of public art. The Council wish to approve the name of the scheme should permission be granted. Conditions are recommended in respect of broadband.

Flood Risk – The subject lands are not located within a flood zone. An area which is within a Flood Zone B is located 260m to the south of the subject site.

Appropriate Assessment and Other Ecological Considerations – A screening report has been submitted and concludes that the project either individually or in combination with other plans or projects is not likely to have a significant effect on the River Boyne and River Blackwater SAC or the Boyne Estuary SPA. ABP advised to liaise with Inland Fisheries and the NPWS. An Ecological Impact Assessment has also been prepared.

Environmental Impact Assessment – An EIAR screening report has been prepared and concludes that the proposed development does not require a full EIAR to be prepared and MCC concur with this viewpoint.

It is noted that comments from the **Transportation Department** are included in the main body of the report and are summarised as follows:

Applicant to demonstrate inter alia, that the proposed access junction with the R108 has adequate capacity to facilitate all of the zoned lands within the Framework Plan. Adequate sightlines to be provided at all access points. Impact of additional traffic on the road network within Louth should be assessed; and a special levy of €120,000 should be sought.

5.3 Submission from Louth County Council

A submission was received from Louth County Council and is available on file. In summary, the submission raises concerns regarding the premature nature of the proposed development on these lands having regard to the lands designated as Phase II lands in the Order of Priority. Reference is also made to the NPF which highlights Dundalk and Drogheda as “key centres on the Drogheda-Dundalk-Newry cross-border network and in the context of the Dublin-Belfast economic corridor” and

indeed their importance for regional development. The NPF further emphasises the importance of Dundalk and Drogheda within Chapter 3 within which it is stated that “it will be necessary to prepare co-ordinated strategies for Dundalk and Drogheda at both regional and town level to ensure that they have the capacity to grow sustainably and secure investment as key centres on the Drogheda-Dundalk- Newry cross-border network”. Subsequent to the finalisation of the RSES, the Drogheda Borough Council Development Plan will be replaced by the strategic Drogheda plan as mandated in the text of the NPF. The NPF also sets a target for at least 40% of all new housing to be delivered within the built-up areas of the cities, towns and village on infill and brownfield sites. The site proposed is greenfield in the southern environs suburbs of Drogheda. The development is premature pending the review process of the Louth County Development Plan, Drogheda Borough Development Plan and Meath CDP as it affects the zoning of the southern environs of Drogheda.

The proposal is premature pending the publication of the RSES. Reference is made to the Planning Strategy for the Greater Drogheda Area 2007 and that while the Bryanstown lands were identified for future development under this strategy this was based on a number of key elements including progression of master plan, development of land bank in an east west direction, implementation of M1- R132 link road scheme running east to west. The Urban Design Framework plan has been prepared however has no statutory basis as the plan was not adopted as part of a variation to the Meath CDP and therefore does not meet the requirements of this strategy. Reference is made to section 2 of the CDP and that there is headroom including in the household allocations of 50% and as such there is no justification for release of any additional lands over and above those specified in Table 8 and illustrated on the land use zoning objectives map for Drogheda Southern Environs.

5.4 Submission from Irish Water

A submission was received from Irish Water and is available on file. In summary, the submission states that a Confirmation of Feasibility for this development issued and the applicant must deliver infrastructure upgrades to facilitate the connection to Irish Water infrastructure. Network upgrades are required but no statutory consents are

required. A wastewater pumping station maybe required to accommodate this development. A full analysis will be carried out once connection application is submitted.

5.4 Submission from Development Applications Unit

A submission was received from the DAU and is available on file. The Department welcomes the submission of an archaeological geophysical survey report and an archaeological test excavation report at this stage. It is considered that there is sufficient information contained in the report to allow for an informed planning decision with regard to archaeological impacts and should be submitted with the planning application.

Consultation Meeting

- 6.1 A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on 27 September 2018, commencing at 11.00 am. Representatives of the prospective applicant, Meath County Council, Louth county Council and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.
- 6.2 The main topics raised for discussion at the tripartite meeting were as follows:
1. Core Strategy and release of Phase II Order of Priority Lands
 2. Urban Design Framework Plan
 3. Development Standards to include density, layout, unit typology and mix, urban design.
 4. Connectivity and Movement to include DMURS and consideration of impacts on the local road network within County Louth
 5. Water and Waste Water Infrastructure including surface water treatment.
 6. Any other matters
- 6.3 In relation to Core Strategy and release of Phase II Order of Priority lands, ABP representatives sought further discussion/elaboration on the justification for the

release of these lands having regard to the overall extent of zoned lands identified in the Southern Drogheda Environs LAP within Phase I; the availability of zoned lands in County Louth in the Drogheda Borough Council LAP and the Northern Environs LAP and the Strategic Plan for the Greater Drogheda Area 2007.

- 6.4 In relation to the Urban Design Framework Plan, ABP representatives sought further elaboration on how the framework plan is consistent with the overarching principles and design brief set out in the LAP for the Bryanstown area within which the development site is located and how this framework provides clear guidance on the strategic issues that would influence the layout and future design response to the lands contained within the framework plan area having particular regard to the strategic objectives of statutory plans for the Drogheda area.
- 6.5 In relation to Development Standards to include design, layout, unit typology, mix and urban design, ABP representatives sought further discussion/elaboration on the guiding principles in the Meath County development plan, Drogheda Southern Environs Local Area Plan and the standards set out in national guidelines with specific regards to the proposed layout and design response, density, use of qualitative materials and existing site characteristics to create a sense of place.
- 6.6 In relation to Connectivity and Movement to include DMURS and consideration of impacts on the local road network within County Louth, ABP representatives sought further discussion/elaboration on the creation of connections to adjoining lands to the east, access to Bryanstown Cross route via third party lands to the north, the creation of attractive streets and providing access for public transport within the scheme.
- 6.7 In relation to Water and Waste Water Infrastructure including surface water treatment, ABP representatives sought further elaboration/discussion on the required network upgrades as outlined by Irish Water and details regarding surface water attenuation having regard to the comments from the water services department of Meath County Council.

- 6.8 In relation to AOB, ABP representatives sought further elaboration/discussion on Part V agreement, submission of CGIs and cross sections with application, public lighting having regard to comments from the Council, the screening report in relation to Appropriate Assessment and new provisions under the EIA Regulations as they may pertain to the proposal. It was also suggested that there should be consistency between all documents/information submitted with any application.
- 6.9 Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-302349-18' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.
- 7.0 Conclusion and Recommendation**
- 7.1 Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and as amended by Section 50 of the Planning and Development (Amendment) Act 2018.
- 7.2 I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines, and local policy via the statutory plans for the area.
- 7.3 Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage as set out in the recommended Opinion below.
- 7.4 Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that

the documentation submitted with the consultation request under section 5(5) of the Act **requires further consideration and amendment** in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

- 7.5 I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision-making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

8.0 Recommended Opinion

- 8.1 An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.
- 8.2 Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion, that the documentation submitted **requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**
- 8.3 In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Timing and Phasing of Development

Further consideration and/or justification of the documents as they relate to the development of Phase II residential lands as identified in the Meath County Development Plan and the possible prematurity of development at this location pending the completion of the Regional Spatial and Economic Strategy and the consequential review of the Meath county development plan. Further consideration of these issues may require an amendment to the documents and/or design proposal submitted. Where it is proposed to develop the subject lands prior to the adoption of the Regional Spatial and Economic Strategy and the preparation of a new development plan, a planning rationale/justification for the release of these Phase II residential lands should be submitted which has due regard to Phase I residential lands which remain undeveloped within the Drogheda Northern and Southern Environs Local Area Plans.

2. Urban Design Framework Plan

Further consideration and/or justification of the documents as they relate to the Urban Design Framework Plan which is required to be prepared for the Bryanstown Lands in which the development site is located. The framework plan should provide a coherent structure which form the basis for design of individual land parcels within the framework plan lands into the future.

The Framework Plan should demonstrate consistency with the overarching principles and objectives set out in the Drogheda Southern Environs Local Area Plan. Further consideration should be given to the movement framework providing for legible linkages across the plan lands; integration of future development on these lands as an integral part of the built-up area of Drogheda Town as espoused by the Local Area Plan; the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the principles of Design Manual for Urban Roads and Streets.

Further consideration of the overall development strategy should address the quality of the public realm and how it is proposed to create a sense of place and a discernible focal point within the overall framework plan lands including general guidance on inter alia, density, block layout and heights for the overall lands.

Further consideration should also be given as to how the development strategy and phasing proposals for these framework plan lands is consistent with the sequential approach advocated in the local area plan for the release of those areas closest to the existing built up area first. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Movement and Transportation

Further consideration and/or justification of the documents as they relate to vehicular, cycle and pedestrian connections including legibility and permeability through the development site to contiguous residential and remaining framework plan lands.

Further consideration should be given to how the proposed street hierarchy and access arrangements are consistent with the principle of the Design Manual for Urban Roads and Streets. Consideration should also be given to connections from the development site to the urban centre of Drogheda including delivery and phasing of the proposed distributor road and consideration of public transport routes through the framework plan lands and development site. Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

4. Urban Design Response, Density, and Layout

Further consideration and/or justification of the documents as they relate to the rationale of the proposed residential layout and urban design response with particular regard to the creation of distinct neighbourhood areas within the overall site, the creation of active and aesthetically pleasing urban street frontages particularly along the R-108 and the proposed distributor road, and how the

development including consideration of the phasing arrangements contribute to the creation of a high quality urban expansion of Drogheda town.

In addition, further consideration should also be given to the density, unit mix and typology and hierarchy of public open spaces including the use/linking of green corridors throughout the scheme. Further elaboration including illustrations of how the site analysis/context informed the proposed layout and urban design response would be useful. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

5. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management for the framework plan lands and for the site. This further consideration should have regard to the requirements of the Council in respect of surface water treatment and disposal as set out in section 8.5.2 of the Planning Authority's opinion. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices'). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

8.4 Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission

1. A site layout plan which clearly illustrates the overall movement and transportation hierarchy for the proposed scheme.

2. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous residential lands and the R-108.
3. Details of existing and proposed levels across the development site relative to adjoining lands in particular contiguous residential properties.
4. All existing watercourses and utilities that traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
5. Details in respect of the proposed residential units including a schedule of Accommodation and Quality Assessment Report which has regard to Specific Planning Policy Requirements set out in the Sustainable Urban Housing: Design Standards for Apartment Guidelines, Guidelines for Planning Authorities as they pertain to the proposed development. A Building Life Cycle Report in respect of the proposed apartments.
6. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture and boundary treatments should be submitted.
7. A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
8. A construction and demolition waste management plan.

9. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the distributor road within the framework plan lands, public open space and Part V provision.
10. A site layout plan indicating all areas to be taken in charge.
11. Relevant consents to carry out works on lands that are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.

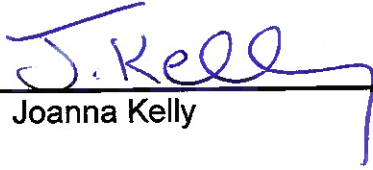
Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Louth County Council
2. Eastern and Midlands Regional Assembly
3. Inland Fisheries Ireland
4. Irish Water
5. Transport Infrastructure Ireland
6. Córas Iompair Éireann
7. Minister for Culture, Heritage, and the Gaeltacht
8. Heritage Council
9. An Taisce – the National trust for Ireland
10. Meath County Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the

Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2018 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.


Joanna Kelly

Senior Planning Inspector

9th October 2018