



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
ABP-303309-18**

Strategic Housing Development	352 residential units and creche
Location	Colpe West, Drogheda, Co. Meath
Planning Authority	Meath Co. Council
Prospective Applicant	Shannon Homes Drogheda Ltd.
Date of Consultation Meeting	4 th February 2019
Date of Site Inspection	25 th January 2019
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

The development site has a stated site area in the application form of c. 9.3 ha and is located approx. 3 kms south-east of Drogheda town centre on the eastern side of the Dublin-Belfast railway line and immediately east of the existing Grange Rath residential development. The lands extend east towards Mill Road, a rural local road which connects Colpe Road with the Marsh/Mornington Road to the north. The River Boyne, SAC is located immediately north of the Mornington Road. South Gate shopping centre adjacent to the Grange Rath development contains office and retail space serving as a neighbourhood centre to the area. There is a nursing home located west of the roundabout at Colpe Cross.

3.0 Description of proposed development

The applicant is proposing a residential development comprising of 352 residential units including a childcare facility.

The unit mix as indicated by the prospective applicant is as follows:

Table 1: Unit Mix

	Apartments	Housing units	Total Units
1 bed	54		54
2 bed	100		100
3 bed	22	115	137
4 bed		61	61
5 bed			
Total Units	176	176	352

4.0 Planning History

The most relevant history associated with the site is noted as follows:

File Ref. No. LB/180620 10 year permission for a commercial development at Colpe Road, Colpe West, Drogheda. Proposal involves demolition of habitable house and construction of 4 storey office building consisting of 2 no. blocks providing a total floor area of 11,205sq.m. Road infrastructure includes a link road approx. 720m in length, including 3 roundabout junctions and 230m long connection of the link street to the west to facilitate a connection to the existing school on the Mill road. The road infrastructure permitted in this application appears to correspond with the southern section of the overall road that was previously refused under File Ref. No. 235818.

Permission for primary school on lands north-east of site

File Ref. No. SA 130927 Permission for removal of all existing temporary school buildings, construction of a new two storey primary school of 16 classrooms, 4 resource rooms, 1 general purpose hall, 1 base classroom special needs unit and all other associated infrastructure.

Lands pertaining to the applicant's landholding

SA 900622/PL.17.235818

Shannon Homes (Drogheda) Ltd. and others

Refused permission for construction of a road of total overall linear length approx. 1550m and width of 19.3m containing two traffic lanes, with grass margins, footpaths, cycle tracks and junctions including roundabout. The road subject to this application was to connect the Marsh Road (R150) with Colpe Road (L-1611-0- formerly CR330).

Reasons for refusal pertained to prematurity pending the approval of an urban framework plan and the determination of a roads layout for the area and Board not satisfied that an appropriate assessment of the impacts of the proposed development on Natura 2000 sites has been carried out.

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'
- Urban Design and Building Heights, Guidelines for Planning Authorities

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018.

Other relevant national guidelines include:

- Project Ireland 2040, National Planning Framework.
- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999.

5.2. Regional Policy

The Eastern and Midland Regional Assembly, Draft Regional Spatial and Economic Strategy, sets out a Settlement Strategy in Chapter 4, People and Places.

Drogheda and Dundalk are identified as regional growth centres. It is set out that “in order to enhance co-ordination of development in Drogheda where the town and its environs lie within the combined functional area of two Local Authorities, the preparation and adoption of a Joint Urban Area Plan (UAP) shall be a priority for Louth County Council and Meath County Council following the adoption of the RSES, to provide a coordinated planning framework to identify and deliver strategic sites and regeneration areas so that a minimum of 30% compact growth can be achieved.

Regional Policy Objective RPO 4.8 refers to the preparation of the UAP. This Joint UAP shall identify a boundary for the plan areas and strategic housing and employment development areas and infrastructure investment requirements to promote greater co-ordination and sequential delivery of serviced lands for development.

5.3. Local Policy

5.3.1 Meath County Development Plan 2013-2019

Drogheda is designated as growth town in the CDP. The subject lands are zoned “A2 – To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.” These lands are also identified as Phase II Residential lands in the Variation no. 2 to the CDP. The lands immediately south east of the lands are zoned “WL- to protect strategic land from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre”.

5.3.2 Drogheda Southern Environs Local Area Plan

SP 1

To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:

- i) The lands identified with an A2 'New Residential' land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.
- ii) The lands identified with an A2 'New Residential' land use zoning objective but qualified as 'Residential Phase II (Post 2019)' are not available for residential development within the life of this Development Plan.

FR POL 3

Any future planning applications lodged with respect to area bounded by Mill Road / Marsh Road / Dublin Belfast rail line shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the “The Planning System and Flood Risk Management Guidelines for Planning Authorities” (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject site and would typically involve allocating water compatible development within Flood Zones A and Zone B. Buildings should be sited

at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.

Flood Risk FR OBJ

The Framework Plan required pursuant to objective MMA1 in the Drogheda Local Area Plan for the area bounded by Mill Road / Marsh Road / Dublin Belfast rail line shall determine the overall roads layout for this area supported by an appropriately detailed Traffic Impact Assessment which shall demonstrate the capacity in the wider road network from the R132 in Drogheda and Colpe Cross. During the environmental assessment of alignments of overall roads layout for this area, a Justification Test will need to be applied if alignments interact with Flood Zone A/B. A detailed Flood Risk Assessment will be required to manage the risk and to demonstrate there will be no impact on adjacent lands. The detailed design of the roads layout shall also be subject to an Appropriate Assessment pursuant to the Habitats Directive.

Movement and Access MA OBJ 2

To provide for a link road through the Mill Road/ Marsh Road District providing access to the lands and functioning as a local distributor road.

MA OBJ 3

To upgrade the Mill Road and Marsh Road to provide for pedestrian footpaths and to provide on-street cycle tracks along the entirety of these roads. Further to this, a Transport Study should be carried out to ascertain the appropriate size, specification and location of a new river crossing to link the proposed distributor road with the proposed Northern Port Access Route provided on the Northside of Drogheda in Co. Louth (in line with the recommendations of the Planning Strategy for the Greater Drogheda Area).

6.0 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.

6.1 **Documentation Submitted**

6.1.1 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.

6.1.2 The information submitted included *inter alia*: a completed SHD Application form and cover letter including inter alia Drawings including A3 booklet and landscape masterplan; Mill Road/Marsh Road Masterplan; Mill Road Design Rationale; Statement of Consistency including statement re DMURS; Details in respect of Traffic and Transport; Infrastructure Design Report; letter from Irish Water; Flood Risk Assessment; Ground Investigation Report; Consent Letters; Schedule of Area for residential units; AA screening report; EIAr Screening report; Ecological Impact Statement; Waste plans for construction and operational phases.

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

6.2 **Planning Authority Submission**

6.2.1 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 28th January 2019.

6.2.2 The submission refers to the planning history of the site and adjoining lands; local planning policy including reference to a submission by MCC in respect of the RSES draft plan; and key planning considerations which are summarised as follows:

- The subject lands are not included in Phase 1 of the Order of Priority for the Drogheda Environs. C. 44.5ha of Phase 1 lands have no extant permission. The PA concur with the applicant that there is a shortfall in the quantum of delivered Phase 1 residential units. It is possible that the proposal materially contravenes objective SS OBJ1 of the CDP in terms of phasing of residential zoned lands.
- The applicants have stated a proposed density of 42 units net per hectare.
- Proposal provides a good mix in terms of dwelling types/design throughout the development.
- The primary road infrastructure / link road serving the proposed development was permitted under LB/180620 the layout of the development provides for 6 apartment blocks to be located along this route providing an impressive modern streetscape through the heart of this development.
- Total quantum of open space to be provided within the development is 1.58ha.
- The proposed dwellings appear to have the required amount of private open space.
- At least 220sq.m. of communal open space has been provided for each 28 unit apartment/duplex block and is considered acceptable.
- The detail of the internal boundaries between back gardens has not been detailed and the Board is invited to consider the CDP in this regard.
- The receiving environment for pedestrians and cyclist along Colpe Road, Mill Road and Marsh Road is poor with relatively high traffic volumes and limited pedestrian and cyclist facilities. The site is not well served by public transport.
- In terms of new roads these currently consist of extending the Link Road as approved in Ref. No. 180620 further north to tie in with the Marsh Road. This would then tie in with a new bridge location over the River Boyne connecting with the Port Access Northern Cross Route. No confirmed location has been identified for this bridge with three different locations mentioned in the Meath CDP, Louth CDP and the Southern Environs LAP. As such there is no certainty with regards to the route alignment of the Link Road extension nor the delivery timeframe. There is also an objective in the Southern Environs LAP to provide a link road from Junction 8 of the M1 to the Southgate roundabouts on the R-132.

- MCC indicated to the prospective applicant that until such time that a feasibility study and design is completed for the proposed bridge crossing, it is not possible to finalise the Transportation study. The applicant has addressed this by confirming that the development of the Phase 1 lands does not prejudice the eventual location of the bridge. MCC issued a letter to the prospective applicant's agent in May 2018 giving a qualified approval of the Transportation study for Phase 1 only as defined within section 7 of the study. This includes: high tech major campus style office of approx. 18,000sq.m. and residential development of 200 units.
- There has been no approved update of the Transportation Study as referenced in section 1.2.4 of the Traffic and Transportation Assessment report supporting this pre-app, the 2017 Transportation Study is the approved document (Phase 1 only) that the subject application should be aligned with. The development as proposed may not align with this 2017 study.
- It is considered that the applicant should either revise the Transportation Study to reflect the proposed revised larger development and include all relevant supporting information to allow an appropriate assessment of same or revise the subject application to align with the approved Phase 1 of the 2017 Transportation Study.
- Pedestrian and cycle provisions along Colpe Road are poor. The approved road realignment and roundabout providing access to the lands at Mill Road / Marsh Road will improve these facilities in the vicinity.
- The applicant should be requested to demonstrate good connectivity for walking and cycling between the proposed development and the train station. This is considered to be an extremely important link that would significantly reduce dependency on the private car.
- No road safety audit has been submitted.
- The internal roads layout is well set out with appropriate street types in the form on link roads, side roads and home zones.
- There appears to be a good level of permeability within both the western and eastern portion of the proposed development.
- However, connectivity and permeability between the eastern and western parts of the site needs to be reviewed.

- Future Connections to adjacent lands should extend directly to the relevant boundaries.
- Bin collection point shown on the access road to the school site which should be removed.
- Visitor parking is low and should be revised.
- Not acceptable for bicycle stores to be combined with bin storage in the one building.
- Development does not meet the requirements of the Water Services Section with respect to surface water management. Further details are outlined in the report that should be addressed.
- The report provides recommended conditions.

6.4 Submission from Irish Water

IW indicates that confirmation of feasibility for 380 residential units was issued. The applicant must upgrade 950m of 150mm pipework to accommodate this development. This upgrade will not require statutory or third-party consents other than a road opening licence from the local authority. Subject to a compliant water and wastewater layout and a valid connection agreement being put in place between IW and the developer, the proposed connections to the IW networks can be facilitated.

6.5 Development Applications Unit

Given the nature and extent of the enclosure and burials that are known to exist on the site (SMR Nos ME021-011002 and ME021-011001) this Department recommends that the proposed conservation 'strategy' (Mitigation Measure 3, page 6) for these sites is submitted in the form of a Conservation Plan with an updated and finalised planning application. The plan will address the method of preservation of the sites and their conservation and presentation within the context of the proposed development. The updated Archaeological Assessment Report will provide sufficient information to allow for an informed planning decision with regard to archaeological impacts.

6.6 Louth County Council

A submission in respect of the proposed development was received from Louth County Council on 29th January 2019. This submission sets out that it is considered that it is not appropriate to develop the lands prior to 2019 and as such LCC would raise a number of concerns relating to government policy and statutory documents. Reference is made to the NPF and that subsequent to the finalisation of the RSES, the Drogheda Borough Council Development Plan 2011-2017 will be replaced by the strategic Drogheda plan (urban plan). The development of the land is premature pending the review process of the Louth County Development Plan, Drogheda Borough Development Plan and the Meath County Development Plan as it affects the zoning of the southern environs of Drogheda.

It is noted that the site is located within the Mill Road/Marsh Road area which 'shall be developed in accordance with an approved Urban Design Framework Plan to safeguard the proposed and sustainable development of the area' and that a plan was prepared and agreed with Meath County Council. The preparation of this plan is considered premature pending the preparation of the strategic Drogheda plan. There are other more suitable lands which would allow for the orderly expansion of Drogheda which are sequential to the existing built form of Drogheda.

Development of this strategic land block in the southern environs of Drogheda which is not sequential to the built form of Drogheda is considered premature pending the adoption of the RSES.

The proposed development materially contravenes the Meath CDP in terms of order of preference for development and in particular policy SP 2.

7.0 Consultation Meeting

- 7.1 A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on 4th February 2019, commencing at 11am. Representatives of the prospective applicant, Meath County Council and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

- 7.2 The main topics raised for discussion at the tripartite meeting were as follows:
1. Possible prematurity having regard to strategic planning context and the Order of Priority in the Meath County Development Plan
 2. Road and Transportation Infrastructure to include strategic context, DMURS and connectivity to adjoining lands and community facilities
 3. Development strategy for site to include urban design and layout, public realm, legibility and creation of sense of place
 4. Location and distribution of public open space including interface of development with adjoining lands
 5. Surface water management to include comments contained in the Planning Authority's opinion
 6. EIA screening
 7. Any other matters
- 7.3 In relation to Possible prematurity having regard to strategic planning context and the Order of Priority in the Meath County Development Plan, ABP representatives sought further discussion/elaboration on the strategic context and justification for the release of lands at this stage including consideration of the submission from Louth County Council.
- 7.4 In relation to Road and Transportation Infrastructure to include strategic context, DMURS and connectivity to adjoining lands and community facilities, ABP representatives sought further elaboration/discussion on this issue including clarity regarding the delivery of road infrastructure to access the site.
- 7.5 In relation to Development strategy for site to include urban design and layout, public realm, legibility and creation of sense of place, ABP representatives sought further elaboration/discussion on this issue with a focus on quality of place-making.
- 7.6 In relation to Location and distribution of public open space including interface of development with adjoining lands, ABP representatives sought further elaboration/discussion on this issue.

- 7.7 In relation to Surface water management to include comments contained in the Planning Authority's opinion, ABP representatives sought further elaboration on this issue.
- 7.8 In relation to EIA screening, ABP representatives sought further elaboration on this issue.
- 7.9 In relation to Any Other Matters, ABP representatives sought further elaboration/discussion on Flood Risk in respect of lands backing onto the railway line and Archaeology having regard to comments from the Department.
- 7.10 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-303099-18' 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.

8.0 Conclusion and Recommendation

- 8.1 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.
- 8.2 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.
- 8.3 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.

- 8.4 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.
- 8.5 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.

9.0 Recommended Opinion

- 9.1 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.
- 9.2 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.**
- 9.3 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 set out in the statutory county development plan and the possible prematurity of development at this location pending the completion of the review of both the Louth and Meath county development plan process and the more strategic planning policy context in particular the draft Regional Economic and Spatial Strategy which contains an objective RPO 4.8 relating to the preparation of a Joint Urban Plan for Drogheda.

An appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended by Section 53 of the Act of 2018, that outlines consistency with the relevant development plan and that specifically addresses any matter that maybe considered to materially contravene the said plan should be provided. In this context reference should be made to the draft Regional Economic and Spatial Strategy and the Joint Urban Plan which will replace existing statutory plans for the area.

Further consideration of these issues may require an amendment to the documents and/or design proposal submitted.

2. Development strategy and design rationale

Further consideration and/or justification of the documents as they relate to the overall development strategy and design rationale for the lands, which has regard to inter alia,

- delivery of enabling infrastructure to facilitate access to the development site;
- the site-specific characteristics of the development site including the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas;

- the principles of Design Manual for Urban Roads and Streets including a street hierarchy;
- the extant permissions and intended/proposed developments within the applicant's landholding contiguous to the site;
- access and linkages to designated 'WL – commons lands' within the applicant's ownership which are contiguous to the development site;
- connections over the railway line to Grange Rath development and Southgate located further west;
- provision of appropriately located and functional open space areas;
- urban design rationale and creation of strong urban streetscapes;
- unit mix and typology;
- quality of public realm including boundary treatment considerations
- phasing of proposed development.

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 proposal submitted.

3. Enabling road infrastructure and access to site

Further consideration and/or justification of the documents as they relate to enabling road infrastructure providing access from Colpe Road to the development lands. While these enabling works were subject to a previous application Planning Reg. Ref. No. LB/180620 and as this permission has yet to be implemented, the prospective applicant should be satisfied that these works will be complete / substantially complete prior to making an application. Consideration may need to be given to their inclusion within the red-line boundary of this application where the road infrastructure has not advanced at time of making an application. In this regard, further consideration should be given to the street hierarchy and function of roads including improvements in the roads layout and/or junction designs to ensure compatibility with the principles set out in DMURS in the interests of all road users.

4. Connections and Legibility

Further consideration should also be given to the documents as they relate to vehicular, cycle and pedestrian connections, legibility and permeability to and through the site. A pedestrian/cycle connection from the development site over the railway line to Grange Rath and Southgate (further west) should be considered so as to assist in the integration of the lands/orderly phasing of development pending the timely delivery of further community/neighbourhood services identified in the masterplan lands. Consideration of the passive surveillance of these connections should also be considered.

Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

5. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management 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 7.6.2 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'). In this regard, consideration should be given to objective Flood Risk FR POL 3 in the Drogheda Southern Environs Local Area Plan. 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 masterplan which contains the zoning objectives for this area super-imposed to determine consistency with land use zoning objectives. All proposed/intended land uses, temporary or otherwise should be clearly identified in the interests of clarity.
2. Having regard to the local road network serving the immediate area and its ability to accommodate additional traffic and/or accesses, the prospective applicant should demonstrate the suitability of the proposed vehicular access arrangements for the subject site and impact on the Colpe and Mill Roads in the absence of the link road from the site to the Marsh Road, and to consider or address any issues in respect of access to adjoining lands, in particular ensuring that the proposed development subject of this SHD pre-application does not unduly prejudice the future development of adjoining zoned lands particularly to the north.
3. A site layout plan which clearly illustrates the overall movement and transportation hierarchy for the proposed scheme.
4. Photomontages and cross sections showing how the development will interface with adjoining lands including the railway line to the west.
5. Details of existing and proposed levels across the development site relative to adjoining lands.
6. All existing watercourses that traverse the site including any proposal to culvert/re-route existing drains should be clearly identified on a site layout plan.
7. Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment,

street furniture including public lighting and boundary treatments should be submitted.

8. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).
9. A construction and demolition waste management plan.
10. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals having regard to sub-catchments within the scheme and Part V provision.
11. A site layout plan indicating all areas to be taken in charge.
12. Appropriate assessment screening report and if appropriate a Stage 2 Natura Impact Statement.
13. A revised Archaeological Assessment Report to reflect the comments from the Department of Culture, Heritage and the Gaeltacht which addresses, *inter alia*, the method of preservation of the archaeological sites and their conservation and presentation within the context of the proposed development.
14. Prospective applicant needs to satisfy himself and the Board in the event of making an application that the proposed development is not mandatory for the purposes of Environmental Impact Assessment particularly having regard to any changes in the red-line boundary consequent to the consideration of matters raised in the Opinion. In the event, that the development is considered sub-threshold, the information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted.

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. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Department of Culture, Heritage and the Gaeltacht
5. The Heritage Council
6. An Taisce – National Trust for Ireland
7. Meath County Childcare Committee
8. Louth County Council

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

14th February 2019