



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
ABP-303439-19**

Strategic Housing Development	662 no. residential dwellings (509 no. houses and 153 no. apartments), neighbourhood centre, creche and associated site works.
Location	Rathmullen Road, Rathmullen, Drogheda. Co. Meath.
Planning Authority	Meath County Council
Prospective Applicant	Trailford Ltd.
Date of Consultation Meeting	20 th February 2019
Date of Site Inspection	18 th February 2019
Inspector	Sarah Moran

1.0 Introduction

- 1.1. 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 and Description

- 2.1. The site is located at the western edge of Drogheda, to the immediate east of the M1, south of the River Boyne and adjacent to the Meath / Louth county boundary. The site is c. 1.7 km from Drogheda town centre and c. 3.5 km to the west of Drogheda train station. The Rathmullen Road forms the eastern site boundary, where it splits to form the Oldbridge road along the northern site boundary and the Sheephouse road to the east and south of the site. The northern site boundary is adjacent to the River Boyne and River Blackwater SAC (002299) and SPA (004232), which are hydrologically connected to other designated sites downstream at the Boyne estuary. There is a pedestrian boardwalk along this stretch of the river, leading to the town centre. The Riverbank estate is to the north east of the development site, in Co. Louth on the opposite side of the Rathmullen Road and permission was also recently granted for another large housing development to the east, ref. ABP-302044-18. The site adjoins the archaeological buffer zone that protects the monuments of Newgrange, Knowth and Dowth to the west of the M1 and the UNESCO World Heritage Site of Brú na Bóinne is also to the west of the site.
- 2.2. The site has a stated area of 26.2 ha and is currently in agricultural use with associated farm buildings present. The topography is undulating with a steep embankment facing the River Boyne at the northern boundary to the Oldbridge road (c. 10m above the road level). The site is at a higher level than the M1 with dense

planting along the western site boundary. CFRAMS flood maps indicate flood zones at the site. There are 2 no. Recorded Monuments within the site:

- ME020:088 Bronze Age sub soil cut enclosure in western part of northern field
- ME020:072 circular depression near southern site boundary, testing in 2008 found this to be modern and not archaeological

Archaeological testing in 2008 also found a scatter of archaeological remains throughout the site. There is an ESB line along the southern part of the western site boundary.

3.0 Proposed Strategic Housing Development

3.1. The proposed development involves 662 no. residential units as follows:

UNIT TYPE	NO. OF UNITS	%
Houses		
2 bed	158	24%
3 bed	269	41%
4 bed	82	12%
Apartments		
1 bed	22	3%
2 bed	131	20%
TOTAL	662	

The development has a stated net residential density of 35 units/ha (excluding F1 zoned lands). It is laid out in 13 Neighbourhood Areas with a Neighbourhood Centre containing a creche (486 sq.m.), café (71 sq.m.) and retail unit (359 sq.m.) located at the eastern side of the site. The scheme is to be constructed in 5 phases. It also includes:

- Demolition of existing farm buildings at the site.
- Public open spaces including a neighbourhood park at the northern end of the site and a linear park at the western side of the site, bounding the M1 motorway.

Overall area of public open space 8.79 ha including F1 zoned lands. Provision of 2.65 ha or 14% of net site area.

- Upgrade works and realignment of the Rathmullen Road and Sheephouse Road including a new 4 arm roundabout at the main site access and new footpath with connection to the River Boyne walkway. The realignment creates a triangular area at the southern end of the site that is annexed from the main part of the development with a secondary access to the development at this location.
- 1,347 car parking spaces. Total of 234 no. spaces for the apartments and duplex units, i.e. 1.25 spaces per apartment and 1 visitor car parking space per 4 apartments.
- Attenuated surface water discharge to the River Boyne via an existing culvert under the Rathmullen Road to the north east of the site. SUDS measures are proposed including swales, attenuation tanks and permeable paving.
- New foul pumping station to also serve the Riverbank estate to the north east (located in Co. Louth). Existing pumping station serving Riverbank to be decommissioned. The new station will connect via a rising main to an existing rising main on Rathmullen Road and discharge to the existing gravity sewer network on Marley's Lane, c. 900m east of the development site. Outfall to the Drogheda WWTP.
- Connection to existing watermain on the Rathmullen Road.
- Part V proposals comprising transfer of 66 no. units on site (51 houses and 15 apartments).

3.2. The development is above threshold for EIA with regard to schedule 5, Part 2, Class 10(b) of the Planning and Development Regulations 2001 (as amended). The application is to be accompanied by an EIAR. AA will also be carried out.

4.0 Planning History

4.1. Reg. Ref. SA40471

4.1.1. Permission sought for demolition of existing structures on site and construction of 750 no. dwellings and crèche. The application was withdrawn on 1st February 2005.

4.2. **Reg. Ref. SA40472**

- 4.2.1. Permission sought for a mixed-use development on part of the site (0.81 ha). The proposed development comprised a retail food store (1023sq.m), 6 no. retail units (982sq.m.) and café / restaurant, with offices at second floor level. The application was withdrawn on 2nd February 2005.

4.3. **Reg. Ref. SA60260 PL17.224875**

- 4.3.1. Permission granted by Meath County Council for 683 no. houses and apartments; creche with associated outdoor play area; 3.13ha neighbourhood park addressing the River Boyne and 1.6 ha linear park bounding the M1 motorway; related open space and landscape works; traffic and carriageway improvements and reconfiguration to Rathmullen Road and to Sheephouse Road including new vehicular access points to the site at Rathmullen Road (via a new roundabout) and at Sheephouse Road; land reservation for a national school; associated site development and services works. The development permitted by ABP at the development site comprised:

- 556 no. units (370 no. houses and 186 no. apartment / duplex units);
- Separate application to be lodged for a crèche;
- Area occupied by omitted unit Nos. 241-266, 320-367, 483-491, and 505-508 (inclusive) to be replaced by an area of public open space;
- Noise mitigation measures for houses nearest the M1.

4.4. **Reg. Ref. LB170675 ABP-302044-18 Lands to East of Development Site**

- 4.4.1. Relating to lands on the opposite side of the Rathmullen Road. Permission granted by Meath County Council for 156 no. houses, creche and ancillary development works. Included infrastructural improvements comprising a cycle way and footpath at road frontage of the development site; new priority junction at the Rathmullen Road and junction improvement works at 4 no. junctions within the local area to address traffic capacity issues, subject to agreement with Louth County Council. The vehicular access to the Rathmullen Road is north east of the development site, opposite the Riverbank estate but the development also included pedestrian connections and other works to the Sheephouse road opposite the development site. A 3rd party appeal was withdrawn and permission was granted in November 2018.

5.0 National and Local Planning Policy

5.1. Section 28 Ministerial Guidelines

5.1.1. Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions 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 Standards for New Apartments Guidelines for Planning Authorities (2018)
- 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
- Urban Development and Building Heights Guidelines for Planning Authorities

5.1.2. Other relevant national guidelines include:

- National Framework Plan, Project Ireland 2020
- Framework and Principles for the Protection of the Archaeological Heritage, Dept. of Arts, Heritage, Gaeltacht and the Islands, 2007

5.2. Meath County Development Plan 2013-2019

5.2.1. Development plan Variation no. 2 provides the core strategy. Drogheda is classified as a 'Large Growth Town I' in Co. Meath. Objective SS OBJ 8 applies:

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.

Table 2.4 of the core strategy indicates a target of 857 no. residential units for Drogheda environs for the plan period, with an average net density of 43 units / ha.

5.2.2. Variation no. 2 adopted land use zoning objectives, to effectively replace LAP zoning objectives, and an Order of Priority for the development of zoned land. The

development site is subject to 2 development plan zoning objectives. Most of the site, including the frontages to the Rathmullen Road, is 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.

Aside from an area at the north western corner of the site, most of the A2 zoned lands also have an additional zoning objective, 'Residential, Phase II' (post 2019). Variation no. 2 states:

It should be noted that the inclusion of lands in Phase II which is indicated as being required beyond the life of the present County Development Plan i.e. post 2019, does infer a prior commitment on the part of Meath County Council regarding their future zoning for residential or employment purposes during the review of the present plan and preparation of a new County Development Plan expected to occur during the 2017 – 2019 period. Any subsequent decision will be considered within the framework of national and regional population targets applicable at that time, the Core Strategy and the proper planning and sustainable development of County Meath.

A strip of land along the River Boyne and M1 site frontages is zoned 'F1', to:

Provide for and improve open spaces for active and passive recreational amenities

5.3. Drogheda Southern Environs LAP 2009-2015

- 5.3.1. The LAP was adopted in 2009 and amended following the adoption of the Meath County Development Plan 2013-2019. The development site is located in the Rathmullen character area. The following Specific Policy Objectives apply:

RM1 To ensure orderly development of the Rathmullen area and to integrate future residential development with the existing built form. To provide adequate permeability and pedestrian linkages with adjoining residential areas.

RM 2 To ensure that new development in the area does not impact on the natural, built and archaeological heritage of the area. In order to achieve this, new development must be screened from the Battle of the Boyne site, and care must be taken to ensure that any new sewage treatment facilities do not impact upon the River Boyne and River Blackwater SAC.

RM3 To ensure that the existing road network in the area is upgraded as part of any future development. A new access arrangement to the Rathmullen area from the Donore Road via the existing IDA business park should be explored.

The key issues to be taken into consideration for the future of the Rathmullen area are:

- To safeguard any future development in terms of impact on Boyne Valley, Battle of the Boyne site and Brú na Bóinne world heritage site.
- To build on the tourist potential provided by the amenity of the Boyne Valley and in particular to liaise with Drogheda Tourism to facilitate a walkway along the Boyne.
- To address the current access constraints that exist in the area in terms of the substandard road infrastructure.

6.0 Forming of the Opinion

6.1. 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 submissions and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

6.2. Documentation Submitted

6.2.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, the following:

Completed application form; Part V proposals including estimated costs; Non Technical Summary of EIAR; Pre-Planning Statement of Consistency & Planning Report; Drawings including Site Layout, Roads Layout, Landscape Masterplan and A3 Booklet; Landscape Strategy & Design Report; Engineering Assessment Report; Traffic and Transport Assessment; DMURS Statement; Flood Risk Assessment; Preliminary Construction and Waste Management Plan.

6.2.2. Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required.

6.2.3. I have reviewed and considered all of the above-mentioned documents and drawings.

6.3. **Planning Authority Submission**

6.3.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Meath County Council, submitted a copy of their section 247 consultations with the prospective applicant and also their opinion in relation to the proposal. These were received by An Bord Pleanála on the 8th February 2019. The planning authority's 'opinion' included the following matters:

- The PA highlights its submission to the RSES regarding the future development of the Drogheda environs. Meath County Council supports the designation of Drogheda as a Regional Growth Centre but has concerns that the Regional Policy Objectives fail to identify the contribution that the lands in the Southern Environs of the town, within Co. Meath, are making to the future growth of Drogheda. The RSES has set a population target of 50,000 for Drogheda by 2031. Based on historic growth rates in the town, the Council considers that this target may be insufficient given the enhanced status of the town and the target population of 65,000 set out in the 2007 Planning Strategy for the Greater Drogheda Area. The requirement for population distribution between Meath and Louth County Council for Drogheda to equate to existing population levels within the jurisdiction of each Local Authority is unfavourable to the southern environs and does not acknowledge strategically located lands within the boundary of Meath that could contribute to the future sustainable growth and development of Drogheda. The submission proposed an amendment to the RSES to support the sustainable development of existing zoned lands in the southern environs of Drogheda with a particular emphasis on the promotion of the IDA Business Park as an employment hub and the creation of compact residential communities in key locations in proximity to established residential areas and transport hubs.

- The planning authority provides the following overview of the development of residential lands in South Drogheda Environs.

Overview of residential lands in South Drogheda Environs	
Quantum of Phase 1 Residential lands	c. 58 ha
Core Strategy allocation in CDP	2,510 units (1,653 committed unbuilt units and 857 additional units)
Total extant units	c. 466 units (a number of permissions previously granted have expired)
Total units completed and / or under construction	c. 130 of the 410 extant units have been completed or are under construction
Balance of Core Strategy allocation remaining	<p>c. 42 ha of Phase 1 residential lands have no extant permission. At a density of 35 units / ha these lands would yield 1,470 units.</p> <p>Including the extant units, the potential total capacity of the Phase 1 residential lands would be 1,936 units leaving a balance of 574 units.</p> <p>If a density of 43 units / ha (as set out in Table 2.4 of the CDP) was used for the remaining Phase 1 lands these lands could potentially yield 1,806 units.</p> <p>Under this scenario, there would be a balance of 238 units when the extant units are taken into account.</p>

- In the preparation of the Draft County Development Plan 2019-2025, given the elevated status of Navan, Southern Environs of Drogheda and Dunboyne in the settlement hierarchy of Co. Meath, it was proposed by the Executive of Meath County Council to retain all A2 zoned residential lands (including Phase 2 lands) within these settlements for development during the CDP period.
- The Variation of the Drogheda Southern Environs LAP was carried out in the light of an excess of residentially zoned land in the LAP area as identified in the 2013 County Development Plan, in order to establish which lands should be prioritised

for release in the short term. A total of 9 sites were evaluated, including the subject site (no. 9). The evaluation prioritised the 9 sites with 4 no. sites included in Phase I and all other sites in Phase II. The timeline for release, if appropriate, of these lands will be considered post 2019 in accordance with the new County Development Plan.

- The PA fully supports the development of Phase I lands. Phase II lands cannot currently be considered for development and contravene development plan Policy SP 1. However, due to the national housing crisis, the prioritisation of the delivery of fast track residential schemes through the SHD process and the elevated position of Drogheda as an identified growth centre in the NPF, ABP may consider it appropriate to positively consider both Phase I and II for the delivery of much needed residential development in Drogheda. This issue may also be considered in view of the non-delivery of development in Phase I lands during the lifetime of the current LAP.
- It is considered that the proposal provides a good mix in terms of dwelling types / design throughout the development. The proposed net density of 35 units / has is considered acceptable at this location with density greater at the north western corner of the site.
- The residential units appear to provide the required amount of private open space.
- The Rathmullen road to the east and south of the site is currently inadequate to provide safe pedestrian and cycle access. The applicant should be requested to provide a cycleway, footpath, public lighting and road drainage over the full road frontage of the development and on both sides of internal link streets. A shared pedestrian and cycleway would be acceptable on the Oldbridge road L16014 northwards from the roundabout to the River Boyne given the limited carriageway width available.
- The applicant should be required to provide cross sections along the full boundary of the development to include the 6m minimum public road, cycleway, footpath and public lighting. Also the horizontal and vertical alignment of all public roads abutting the development.

- The roundabout appears to be partly constructed over the existing headwall and parapet wall of a drainage culvert. This is undesirable. Details should be agreed with the planning authority.
- The applicant should review the design of the junction at the southern end of the development to ensure that it is sufficiently staggered to reduce the risk of accidents.
- The main road junctions affected by the development are in Co. Louth and the application should be referred to Louth County Council to agree the extent, nature and costs of the improvement works required at each of the junctions affected by the development.
- The development does not meet the requirements of Meath County Council Water Services Section with respect to the orderly collection, treatment and disposal of surface water. The PA comment identifies several issues to be addressed prior to submission of any application.
- Waste Management Section. The applicant shall be satisfied that waste storage areas are large enough to provide a 3 bin system for all apartments. Issues to be addressed in the CEMP and WMP for the development.
- The Housing Management Section of Meath County Council issued an 'Agreement in Principle' letter to the applicant on 14th December 2018 regarding the Part V proposals.
- Taking in charge details to be submitted.
- Creche proposal to be referred to Meath County Childcare Committee. Car parking provision for the creche to be considered.
- Report of Conservation Officer. No objection to the development in principle. Additional information required including VIA, Archaeological Impact Assessment. Heritage Officer recommends that the National Monuments Service be consulted.
- Heritage Officer comment on natural heritage. Survey requirements for EIAR and AA. The site is located within 'Landscape Character Area 7 – Coastal Plain which is classified in the development plan as a landscape of high sensitivity, a vulnerable landscape likely to be fragile and susceptible to change and adjacent to the Boyne Valley LCA, classified as a landscape of exceptional value. These

areas may be of national or international importance, any impacts need careful assessment.

- Environment Section. The development site is partially situated in Flood Zones A and B, justification test required.

6.4. Irish Water Submission

6.4.1. The following points are noted:

- Irish Water has issued a Confirmation of Feasibility for 700 residential units at the development site.
- The applicant must extend the water network by 140m to facilitate the development. No 3rd party or statutory consents will be required for this other than a road opening licence from the local authority.
- As stated in the Confirmation of Feasibility, a new pump station is required to facilitate the development, also the replacement of the existing pump station. The new pump station will require planning permission. Irish Water will engage with the developer regarding the design of the pump station if planning is granted for the development. A new rising main is also required. No 3rd party consents will be required for this other than a road opening licence from the local authority.
- The proposed connection to the Irish Water network can be facilitated subject to a valid connection agreement and a compliant water and wastewater layout.

6.5. Consultation Meeting

6.5.1. A section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 20th February 2019. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

6.5.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advanced and contained the following issues:

1. Meath County Development Plan zoning objectives, phasing.
2. Roads and traffic impacts
3. Residential design and layout, landscape and visual impacts

4. Site Services and Flood Risk

5. Archaeology

6. Any other matters.

6.5.3. In relation to the Meath County Development Plan zoning objectives, phasing, ABP representatives sought further elaboration / discussion on:

- Strategic development plan objectives relating to the development site including Phase II lands.
- Status of the current County Development Plan and the timeline for the new development plan
- Whether the proposed development is a material contravention of the County Development Plan
- Phasing stages of the development

6.5.4. In relation to roads and traffic impacts, ABP representatives sought further elaboration / discussion on:

- Scope of TTIA, potential impacts on road junctions in Co. Louth
- Works to be carried out to local junctions to facilitate the development, including works in Co. Louth.
- Possibility of a signalised junction at the site access instead of the proposed roundabout.
- Pedestrian and cycle connections to the Boyne river walk to the north of the site, also the Rathmullen Road and the Sheephouse road. Related works to the eastern site boundary.
- Applicant to provide clarity as to who is to carry out required road works and to include in red line site boundary if possible.
- Consultation with Louth County Council regarding necessary road works in Co. Louth and related development contributions.

6.5.5. In relation to residential design and layout, landscape and visual impacts, ABP representatives sought further elaboration / discussion on:

- Proposed location of high density development at the north western corner of the site, related visual impacts.
- Proposed location of creche and accessibility to same.
- Visual impacts on the wider area including heritage impacts and landscape impacts and views from the Boyne Bridge.
- Potential impacts on residential amenities due to motorway noise.
- Details of tree protection and removal.

6.5.6. In relation to site services and flood risk, ABP representatives sought further elaboration / discussion on:

- Flood zones at the site.
- The proposed pumping station
- Connection to the Irish Water network
- Surface water drainage and discharge to the culvert to the north of the site.
- Potential impacts / works within Co. Louth

6.5.7. In relation to archaeology, ABP representatives sought further elaboration / discussion on:

- Potential archaeological impacts at the development site.

6.5.8. In relation to any other matters, ABP representatives sought further elaboration / discussion on:

- EIAR regulations
- Appropriate Assessment. Clarify hydraulic connections and downstream impacts

6.5.9. 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-303439-18' 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.
- 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 development plan for the area.

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 in respect of the following elements:

- **Timing and Phasing of Development**
- **Vehicular Access, Pedestrian and Cycle Connections**
- **Design and layout of Residential Development**

details of which are set out in the Recommended Opinion below.

- 7.3. 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.
- 7.4. 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:

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.

Vehicular Access, Roads Layout, Pedestrian and Cycle Connections

Further consideration/justification of the documents as they relate to vehicular access, roads layout, pedestrian and cycle connections, in particular:

1. The replacement of the proposed roundabout at the Rathmullen Road access with a signalised junction;
2. The provision of a cycleway, footpath, public lighting and road drainage along the Rathmullen Road / Sheephouse Road frontage of the site;
3. The achievement of satisfactory vehicular, pedestrian and cycle access to the creche and adequate car and cycle parking provision at the neighbourhood centre;
4. The achievement of satisfactory pedestrian and cycle connections to the Oldbridge Road and the Boyne River walkway from the proposed park at the northern end of the site, with due consideration to the changes in ground levels across this area, along with related landscaping measures;
5. The accessibility of the proposed pump station to HGVS with autotrack analysis.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

Design and Layout of Residential Development

Further consideration/justification of the documents as they relate to the design and layout of residential development. The proposed development shall have regard to the site's context and locational attributes including its elevated position overlooking the M1 and the Boyne Bridge and adjacent to the UNESCO Brú na Bóinne World Heritage Site. The prospective applicant should satisfy themselves that the proposed design and layout provide the optimal urban design and architectural solution for this site and are of sufficient quality to ensure that the proposed development makes a

positive contribution to the character of the area over the long term. In this regard, the submitted documents should allow for particular consideration of the need to create a strong urban frontage to the Rathmullen Road and Sheephouse Road and the contribution of a high quality public realm at this location, with integrated pedestrian and cycle facilities and landscaping. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

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. Landscape and Visual Impact Assessment with photomontages, to include, *inter alia*, consideration of visual impacts on the M1, the Boyne Bridge and the UNESCO Brú na Bóinne World Heritage Site and to have regard to relevant development plan landscape designations
2. Landscaping proposals to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site; (ii) rationale for proposed public open space provision, to include an open space hierarchy and detailed layouts for the public open spaces.
3. Traffic and Transport Impact Analysis, to be prepared in consultation with Louth County Council.
4. Rationale for proposed parking provision with regard to development plan parking standards and to the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include details of parking management for the apartments. The proposed car and cycle parking provision should include areas designated for parking or drop off purposes associated with the neighbourhood centre and childcare facility.
5. Detailed surface water drainage proposals to address issues raised in the submitted Opinion of Meath County Council dated 8th February 2019.

6. Archaeological Impact Assessment to be prepared in consultation with the National Monuments Service.
 7. Topographical survey of the site and detailed cross sections to indicate existing and proposed ground levels across the site, proposed FFL's, road levels, open space levels, etc. relative to each other and relative to adjacent lands and structures including public roads, the M1 and the Boyne River.
 8. Map of areas to be taken in charge.
 9. Assessment of potential impacts on residential amenities due to noise from the M1, along with related mitigation measures if necessary.
 10. Rationale for proposed childcare provision with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
 11. Assessment of the capacity of schools in the area.
- 8.5. 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. An Taisce-the National Trust for Ireland
 6. The Heritage Council
 7. Failte Ireland

8. An Comhairle Ealaíonn
9. Meath and Louth County Childcare Committees
10. 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 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Sarah Moran
Senior Planning Inspector
7th March 2019