

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01V902.

Date: 5th August 2021

Dear Sir / Madam,

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT APPLICATION FOR A DEVELOPMENT COMPRISING OF 201 NO. RESIDENTIAL UNITS AND ASSOCIATED DEVELOPMENT ON A SITE LOCATED TO THE NORTH OF THE SOUTHGATE CENTRE, DROGHEDA, CO. MEATH.

On behalf of the applicant, Rockmill Ltd, Fortfield House, Colpe Road, Drogheda, Co. Meath, we hereby submit this Strategic Housing Development (SHD) application to An Bord Pleanála in respect of a proposed development on a 1.74 hectare site located to the north of the existing Southgate Centre, to the northeast of the Dublin Road, and to the west of existing residential development at Grange Rath.

This application falls under the definition of Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended) as it is a proposed development 'of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses'.

Proposed Development

The proposed development is exclusively residential and comprises of 201 no. residential units on a site of c. 1.74 hectares located to the northeast of the Dublin Road, to the north of the existing Southgate Centre, and to the southwest of the existing Grange Rath residential development, in Drogheda, Co. Meath.

The proposed development consists of a residential development comprising 201 no. residential units (all apartments) on a site of 1.74 hectares.

The 201 no. residential units proposed are located within 5 no. proposed apartment buildings of 5 no. storeys in height over basement. The proposed apartment units comprise 53 no. 1 bedroom apartments, 132 no. 2 bedroom apartments, and 16 no. 3 bedroom apartments.

The 5 no. apartment buildings comprise the following:

- Block 1 is five storeys in height, and will accommodate 53 no. apartment units, comprising 18 no. 1 bedroom units, 31 no. 2 bedroom units, and 4 no. 3 bedroom units.

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- Block 2 is five storeys in height and will accommodate 37 no. apartment units, comprising 8 no. 1 bedroom units, 26 no. 2 bedroom units, and 3 no. 3 bedroom units.
- Block 3 is five storeys in height and will accommodate 37 no. apartment units, comprising 9 no. 1 bedroom units, 25 no. 2 bedroom units, and 3 no. 3 bedroom units.
- Block 4 is five storeys in height and will accommodate 37 no. apartment units, comprising 9 no. 1 bedroom units, 25 no. 2 bedroom units, and 3 no. 3 bedroom units.
- Block 5 is five storeys in height and will accommodate 37 no. apartment units, comprising 9 no. 1 bedroom units, 25 no. 2 bedroom units, and 3 no. 3 bedroom units.

A single basement level is proposed beneath Blocks 1 and 2, to accommodate car parking, bicycle parking areas, bin stores, and circulation areas.

The development includes associated site and infrastructural works including all associated road infrastructure, bicycle and pedestrian facilities (including bicycle and pedestrian route through the site resulting in alterations to the existing Southgate Centre car park), foul and surface / storm water drainage, surface water management features, 181 no. car parking spaces, public and communal open space, bin and bike stores, lighting, landscaping and boundary treatments, 1 no. ESB substation, services, access arrangements, and all ancillary works.

Zoning

The subject site is zoned C1 – ‘Mixed Use’ under the Meath County Development Plan 2013-2019 and within the Draft Meath County Development Plan 2020-2026, along with the adjacent Southgate Centre. C1 lands are subject to an objective “to provide for and facilitate mixed residential and business uses”.

Residential use as part of mixed use development is permitted in principle under the C1 zoning objective, and accordingly the proposed development conforms with the zoning requirements of the site when taken in the context of the overall Southgate site, which includes the previous constructed Southgate Centre. Please refer to the accompanying Statement of Consistency and the accompanying document on compliance with the C1 zoning objective for the lands at Southgate for further details.

Material Contravention Statement

As set out within the public notices for the application, the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

As set out within the Material Contravention Statement submitted herewith, it is considered that the proposed development may represent a material contravention of Section 11.9 of the County Development Plan, which relates to car parking standards.

The Material Contravention Statement provides a justification that the Board may have regard to in the event that the development is considered to represent a Material Contravention of the County Development Plan.

The proposed development does not represent a material contravention in relation to the zoning of land, as the subject site is zoned to facilitate the proposed use.

Drawings, Plans and Particulars

The planning application is accompanied by a full set of architectural drawings as prepared by KMD architects, which have been prepared in accordance with the requirements of Articles 297 and 298 of the Planning and Development Regulations 2001-2019, and informed by detailed feedback which was been received during pre-application meetings with the Planning Authority and the Board, which is detailed further within the accompanying Statement of Response documentation.

This planning application is accompanied by a Site Location Map, Site Layout Plan, floorplans, sections, elevations, Landscape Masterplan and Engineering drawings. The full list of enclosures is set out below within the 'enclosures' section of this document. Each drawing pack is accompanied by a schedule of drawings.

Statement of Consistency with Planning Policy

A Statement of Consistency with Planning Policy and Planning Report, as prepared by John Spain Associates, accompanies this planning application. The report demonstrates that the proposed development is consistent with the relevant guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended) and with the Meath County Development Plan (2013-2019 and the draft 2020-2026 document) and Southern Environs of Drogheda LAP.

Environmental Report/ EIA Screening

An Environmental Report/EIA Screening Report for this sub-threshold residential development has been included as part of this SHD application which provides a description of the likely effects on the environment of the proposed development and indicates that the proposed development is not likely to have any significant impacts on the environment.

Application Site Boundary

Please note that the application site boundary has been provided in .dwg format on CD ROM with all geometry referenced to ITM as specified in Section 5 of the Application Form.

Consultation with Planning Authority under Section 247

The SHD process comprises three mandatory stages including Stage 1 which is a consultation with the Planning Authority (under section 247 of the Planning & Development Act, 2000, as amended).

A formal pre-application meeting was held at the offices of Meath County Council on the 28th of May 2019. It is considered that the comprehensive suite of documents submitted with this pre-application consultation request address the matters raised by Meath County Council at the Section 247 meeting.

A summary of the pre-application consultation undertaken by the Applicant with Meath County Council under Section 247 has been included in this consultation request in the accompanying Statement of Consistency and Planning Report.

Irish Water Requirements

The applicant, and the project Consulting Engineer DBFL, have undertaken consultation with Irish Water, and include a response from Irish Water in respect to a Pre-Connection Enquiry (PCE) and confirmation of feasibility in relation to the proposed development which states that *'subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network can be facilitated'*.

The Applicant confirms that all water and foul drainage services will be designed and installed in accordance with all Irish Water standards, with details of proposals as outlined within the accompanying engineering drawings.

Part V

The proposal fulfils the Part V requirement of the applicant, which meets the 10% requirement. Further detail of the Part V proposal for the development are included within the accompanying Part V pack as prepared by KMD and JSA.

Prescribed Bodies

As required in the Board's Consultation Opinion a copy of the application has been sent to the prescribed bodies set out below. A number of these bodies have confirmed the acceptability of receiving an application by soft copy only, and these are identified within the list below.

- Irish Water
- Transport Infrastructure Ireland
- National Transport Authority
- Department of Culture, Heritage and the Gaeltacht
- An Taisce
- The Heritage Council
- Failte Ireland
- An Comhairle Ealaíonn
- Meath and Louth County Childcare Committees
- Louth County Council

Fee

Please find enclosed fee of €26,130 made payable to An Bord Pleanála for an SHD application consisting of 201 no. residential units at a fee rate of €130 per unit, as per the Strategic Housing Development Fee Schedule published by the Board.

Enclosures

The following documentation accompanies this consultation request in accordance with Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Article 28 of the Planning and Development (Strategic Housing Development) Regulations 2017:

- 1 no. fee cheque of €26,130;
- 2 no. copies of the completed Planning Application Form for a Strategic Housing Development and attachments (letters from Irish Water, letter of consent, site notice, newspaper notices, etc);
- 3 no. soft copies of all application documentation (disc);

- 2 no. copies of this cover letter prepared by John Spain Associates (JSA);
- 2 no. copies of a Statement of Response to the Boards Opinion as prepared by JSA;
- 2 no. copies of Planning Report/Statement of Consistency with Planning Policy prepared by John Spain Associates (JSA);
- 2 no. copies of a Statement of Material Contravention prepared by John Spain Associates;
- 2 no. copies of EIA Screening Report/Environmental Report prepared by John Spain Associates (JSA) and Consultants (including AWN Consulting);
- Statement on Relevant Assessments under Regulation 299B prepared by AWN Consulting;
- 2 no. copies of the Social and Community Infrastructure Report rationale on childcare prepared by JSA;
- 2 no. copies of Architectural Drawings prepared by KMD Architects;
- 2 no. copies of Architectural Design Statement / Architectural Description prepared by KMD Architects;
- 2 no. copies of a Pre Application Response Report prepared by KMD;
- 2 no. copies of a Housing Quality Assessment and Building Lifecycle Report as prepared by KMD;
- 2 no. copies of the Part V pack including a Part V brochure prepared by KMD Architects, a Part V Cover Letter prepared by JSA and an Estimate of Costs prepared by the Applicant;
- 2 no. copies of development Photomontage Booklet prepared by Digital Dimensions;
- 2 no. copies of Landscape and Visual Impact Assessment as prepared by Dermot Foley Landscape Architects;
- 2 no. copies of Landscape Drawings including Landscape Masterplan, Boundary Treatment Plan, and Play Provision Report prepared by Dermot Foley Landscape Architects;
- 2 no. copies of a Landscape Design Statement as prepared by Dermot Foley Landscape Architects;
- 2 no. copies of Tree Survey and Arboricultural Impact Assessment, Tree Survey, & Arboricultural Method Statement and Drawings prepared by Charles McCorkell Arboricultural Consultancy;
- 2 no. copies of Infrastructure Design Report prepared by DBFL Consulting Engineers;
- 2 no. copies of a Site-Specific Flood Risk Assessment, prepared by DBFL Consulting Engineers;
- 2 no. copies of Engineering drawings and drawing schedule prepared by DBFL Consulting Engineers;
- 2 no. copies of a Construction and Environmental Management Plan as prepared by DBFL;
- 2 no. copies of Traffic and Transport Assessment prepared by DBFL Consulting Engineers;
- 2 no. copies of DMURS Consistency Statement prepared by DBFL Consulting Engineers;
- 2 no. copies of a Parking Strategy document prepared by DBFL Consulting Engineers;
- 2 no. copies of an Archaeological Report prepared by Archer Heritage Planning;
- 2 no. copies of an Appropriate Assessment Screening Report prepared by EnviroGuide Consulting;
- 2 no. copies of an Ecological Impact Assessment Report (including appended bat survey and impact report prepared by Brian Keeley) prepared by EnviroGuide Consulting;
- 2 no. copies of an Energy/Sustainability Statement as prepared by Renaissance Engineering;

- 2 no. copies of a Site Lighting Layout and Site Lighting Report prepared by Renaissance Engineering;
- 2 no. copies of Sunlight and Daylight Assessment Report prepared by Avison Young;
- 2 no. copies of a Construction and Waste Management Plan as prepared by BECL;
- 2 no. copies of an Operational Waste Management Plan as prepared by BECL;
- 2 no. copies of Road Safety and Quality Audit prepared by Bruton Consulting Engineers.

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017 and application guidance documents issued by An Bord Pleanála.

In preparing this final SHD application we have had regard to the issues raised during pre-application consultation meetings with Meath County Council and An Bord Pleanála, and the contents of the Board's Opinion on the pre-application consultation stage. The proposed development is also in compliance with the relevant guidance under section 28, the Southern Environs of Drogheda Local Area Plan and the Meath County Development Plan 2013-2019 (in addition to the draft 2020-2026 County Development Plan).

The Planning Report and statement of consistency includes an analysis of the proposed development's compliance with the Draft Meath County Development Plan 2021-2027 (as amended by the material alterations which were recently published), in the event that the new Development Plan is adopted prior to the making of a decision on the current application.

If you require any additional information, please do not hesitate to contact us.

Yours faithfully,



John Spain Associates