



Comhairle Contae **Lú**
Louth County Council

Large-scale Residential Development

Reference Number:

LRD025

Notice of LRD Opinion **Planning and Development Act 2000 (as amended)** **Planning and Development Regulations 2001 (as amended)**

Opinion Date: 27th of June 2025

Proposed Development: The proposed development will consist of alterations to a permitted Strategic Housing Development (SHD) (ABP-311678-21) as amended by P.A Ref2360368 and PA Ref 2460266 including change of house types, relocation of ESB substation, relocation of public open space, alterations to drainage network, design and levels, the demolition of an existing dwelling fronting onto Slane Rd, together with all associated site development works, public lighting, public open space, car parking, roads and footpaths. Works proposed on Old Slane Rd including the provision of a roundabout for future bus turning and bus stop. The proposed modifications to the permitted SHD will increase the number of units by 47 from 237 units (21 no 1 bed, 49 no 2 bed, 142 no 3 bed, 25 no 4 bed) to 284 no in total (26 no 1 bed, 65 no 2 bed, 165 no 3 bed, 28 no 4 bed)

Applicant: Lagan Homes

Location: Old Slane Road and R168 Mell/Tullyallen,
Drogheda, Co Louth

The planning authority refers to your LRD meeting request pursuant to section 32B of the Planning and Development Act 2000 (as amended) and subsequent meeting held in accordance with section 32C of said Act. Section 32D(1) of the Act provides that the planning authority shall provide an opinion as to whether or not the documents submitted for the purposes of the meeting constitute a reasonable basis on which to make an application for permission for the proposed LRD.

Following consideration of the issues raised during the consultation process, the planning authority is of the opinion that the documentation submitted does not constitute a reasonable basis on which to make an application for permission for the proposed LRD and requires further consideration and/or amendment to constitute a reasonable basis for an application for permission for the proposed LRD under section 34 of the Act.

In the opinion of the planning authority, the following issues need to be addressed in the documents submitted to which section 32B of the Act relates that could result in them constituting a reasonable basis for an application for large-scale residential development:

1 Appropriate Assessment (AA)

A Stage 2 Natura Impact Statement is required as per Article 6 of the Habitats Directive, transposed into Irish law by the European Union (Birds and Natural Habitats) Regulations 2011-2015 (the “Birds and Natural Habitats Regulations”) and the Planning and Development Act, 2000. This is necessary given the sites direct hydrological link via Mell Stream to the River Boyne and River Blackwater SAC, which is a major European Site.

Furthermore, pursuant to article 16A(7) of the Planning and Development Regulations 2001 (as amended), the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 20A, 22 and 23, the following specific information should be submitted with any application for permission;

1 Appropriate Assessment (AA)

The prospective applicant is advised to submit a Stage 2 Appropriate Assessment (i.e., an AA Screening Report and a Natura Impact Statement) (NIS) at LRD application stage.

2 Sunlight & Daylight Analysis

The prospective applicant is advised to submit a Daylight & Sunlight Assessment with the LRD application to ensure that all units meet the standards for daylight, sunlight, view out and glare.

3 Traffic & Transport Issues

- a) The prospective applicant is advised to consider and design/ implement the development in accordance with the submitted drawings and accompanying Engineering Reports received on the 8th of May 2025.
- b) The prospective applicant is advised to that an integral part of this development is connectivity with regards to pedestrian and cycle permeability along Slane Rd and adjoining lands/ destination of choices to the north and east of this subject development. In this regard the applicant (and associated with previous granted planning application Ref 2460266), is advised to ensure the following:
 - i. That the footpath linkage along the Slane Rd (as agreed with Louth County Council, Physical Development Department), as per Planning Ref 21/1283 (ABP-311678-21) compliance is implemented in advance of this application (development) commencing.

- ii. The provision of a continuous footpath/ cycle path along the northern boundary of the site (i.e. R168 south side only) towards the Hill of Rath Roundabout to tie in with a future Active Travel Scheme at this roundabout. The cost of this is to be borne by the applicant. This is required to support the retrospective provision of walking and cycling infrastructure in existing settlements, where feasible, to achieve growth in sustainable mobility and strengthen and improve the walking and cycling. The provision of the footpath(s) and cycle path(s) shall comply with the widths outlined in section 2.6 of “The Cycle Design Manual; footpath width 1.8m, cycle path width 3m (2-way) and buffer zone of 1m i.e. 5.8m. The new/ revised drawing(s) shall also clearly outline the provision of the correct tactile arrangement at all transitions and junctions.

 - iii. Explore the provision of pedestrian links with the lands to east of the subject site.
- c) The prospective applicant shall have full regard to the contents of correspondence received from Transport Infrastructure Ireland (TII) dated 9th May 2025 on foot of Planning Compliance 2460266 which requires compliance with the procedural and technical requirements of TII publications and the Roads Acts and highlights that development within the motorway is not permissible.
- d) The prospective applicant has proposed the provision of a new roundabout at the end of the Old Slane Road, as requested in order to future proof the provision of public transport provision along the Old Slane Road. The applicant shall ensure that the proposed roundabout is designed in accordance with TII publication DN-GEO-03060 “*Geometric Design of Junctions (priority junctions, direct accesses, roundabouts, grade separated and compact grade separated junctions)*” to cater for the type and volume of traffic for the Old Slane Rd. If in order to satisfy this requirement, the applicant shall be requested to submit a formal legal agreement together with a map showing the extent of the lands so affected outside the site boundary

together with an undertaking from the 3rd party's solicitor that the agreement will be entered as a burden against the title of the land.

- e) The prospective applicant is advised that a Road Safety Audit Stage 1 & 2 shall be required upon completion of detailed design and prior to construction of any proposed design changes.
- f) The prospective applicant is advised to that all residential turning bays shall be in accordance with section 2 of "*Recommendations for Site Development Works for Housing Areas*" published by Department of the Environment and Local Government. Of particular concern is the vehicle arrangements for vehicles accessing the shared surface area for the units along the western boundary. The applicant shall be requested to submit revised details outline how vehicles can safely turn within the courtyard without the need to reversing out onto the residential roadway.
- g) The prospective applicant is advised that Table 7.7 of the "*Guidelines for setting and managing speed limits in Ireland*", March 2015, indicates 30 km/h as an appropriate speed limit in a housing estate such as this proposed development. The applicant is advised to submit revised details clearly demonstrating adequate traffic calming provision within the development to achieve an 85th percentile speed of 30 km/h. This can be achieved by means of vertical deflections, but ideally by horizontal alignments.
- h) The prospective applicant is advised that roadway widths shall be 5m – 5.5m to be consistent with DMURS including corner radii of 1m – 3m in accordance with section 4.3.3 of DMURS.
- i) The prospective applicant is advised of the requirement to provide EV charging points in accordance with Section 13.16.9 of the Louth County Development Plan 2021 – 2027 (as varied).
- j) The prospective applicant is advised to consider the provision of bicycle stands at the site entrance to allow LCC's Bike share scheme operator to allocate same within the development.

4 Public Lighting Design

The prospective applicant is advised that a public lighting strategy is required to be submitted for the scheme at LRD application stage.

5 ESB

The prospective applicant is advised to address any issues at the Public Open Space area along the western site boundary in regard to ESB standards. Specifically, any separation distances required and/or restriction of access adjacent to the electricity infrastructure should be considered upon consultation with ESB Networks. Evidence of consultation with ESB in relation to this matter should be submitted at the LRD application stage. The applicant is also advised to engage with the ESB's Regional Manager in relation to capacity.

6 Surface Water

The prospective applicant is advised to reconsider and address any relevant issues in relation to storm water management at the proposed site, such as the need to carry out permeability testing, show how all surface water retained on site as 100 Year Flood Event will be discharged and overflow to the west of the roundabout all the way down to the underpass.

7 Uisce Éireann

The prospective applicant is advised to submit a revised Confirmation of Feasibility (CoF).

8 Public Open Spaces

The prospective applicant is advised to make reference to the useability/safety of public open spaces within the development in a revised Planning Statement having regard to the attenuation areas /basins proposed in public open space areas.

9 Crèche

The prospective applicant is advised that the Childcare Needs Assessment should be updated to make necessary provision for the additional 43 residential

units as possible additional spaces may be required over and above the 58 spaces already provided for. The applicant is advised to liaise with Louth Childcare Committee in this regard.

10 Private Amenity Space

The prospective applicant is advised to demonstrate how the private amenity space, such as balconies and storage spaces to the front of the development will work for Unit Types Q1 & Q2 (Duplex Block 1-10).

11 Private Amenity Space (HQA)

The prospective applicant is advised that private amenity space provision has been omitted from the Housing Quality Assessment (HQA). Therefore, the private amenity space sizes should be clearly shown in the HQA.

12 Stairwells

The prospective applicant is advised to submit revised drawings showing the stairwell at the north elevation for Unit Types Q1 & Q2 (Duplex Block 1-10) corresponding with the site layout plan (it appears to have been omitted from the first floor plan).

13 Block/ Unit Numbers

The prospective applicant is advised to submit floor plans/elevation drawings at LRD application stage showing the location of block/ unit numbers on corresponding site plan for ease of identification.

14 Noise

The prospective applicant is advised that the Environment Section has concerns in relation to noise. They state that the M1 motorway is in proximity to the proposed development and that road-based traffic noise levels should not exceed 53 dBLden and 45dBL night which is calculated at the facades of exposed dwellings. The prospective applicant is advised to demonstrate that appropriate noise mitigation measures are taken to ensure that all the requirements as detailed above are met. All such noise mitigation proposals

should be completed by a suitably qualified person.

15 **Building Lifecycle Report**

The prospective applicant is advised to submit a Building Lifecycle Report with the LRD application.

16 **Part V**

The prospective applicant shall submit proposals to comply with the provisions of Part V of the Planning and Development Act 2000 at LRD application stage.

PLEASE NOTE:

Under sections 32E and 247(3) of the Planning and Development Act 2000 (as amended), neither the carrying out of pre-application consultations nor the taking place of an LRD meeting and the provision of an LRD opinion (where applicable) shall prejudice the performance by the planning authority of its functions under this Act or any Regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.



Terence Loane
Executive Planner
Date: 27th June 2025



Darina Kierans
Senior Executive Planner
Date: 27th of June 2025