



Case Reference / Description	Demolition of existing outbuildings, construction of 121 no. residential units (58 no. houses, 63 no. apartments), creche and associated site works. Trusky East, Trusky West, Freeport and Ahaglugger, Bearna, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	6 th March, 2020	Start Time	11.30 am
Location	Offices of Galway County Council	End Time	12.45 pm
Chairperson	Rachel Kenny	Senior Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Karen Kenny, Senior Planning Inspector
Cora Cunningham, Senior Executive Officer

Representing Prospective Applicant:

Michael Burke, Applicant
Fred Fullard, Applicant
Colm Ryan, MKO
Ciara McGuinness, MKO
David O'Connell, MDO Architects
Andrew McDermott, O'Connor Sutton Cronin Engineering
Sharon Greaney, Radharc Landscaping

Representing Planning Authority

Alan O'Connell, Senior Executive Planner
Jason Lavelle, Assistant Engineer, Housing
Ann Dolan, Executive Scientist, Environment

Martina Connaughton, Senior Executive Engineer – Water Services
Jack Holohan, A/Engineer – Roads
Eimear O’Doherty, Executive Planner
Daithi Flood, Senior Executive Engineer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 14th February, 2020 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP’s decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 20th January, 2020 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Core Strategy**
- 2. Development Strategy**
- 3. Flood Risk**
- 4. Water Services**
- 5. Road Infrastructure**
- 6. Any other matters**

1. Core Strategy

ABP sought further elaboration/discussion on:

- Core Strategy / Material Contravention Statement.

Prospective Applicant's response:

- Adopting a cautious approach with Material Contravention Statement.
- Looked at other SHD precedents.

Planning Authority's comments:

- PA do not consider there to be material contravention when development is considered in its own right.
- In terms of other development and delivery, there are three extant permissions in Bearna, with one on site.

Further ABP Comments

- Core strategy relates to the delivery of housing.
- The Board may take the view that any deviation in respect of the core strategy figures is not material and consider the number of units delivered within the settlement as opposed to those permitted.

2. Development Strategy

ABP sought further elaboration/discussion on:

- Density Strategy.
- Open Space Strategy.
- Design and layout – gradient, exposed walls and gables, parking banks and design of units.

Prospective Applicant's response:

- Development on residential zoned lands east of river. Development excluded from open space zoned lands and flood zones.
- Looked to achieve density of 35/ha having regard to the previous refusal.
- Site slopes north to south. 2-3 storey housing in northern section with 4-storey apartment blocks (3 storeys + set back) in the southern section.
- Houses back onto existing houses. The proposed apartments are set away from existing housing.
- Apartment blocks are 3-storey with setback penthouse. Considered that 3 storey blocks would sit better at this location, but this would impact on density.
- Will detail alternatives considered and how proposed development has evolved.

Planning Authority's comments:

- PA have concerns with height. More work needed to resolve height and density within the site.
- PA have vision for Bearna – high density in village, density of 30-32 acceptable on this site.

- Opportunity to provide additional open space within the site by omitting development on plots 43-50, tightening grain and enclosing a space at this location.
- More detail required in relation to landscaping.
- Need to address creche location and set down area.
- PA won't take Part V units above creche or take car parking in charge.

Further ABP comments:

- Further detail should be provided in relation to the overall design strategy. This should include all proposals considered and set out a justification in relation to the distribution of density within the site.
- In relation to the clustering of apartments, a number of recent permissions have conditioned that the apartments are provided upfront. May wish to consider this in context of phasing strategy.
- Perspective applicant may wish to submit alternative plans for 3-storey apartment blocks as an option for the Board to consider and detail the design rationale and implications for density etc.
- Give further consideration / justification for public realm around duplex blocks on north west section of site.
- Provide schedule of public and communal open space.

3. Flood Risk

ABP sought further elaboration/discussion on:

- SFRA and flood zones.

Prospective Applicant's response:

- Previous application did not use LAP line.
- Full hydraulic model of catchment carried out.
- Had regard to Judicial Review and taken LAP line in this application.
- CFAM maps are incorrect.
- Additional studies to be carried out on CCF6 zones and details will be submitted in application.

ABP comments:

- LAP flood zones are indicative so need to demonstrate that the flood extents do not extend beyond this. Clarity needed in relation to whether the flood extents relate to defended or undefended scenarios.
- Possible misinterpretation of flood risk guidelines, GCDP puts greater onus above and beyond guidelines
- Submit justification test.
- Cover GCDP and guidelines for entire site.

4. Water Services

ABP sought further elaboration/discussion on:

- Stormwater drainage and SUDS strategy.
- Connection to Irish Water Networks.

Prospective Applicant's response:

- Stormwater drainage system proposed with outfall to stream.
- Underground attenuation proposed and outfall limited to greenfield rate.
- Sufficient storage on site to address flood event.
- In relation to natural storage, permeable paving proposed. Soil infiltration tests failed so wider use of natural features not suitable.
- Proposed to connect to Irish Waters public network on Moycullen Road. Will provide necessary consents and details.

Planning Authority's comments:

- Ensure wayleaves are in place.
- Clearly address run off rates from attenuation tanks into stream.

ABP comments:

- Need to address SUDs strategy and use of attenuation tanks at application stage.
- Address issues raised in submission from Irish Water.

5. Road Infrastructure

ABP sought further elaboration/discussion on:

- Moycullen Road upgrade.
- Internal Road Network.

Prospective Applicant's response:

- Design drawings for Moycullen road omitted from pre-application documents in error.
- Redline to include all works to Moycullen Road, with appropriate consents including Memorandum of Understanding to be submitted.
- All upgrade works can be carried out on existing roads, works can be carried out within verges and will be carried out by prospective applicant.
- Works have been included in previous application which was granted permission.
- DMURS statement submitted.
- Revised Traffic Impact Assessment to be included with the application.

Planning Authority's comments:

- PA will review drawings for alignment and footpaths proposed and provide feedback.
- Memorandum of Understanding now superseded as it related to a previous application where the works were outside of the red line boundary. Letter of consent can be provided for planning.
- Address hammerheads and access for fire tenders and refuse trucks; radii on junctions (DMURS); and priority at junctions.
- Review arrangement of perpendicular parking to front of apartments and potential for conflict with traffic entering the development.

ABP comments:

- Further discussions required with PA in relation to road design prior to lodging application.

- Issues relating to Memorandum of Understanding for works onto Moycullen Road to be addressed between the parties.
- Include works in redline and provide letter of consent from relevant landowner (s).
- Provide clear details relating to road gradient within the site, given the natural gradients.

6. Any other matters

ABP comments:

- Have regard to archaeology and previous submissions from DAU and protected view in Development Plan, justify in application
- Take advantage of extensive open space and address the entire site in the landscaping plan.

Conclusions

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie
- **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Rachel Kenny
Director of Planning
March, 2020