

An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300845-18

Proposed Development: 394 no. student accommodation bed spaces (53 no. apartments) and retail unit/café.

Westwood Hotel Site, Dangan, Upper Newcastle, Galway City, Galway.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Further consideration and/or justification of the documents as they relate to the internal layout of the proposed development, having particular regard to the quantum, distribution and compatibility of communal facilities and their location within the overall development, creation of an attractive and accessible central hub, and the provision of a greater range of apartment types. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

2. Further consideration and if necessary, further justification for, the quantum of car parking spaces proposed and management/operational details for the proposed dual functioning hard standing area. In addition, other traffic and transportation matters that should be addressed at application stage include, inter alia, the following: quantum of bicycle parking provision; access arrangements and parking/management of coach movements on site; potential conflict in pedestrian and vehicular movements. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.
3. Further consideration and/or justification of the documents as they relate to the proposed commercial element of the scheme, in particular relating to public accessibility and availability for use by the wider public. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.


Furthermore, 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. Accurate calculation of the overall site area
2. A site layout plan which clearly indicates proposed vehicular and pedestrian access points to the site. Parking spaces should be clearly delineated.
3. Photomontages and cross sections showing how the development will interface with adjoining residential lands including public grass verges along Thomas Hynes road.
4. A site-specific student and tourist accommodation management plan which addresses, inter alia, use of parking spaces, access to communal facilities including recreational facilities.
5. Details of existing and proposed levels across the development site relative to adjoining lands.
6. A detailed roof plan providing details of any structures or plant proposed at this level.
7. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture where proposed.

8. A construction and demolition waste management plan should be provided.
9. Details regarding occupancy rates particularly during the summer months when the accommodation is to be occupied by tourists.

Also, 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



Tom Rabbette
Assistant Director of Planning
5th April, 2018

