



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP-301193-18**

**Proposed Development: 192 no. residential units, crèche, new site access from the North-South Distributor Road and all associated site works.**

**Moneyduff, Oranmore, Co. 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 of the documents as they relate to the number and type of housing units proposed on the site. In relation to the former, regard should be had to the advice given at section 5.11 of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas issued in 2009 regarding greenfield suburban sites. In relation to the latter regard should be had to advice at section 2.4 of the Guidelines for Planning Authorities on Sustainable Urban Housing: Design Guidelines for New Apartments issued in March 2018, as well as to the profile of housing need in Galway across all sections of the community.

2. Further consideration of the documents as they relate to the provision of access to the proposed housing development. In this regard it is noted that the road links from the site to existing roads that are authorised under Reg. Ref. 09/1925, PL07.237219 would not conform with the provisions of DMURS or the National Cycle Manual. Reliance on the previously authorised links might therefore raise issues of compliance with current road safety standards. Housing development upon the prospective application site could also be constrained by limited period left within which to implement the previous permission. Consideration should therefore be given to the inclusion of the required connections to the existing road network in any proposed housing development and the site of the application, in which case the proposed development would also include the consequent variations to planning permissions for housing on the adjoining land that might be necessary. The provision of direct and convenient access for pedestrians and cyclists from housing on every part of the site to the rest of the town, and in particular to its centre, would also be a key consideration for any development of the site.
3. Further consideration of the documents as they relate to connections between the development and the existing water supply and foul sewerage systems, having regard to the separation of the site from the proposed connection points on the existing networks and the scope of the planning exemptions available for works by Irish Water. Consideration should therefore be given to the inclusion of the works to provide the necessary connections as part of any proposed development within the application site.
4. Further consideration as to whether the submitted documents should or might need to include an EIAR, having regard to the threshold set out at section 10(b)(iv) of Part 2 of Schedule 5 of the Planning and Development Regulations 2002-2018, and to the requirement for works outside the site as currently delineated to provide access to roads, the public foul sewerage network and the public water supply, as well as to the criteria set out in Schedule 7 of the regulations regarding sub-threshold projects and the proximity of the proposed housing development to an SAC and recorded monument.

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. Irish Water
2. The Department of Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. An Taisce
5. The Galway County Childcare Committee

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. A Natura Impact Statement.
2. A report prepared by a suitably qualified person on the likely impact of the proposed development on archaeology, in particular upon the recorded monument at Moneyduff Castle GA095-084. It should include a report on archaeological test excavations that have been informed by a prior geophysical survey, and a detailed conservation and management proposal to ensure the future preservation of the recorded monument including a description of its current status and condition.
3. A site specific flood risk assessment and details of proposals for the drainage of the site and the attenuation of surface water runoff, as well as details demonstrating the capacity of the receiving waters for stormwater effluent and of the wastewater treatment plant to cater for foul effluent from the proposed development.

(items nos. 1 to 3 above may be incorporated into an EIAR, if one is necessary for an application for permission).

4. A statement specifying who would be responsible for carrying out any works to provide the supporting infrastructure that would be required to service the proposed housing development, including roads, watermains and sewers, and specifying when the works would be carried out in relation to a phasing programme for the proposed housing development. Information should also be submitted to demonstrate that the responsible person would have the requisite legal interest in land to carry out those

works, or the agreement of a person who does. If the works are not included within the proposed development and the boundary of the application site, then information should be submitted that demonstrates that the consents necessary for those works under the planning act and other laws have been obtained.

5. A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets and the National Cycle Manual, as well as a map illustrating pedestrian, cycle and vehicular links from each part of the proposed development on the site to the rest of the town.
6. Proposals for the taking-in-charge of common areas, services and facilities in the development and their ongoing management and maintenance, including a building lifecycle report for apartment buildings in accordance with section 6.13 of the 2018 Apartment Design Guidelines. The proposals should have due regard to section 180 of the Planning and Development Act, 2000 (as amended), the taking-in-charge policy of the planning authority and any relevant ministerial policies, including those stated in Circular Letter PL5/2014.
7. Proposals for compliance with Part V of the planning act.

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Tom Rabbette  
Assistant Director of Planning  
May, 2018

**NOTE:** Enclosed is a copy of the response received from National Monuments Service.