



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-301346-18

Proposed Development: 199 no. residential units, community room, 2 no. vehicular and 4 no. pedestrian link bridges, decommissioning of existing wastewater treatment plant, pedestrian and vehicular access from the L-1321 via the Cnoc Froaigh development located to the west and associated works.
Trusky East, Bearna, 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. Layout – Dwelling unit distribution

Further consideration of the documents as they relate to the site layout strategy with specific reference to the development proposed on the eastern side of the Trusky stream. The layout strategy should be cognisant of the need to visually 'anchor' the structures within their receiving environment and

respond to the particular context of the site. Factors such as site topography, proximity to the Trusky stream and landforms on and off the site should be fully explored and resolved by a design that makes visual sense and successfully defines this part of Bearna.

In particular, justification for, or amendments to, the layout of the duplex blocks proposed in the eastern section of the application site. The layout and relationship of these blocks relative to one another, the site boundary, the apartment blocks and relative to the open space should be fully justified and/or reconsidered. The nature and functionality of the intervening space created between all apartment/duplex structures and between the structures and site boundary should also be fully considered and justified.

The views of the overall development from, inter alia, the east looking towards the development and also views within the development should be used to inform the site layout strategy at this location. Justification, or further consideration, at application stage for the various different orientations and positioning on site of the same or similar duplex block typology is needed to ensure that residential amenity standards are met and preferably exceeded.

Further consideration of, or justification for, the dwelling unit type distribution throughout the site should also form part of the preceding considerations. The considerations should have regard to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' and the associated 'Urban Design Manual' that seek to deliver mixed neighbourhoods that can support a variety of people through all stages of their lives and public open spaces that are comfortable and safe. Further consideration of the above matters may require amendment to the documents and/or design proposals submitted.

2. Movement through the site

Further consideration of the documents as they relate to vehicular movement through the site and national guidance on such matters. In this regard it is noted that the site layout subject of the previous Strategic Housing Development application for the site, reference number ABP-300009-17, provided for a continuous and logical route through the site which is now being replaced by three cul-de-sac arrangements. Justification for such a proposal should have regard to, inter alia, the Design Manual for Urban Roads and Streets and the Urban Design Manual that accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas'. Further consideration of this issue may require amendment to the documents and/or design proposals submitted.

3. Connections to Bearna Village Centre

Further consideration of the documents as they relate to the delivery of a footpath connecting the application site to Bearna village centre. Specifically, a future application should include details of proposed improvement works to the L1321 Moycullen roadway, to allow for improved connectivity with the centre of Bearna, including proposals for delivery of the works. In this regard, the documentation at application stage should clearly indicate who is providing the footpath, what consents, if any, are required to deliver the footpath and when is the footpath to be delivered relative to the proposed dwellings. The consideration should have regard to the 'Design Manual for Urban Roads and Streets' which prioritises pedestrians in the user hierarchy. Further consideration of this issue may require amendment to the documents and/or design proposals submitted.

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. A site layout plan outlining those units located within the residential zoned lands and those, if any, that are within the Environmental Management Zone in the context of the zoning provisions within the current Bearna Local Area Plan.
2. Full and complete drawings, including levels and cross sections showing the relationship between the proposed development and existing Heather Hill (Cnoc Fraoigh) housing estate to the west.
3. Relevant photomontage images that show the proposed development from a variety of viewpoint locations around Bearna Village should be provided.
4. Childcare demand analysis and the likely demand for childcare places resulting from the proposed development. In the event that a crèche facility is not proposed a detailed assessment of the existing and likely future provision of childcare facilities in the area and how these would meet demand.
5. Detailed analysis that shows the achievement of an acceptable residential density, in terms of gross and net residential density per hectare. The inclusion, or otherwise, of open space within these calculations should be clearly justified at application stage.

6. A schedule of accommodation and a long term management and maintenance structures plan, in accordance with section 6 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018.
7. A Construction and Demolition Waste Management Plan should be provided.
8. Detailed phasing plan, that demonstrates the provision of suitable and appropriate levels of public open space and mix of house types in each phase.
9. Sufficiently detailed drawings that show the proposed pedestrian and vehicular bridges over the Trusky stream.
10. Details, including photographic samples, of the materials, colours and textures of all the external finishes to the proposed buildings, having regard to the need for low maintenance/high quality finishes that take account of the climatic characteristics of the area.

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:

- The Minister for Culture, Heritage and the Gaeltacht
- The Heritage Council
- An Taisce
- Údarás na Gaeltachta
- Inland Fisheries Ireland
- Irish Water

Please note:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette
Assistant Director of Planning
May, 2018