



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-302127-18**

**Proposed Development: Student accommodation comprising 471 no. bed spaces with all ancillary services.**

**NUIG Northern Campus, Dangan, Upper Newcastle, Galway City.**

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. Density and Height**

Further consideration and/or justification of the documents as they relate to the proposed density and height of the proposed development specifically in relation to, inter alia, the National Planning Framework 2040, Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) and the recently published Urban Development and Building Heights, Guidelines for Planning Authorities Consultation Draft, August 2018. Particular regard should be had to the need to secure compact urban growth and consolidation and achieve effective density in addition to the need to ensure that the proposed building heights provide the optimal urban design and architectural solution for this site. The further

consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

## **2. Internal Layout and Configuration**

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 and the provision of a greater range of communal spaces. 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. A detailed layout plan and report outlining the proposed pedestrian and cycle connectivity within and around the Campus.
2. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development whilst also complementing the design of adjoining developments within the Campus.
3. A layout plan that details the location and appropriate quantity of bicycle parking spaces within the site.
4. A phasing plan for the proposed development, including the delivery of key infrastructure such as the internal road/boulevard.

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. Transport Infrastructure Ireland
2. National Transport Authority
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council
5. An Taisce — the National Trust for Ireland
6. Irish Water

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Tom Rabbette  
Assistant Director of Planning  
September, 2018