



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-303294-18

Proposed Development: 212 no. residential units (156 houses and 56 apartments), a creche and all associated site development works.

Moneyduff, Oranmore, 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 constitute a reasonable basis for an application for strategic housing development.

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. Notwithstanding that the proposal constitutes a reasonable basis for an application;
 - a) the prospective applicant should satisfy themselves that the Natura Impact Statement to be submitted with the application satisfactorily addresses the points raised by the Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht as indicated in their submission dated 29/01/19 and entitled 'Nature Conservation'. In addition, the reasons for refusal and notes attached by the Board in the previous planning application should be satisfactorily addressed.

b) likewise, and in relation to an Environmental Impact Assessment Report (EIAR), the prospective applicant should satisfy themselves that the EIAR to be submitted with the application satisfactorily addresses the points raised by the Development Applications Unit in the same submission with relation to 'Nature Conservation'.

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. The prospective applicant should satisfy themselves that any report prepared addresses the points raised by the Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht as indicated in their submission dated 29/01/19 and entitled 'Archaeology'.

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 2 and 3 above may be incorporated into an EIAR, if one is to be submitted with the 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. Streets and footpaths/cycle links should be shown up to the boundaries of the site and facilitate future access. 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.

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

Assistant Director of Planning
, 2019