



An
Bord
Pleanála

**Case Reference:
ABP303722-19**

**Planning and Development (Housing) and Residential Tenancies Act 2016
Notice of Pre-Application Consultation Opinion**

Case Reference:303722-19

Proposed Development: Demolition of an existing buildings on site, construction of 238 residential units, crèche and associated site works. Ballymoneen Road, Ballyburke, 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. Records of consultation with Galway County Council and its agents regarding the compatibility of the proposed development with the planned N6 City Ring Road.
2. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards

for New Apartments. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.

3. A report demonstrating compliance with the applicable standards set out in DMURS and the National Cycle Manual in relation to the proposed development.
4. A phasing scheme for the development which would indicate how open space and access for the proposed housing would be provided in a timely and orderly manner.
5. A plan showing areas which would be taken in charge by the local authority on completion of the proposed development.
6. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.

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. Galway County Council
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Irish Water

Tom Rabbette

Assistant Director of Planning

April, 2019