



**An
Bord
Pleanála**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 303961-19

Proposed Development: 287 no. apartments

**Former Crown Equipment Site, Junction of Monivea Rd and Joyces Rd,
Mervue, 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 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, the prospective applicant should satisfy themselves that the development as proposed in any application can be developed independently of any proposal for which permission has not yet been granted.
2. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, balconies and frontages including the maintenance of same, the treatment of landscaped areas, pathways, entrances and boundary treatment/s. The treatment/screening of exposed areas of basement ramps and any podiums should also be addressed.

Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the overall development.

3. A detailed car parking strategy which outlines in particular the rationale for the allocation and reservation of car parking spaces to the residential element proposed within the development.
4. A schedule of private, communal and public open spaces.
5. A report which provides a justification for the proposed unit mix in the context of the proposed new neighbourhood and the existing neighbourhood within which the site is located.
6. Operational management plan for the proposed development which shall address matters including the management and maintenance of public spaces and access to the development.
7. A public realm and permeability strategy which addresses in particular the accessibility of public open spaces. This should include details in respect of any security measures proposed for the development. Details should also be provided of any potential impact on the open spaces/public realm from the requirement to provide ventilation for car park areas below ground floor level.
8. A microclimate study of the overall development site (to address matters including down draft and wind tunnelling effects).
9. A detailed Phasing Plan.

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. National Transport Authority
2. Transport Infrastructure Ireland
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council

5. An Taisce — the National Trust for Ireland
6. Irish Water
7. Galway City Childcare Committee

A handwritten signature in blue ink, consisting of stylized, cursive letters, positioned above a horizontal line.

Director of Planning

1 May, 2019

