



An  
Bord  
Pleanála

---

## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

---

**Case Reference: ABP- 304507-19**

**Proposed Development: 272 no. bed spaces student accommodation and associated site works.**

**Coolough Road, Terryland, 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. Student Demand and Concentration Report.
2. A detailed layout plan and report outlining pedestrian and cycle connectivity to the NUIG Campus, to surrounding services and to the City Centre, including details of any infrastructural improvement works proposed as part of the application.
3. Additional CGIs/visualisations/3D modelling showing the proposed development relative to existing development, including the surrounding residential development.
4. A site specific Student Management Plan which includes details on management outside of term-time.

5. 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.
6. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.
7. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
8. Construction and Demolition Waste Management Plan;
9. Details of public lighting.

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. Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs;
2. Heritage Council;
3. An Taisce;
4. Irish Water;
5. Transport Infrastructure Ireland.

---

Assistant Director of Planning  
,2019