



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-304618-19**

---

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

**Notice of Pre-Application Consultation Opinion**

---

**Proposed Development: 335 no. apartments and associated site works.  
Knocknacarra District Centre, Ragoon, 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 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. Design and Layout.**

Further consideration and/or justification of documents as they relate to the proposed development strategy for the site in particular the design and relationship between Block B and the Western Distributor Road, the public pedestrian pathway between Block B and Block A and the two communal open space areas to the side and rear of Block B including the courtyard and the MUGA. Particular regard should be had 12 criteria set out in the Urban Design

Manual which accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009), and the 'Urban Development and Building Heights Guidelines'. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls and a building life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
2. A comprehensive daylight and sunlight analysis addressing proposed residential units and open spaces within the development.
3. A landscaping plan integrating any relevant recommendations from national and local guidance promoting native wildlife *inter alia* The National Biodiversity Action Plan and the All Ireland Pollinator Plan.
4. A detailed schedule of accommodation which indicates consistency with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018) including a report which addresses the use of the residential support facilities and amenity areas.
5. Details of public lighting.
6. Details of Part V provision clearly indicating the proposed Part V units.
7. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.
8. Childcare demand analysis, including but not restricted to the justification for the sole use of the permitted crèche in Phase 2, the likely demand and use for

childcare places and the accommodation of additional requirement resulting from the proposed development.

9. A detailed phasing plan for the proposed development.
10. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority and what areas are used for the density calculation.
11. A detailed map illustrating the proposed integration with necessary requirements for the road network, including the N6 Galway Bypass.
12. A site specific Management Plan which includes details on management of all communal areas and the public plaza.
13. Relevant consents to carry out works on lands both within the red line and others which are not included within the red-line boundary.
14. A site specific Management Plan which includes details on management of the retail units, public plaza, residential amenity and apartments.
15. Addition CGIs/visualisations/3D modelling showing the proposed development relative to existing and proposed development, in particular the Western Distributor Road.
16. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.
17. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format

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. Irish Water
3. Galway County Childcare Committee
4. Commission for Energy Regulation
5. Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs (nature conservation).

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

---

Tom Rabbette

Assistant Director of Planning

August, 2019