



An  
Bord  
Pleanála

**Case Reference:  
ABP-304706-19**

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

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 102 no. residential units (27 no. houses, 75 no. apartments) and associated site works.**

**Ballybane More Road, Ballybrit, 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. Development Strategy and Layout**

Further consideration of the design strategy and overall layout for the development of the site. The proposal should provide for a more integrated approach of the open spaces and street/road access throughout the site. The open spaces should have a clear hierarchy with specific uses/functions, these should be overlooked and provide focuses for the proposed residential use on the site. Left-over or incidental areas of

open space should be minimised (or eliminated). Residential units backing onto open spaces or street/car parking areas within the site should be avoided. Changes in ground levels across areas of open space should be clearly indicated. The development should provide for a positive contribution to the public realm, in that regard the relationship/interface of the proposed development with the Ballybane More Road should be clarified at application stage (cross-sections and street elevations should be provided demonstrating the nature of the development at this frontage). The layout should prioritise pedestrian and cycle access in compliance with DMURS. The revised strategy should clearly demonstrate that regard was had to the 12 criteria as contained in the 'Urban Design Manual – A best practice guide' that accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). Cross-sections and long-sections should accompany the application that clearly indicate how changes in ground levels across the site are being integrated in the design solution for the development of the site. The applicant should also demonstrate that proposed sunken terraces/patios do not result in substandard form of residential amenity for the occupants of the residential units (access to daylight and sunlight should be demonstrated at application stage).

## 2. Connectivity to Local Area

Further consideration of the documents as they relate to pedestrian facilities connecting the proposed development with the wider area. The consideration should have regard to the 'Design Manual for Urban Roads and Streets' which prioritises pedestrians in the user hierarchy. The consideration should also have regard to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' and the associated 'Urban Design Manual' which seek to minimise the need for car journeys and encourage walking and cycling and the creation of well-connected new communities (see section 4.10 in the Guidelines and Criteria No. 2 in the Design Manual). 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. A report prepared by a suitably qualified and competent person demonstrating all constraints including site levels, landscape sensitivity and geology to the subject site and how the proposal successfully overcomes the site constraints to achieve an accessible, integrated, permeable site layout and design.
2. Detailed landscape drawings that illustrate the public open space provision, including space with play equipment. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision.
3. A layout drawing at an appropriate scale that details specifically any road and footpath improvements, if any, and how they will integrate with the development as proposed.
4. 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 through the site and connectivity with the wider area.
5. Details as they relate to water services infrastructure that traverse the site, including but not restricted to the opportunities for maintenance access purposes and any other reasonable requirements detailed by the relevant authorities, such as Irish Water. This shall include any other utilities that may traverse the site.

6. Proposals for the taking-in-charge of the development, if applicable.
7. A report that specifically addresses the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details.
8. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.
9. A construction and demolition waste management plan.
10. A report prepared by a suitably qualified and competent person that outlines all site investigations and geo-technical assessments.
11. A childcare assessment that demonstrates a rationale for non-provision of a childcare facility with the proposed development. The assessment shall also be based on consultation with key stakeholders.

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. Transport Infrastructure Ireland
3. The Galway County and City Childcare Committee

**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.

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Tom Rabbette

Assistant Director of Planning

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