



An
Bord
Pleanála

**Case Reference:
ABP-304929-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 405 no. student accommodation bedspaces.
Cúirt na Coiribe Student Accommodation, Dun NA Coiribe Road, off Headford
Road, 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. Interrelationship with adjoining amenities to the west and north east

Further consideration of the design strategy and overall layout of Blocks 8 and 9 adjacent to the adjoining north-east boundary and blocks 3 and 4 adjacent to the western boundary, having particular regard to scale, massing, overlooking, and the relationship of these proposed blocks with established and potential future amenities of the neighbouring sites at these locations. The further consideration of these

issues may require an amendment to the documents and /or design proposals submitted at application stage.

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 student demand and Concentration Report having regard to established student accommodation developments and extant permissions for student accommodation developments.
2. A landscape master plan drawing at an appropriate scale that details specifically pedestrian / cycle permeability from the site and the connectivity of the site to the wider area including designated green networks. An open space drawing that shall include space for more active recreation for families. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. The open space provision shall clearly delineate public, semi-private and private spaces.
3. A report that specifically addresses the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details.
4. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically how the development will limit the potential for overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and contiguous site cross-sections and elevations showing the relationship between the proposed development and adjacent developments.

5. Additional documentation relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere, and if practicable, will reduce overall flood risk. The flood risk report shall have regard to all all site investigations and constraints for the site development. A flood risk assessment shall be prepared in accordance with 'The Planning System and Flood Risk Management (including associated 'Technical Appendices'). The flood risk assessment should also address potential impacts on the groundwater regime on the site having regard to, inter alia, the proposed basement construction. The application should be accompanied by a geotechnical report outlining ground conditions and an assessment of the potential impact on those ground conditions arising from the proposed development.
6. A site-specific Student Management Plan which includes details on management outside of term-time.
7. A site layout drawing indicating what areas, if any, are to be taken in charge by the Local Authority.
8. 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. Irish Water
2. Transport Infrastructure Ireland

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

September, 2019