



An
Bord
Pleanála

**Case Reference:
ABP-305195-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 350 no. residential units (185 no. houses, 165 no. apartments), creche and associated site works.

Land to the south of Old Dublin Road and west of Rosshill Road, 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/justification of the documents as they relate to the layout of the proposed development, in particular the documentation should demonstrate a thorough appreciation and assessment of the overall site context as the starting point in designing a distinct place. In this regard the applicant is required to revisit the 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 'Design Manual for Urban Roads and Streets' (March 2013).

Particular attention should be paid to on site features of value or merit, topography and significant tree stands. Justification for, or amendments to, the layout of the apartment blocks proposed throughout the application site. The layout and relationship of these blocks relative to one another, the site topography and relative to the open spaces should be fully justified and/or reconsidered. The nature and functionality of the intervening space created between all apartment buildings, parking areas and streets should also be fully considered and justified.

Consequently, matters such as the arrangement and hierarchy of streets; configuration of the layout; connectivity with adjoining lands; provision of quality and usable open space and the creation of character areas within a high-quality scheme should be given further consideration. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Open space

Further consideration/amendment of the documents as they relate to the provision of high quality, safe and usable public open space. Particular attention is drawn to the size and location of open spaces in terms of topography and existing site features, and rationale for same, the potential for passive supervision of open spaces and play areas, the design of the streets, associated on-street parking and the creation of building edges/street frontages that reflect a clearly defined street hierarchy within the scheme, the location and design of bin and secure bicycle storage also requires greater consideration. The application of the principles of the Design Manual for Urban Roads and Streets and the advice provided by the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') is advised. Further consideration of these issues may require amendment to the documents and/or design proposals submitted.

3. Car Parking

Further consideration/amendment of the documents as they relate to the provision and design of car parking within the proposed development. The documentation submitted at application stage should provide a robust rationale for the amount of car parking that is proposed. This should have due regard to the pattern of demand for travel that is likely to arise from the occupation of the proposed development, as well as to the likely demand from households to have access to private transport even where it does not provide the primary mode for travel to work or school. The documentation should also take proper account of the advice concerning car parking and cycle parking provided for in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities – 2018 and the design and layout of car parking outlined in the Design Manual for Urban Roads and Streets.

4. Connectivity and Public Transport

Further consideration/justification of the documents as they relate to existing and proposed pedestrian and cycle facilities connecting the development with the Dublin Road (R921) to the north, illustration of existing transport services such as rail and bus and future connections to adjoining residentially zoned land to the south of the site. The applicant should consider the preparation of a robust and achievable mobility management plan for the site that highlights the availability of existing and planned sustainable modes of transport such as walking, cycling and public transport. The further consideration of these issues may require an amendment to the documents and/or design rationale submitted.

5. Public Road Interface

Further consideration of the documents as they relate to the layout of the proposed development particularly the relationship to the Old Dublin Road and Rosshill Road. The documents should clearly show acceptable design solutions that tackle differences in level between the site and public road without the need for incongruous and heavy engineering solutions. Layout, contiguous elevations and section drawings should detail the relationship between the buildings and the public realm, existing and proposed. In particular, drawings should show the full suite of

facilities that would be expected in any urban context; such as but not limited to; footpaths, landscaped margins, appropriate boundary treatments and the provision of passive supervision of these new public spaces. Any development that integrates with the public realm either existing or modified should accord with the best practice principles of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated 'Urban Design Manual') and the Design Manual for Urban Roads and Streets, that seek to provide better and safe pedestrian and cyclist environments. Further consideration of these issues may require amendment to the documents and/or design proposals submitted.

6. Water Services

Further consideration of documents as they relate to the water supply network, the foul sewer network and required pumping station upgrades to the Merlin Park number 1 wastewater pump station. An outline of the necessary works to address the constraints and what party or parties will be responsible for such works. In addition, there should be clarity as to whether such works would be the subject of a separate consent process and or compulsory purchase process. Timelines for the delivery of any works is required relative to the delivery of the proposed development. Given the existing deficiencies in the provision of adequate sewerage infrastructure, the applicant should satisfy themselves that the proposed development would not be premature pending the delivery of required infrastructural improvements. 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 layout drawing at an appropriate scale that details permitted development in the vicinity and specifically any road and footpath improvements, if any, and how they will integrate with the development as proposed. Specific reference should be made to the configuration and alignment of the local road network to the immediate east of the subject site along the Rosshill Road up to the point of a new junction with the Old Dublin Road.
2. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority. Streets should be shown up to the boundaries of the site and facilitate future access.
3. Details, including photographic samples, of the materials, colours and textures of all the external finishes to the proposed buildings, having regard to the need for low maintenance/high quality finishes that take account of the climatic characteristics of the area. A building lifecycle report for apartment buildings in accordance with section 6.13 of the 2018 Apartment Design Guidelines is also required.
4. Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal if proposed. Details of proposed tree protection measures during construction. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted. Sections should be submitted at key locations where the public open spaces interface with proposed residential units.
5. A construction and demolition waste management 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. Irish Water
2. Minister for Culture, Heritage and the Gaeltacht
3. Heritage Council
4. An Taisce
5. Transport Infrastructure Ireland
6. Iarnród Éireann - Railway Operator
7. Commission for Railway Regulation
8. 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.

Tom Rabbette
Assistant Director of Planning
,2019