



An  
Bord  
Pleanála

---

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

### Notice of Pre-Application Consultation Opinion

---

**Case Reference: ABP-306443-20**

**Proposed Development: Demolition of existing outbuildings, construction of 121 no. residential units (58 no. houses, 63 no. apartments), creche and associated site works.**

**Trusky East, Trusky West, Freeport and Ahaglugger, Bearna, 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. Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is advised to address the following in the documents submitted:

- (a) Provide further justification in relation to the distribution of density and height within the site. This justification should include, inter alia, details of alternatives considered.
  - (b) Provide further justification in relation to flood risk. This further justification should address, inter alia, indicative and modelled flood extents and the requirement for a justification test under Objective CCF6 of the Galway County Development Plan.
  - (c) Provide further justification in relation to Sustainable Urban Drainage. This further justification should address, inter alia, the storage options considered and the operation of the system during a flood event.
2. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment and/or the statement of consistency should set out how the proposed apartments comply with the various requirements of those guidelines and its specific planning policy requirements.
  3. Plans and particulars to an appropriate scale for proposed upgrade works to the Moycullen Road.
  4. An archaeological impact assessment having regard to the comments raised in the submission of the Department of Culture, Heritage and the Gaeltacht.
  5. A schedule of public and communal open space.
  6. Landscaping details for the overall site and design details for bicycle parking and bin storage facilities.
  7. A phasing plan for the development.

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. The Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. Udaras na Gaeltachta
5. Inland Fisheries Ireland
6. Irish Water
7. National Transport Authority
8. Galway County 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.

---

Rachel Kenny  
Director of Planning  
March, 2020