



An
Bord
Pleanála

**Case Reference:
ABP-306599-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 144 no. residential units (88 no. houses, 56 no. apartments), creche and associated site works.

South of the Letteragh Road (L1323), in the townlands of Rahoon and Letteragh, 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. Residential Density

Further consideration is required with respect of the documentation relating to the residential density of the site. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning

Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') as they refer to Outer Suburban Greenfield sites. Particular regard should be had to the need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to Galway City Centre and to established social and community services in the immediate vicinity. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density, residential mix and layout of the proposed development.

2. Interface

Further consideration of the documents as they relate to the layout of the proposed development particularly the relationship to the Galway By-pass Road Project, Letteragh Road and the existing semi-detached houses at Breacan. 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. The report should also detail who is going to undertake the works required and the timelines involved relative to the construction and completion of the proposed development. Letters of consent should be provided for any works outside of the applicant's control/ownership. Further consideration of these issues may require amendment to the documents and/or design proposals submitted.

3. Connectivity

Further consideration of the documents as they relate to the connectivity of the development site to existing pedestrian and vehicle networks in the vicinity. Specifically, drawings should detail how the proposed development provides

convenient and safe access from the site to existing facilities and services to the south west along Diarmuid Road and onwards to the Ragoon Road. Reference should be made to permeability and the criteria set out in the Urban Design Manual relating to 'Connections' which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' and the Design Manual for Urban Roads and Streets. Any proposal to integrate and connect with neighbouring housing estates and open spaces should accord with the best practice principles of the Design Manual for Urban Roads and Streets, that seek to provide better and safe pedestrian and cyclist environments as well as facilitating sustainable vehicular connections. In this respect, the preparation of a map illustrating pedestrian, cycle and vehicular links through and off the site should support any application. Further consideration of these issues may require 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. Additional photomontage images and a series of drawings, specifically cross sections at appropriate intervals to illustrate the topography of the site, showing proposed and existing dwellings and interactions with landscape elements together with the proposals (as they are known at present) regarding the Galway By-pass Road Project. Attention should be drawn to the impact of retaining walls and road profiles. Drawings should be appropriately scaled and rendered in colour. Site sections should be clearly labelled and located on a layout 'key' plan.
2. 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 north of the subject site along the Letteragh and other permitted and existing housing development in the area.

3. A parking layout that reflects the most appropriate quantum of car parking provision for a suburban site and includes the details of convenient locations and facilities for bicycle parking. Car parking layouts should be suitably landscaped and designed to ensure appropriate levels of planting.
4. The documentation at application stage should clearly indicate the relationship between the design and use of Sustainable Drainage Systems (SuDS) within the site and the landscape masterplan in the context of the advice provided by The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 and its appendices.
5. Proposals for the taking-in-charge of the development, if applicable.
6. A report that specifically addresses the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details. Particular attention is required in the context of the visibility of the site and to the long-term management and maintenance of the proposed development. A building lifecycle report for apartment buildings in accordance with section 6.13 of the 2018 Apartment Design Guidelines is also required.
7. 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 adjoining residential development. The report shall detail how proposed apartment units and duplex units have adequate levels of amenity, especially where road and streets are planned in close proximity.
8. A construction and demolition waste management plan.
9. The provision of an integrated strategy for the delivery of a proposed residential development including the co-ordination of all plans and particulars such as but

not restricted to, any ecological assessments, Construction Management Plan, Surface Water proposals and Flood Risk Assessment.

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.

Tom Rabbette
Assistant Director of Planning
May, 2020