



An
Bord
Pleanála

**Case Reference:
ABP-308522-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 105 no. apartments, creche and associated site works. Station Road, Carrowmoneash, Oranmore, 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. Flood Risk

Further consideration of the documents as they relate to Flood Risk Assessment (FRA), such a report should have regard to the requirements of the Planning Authority as indicated in section D9-Flood Risk of the Planning Authority's Opinion. In addition, any surface water management proposals such as Sustainable Drainage Systems, swales and outfalls, should be considered in tandem with the FRA and specifically relate to an appropriate flood risk assessment that demonstrates the development proposed will not increase flood

risk elsewhere and, if practicable, will reduce overall flood risk. Any issues in relation to excavations and deposition of materials on site should also be highlighted and addressed in the analysis conducted in the preparation of an FRA and its findings or recommendations. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices') and include a suitably detailed assessment that satisfies criterion number 2 of the Justification Test for development management as set out in the guidelines.

2. Development Strategy

Further justification/re-examination of the documents as they relate to the proposal which includes for the provision of an access road over an area zoned Objective OS Open Space/Recreation and Amenity within the Oranmore Local Area Plan 2012-2022. Having regard to, inter alia, the specific wording relating to this land use zoning objective and objective CF 6 (Community, Recreation and Amenity Facilities), the applicant should satisfy himself/herself that they can proceed with an application for this part of the proposed development noting the provisions of section 9(6)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. In the event that an application is made, the application documentation should clearly lay out the justification and rationale for the proposed development having regard to the above. The materiality or otherwise of any contravention of the statutory objectives pertaining to the site, should be fully addressed in the application documentation.

3. Design and Layout

Further consideration of documents as they relate to the development strategy for the site, in particular the design approach and overall layout of the proposed development in relation to:

- The configuration of the layout particularly as it relates to the creation of a hierarchy of high quality, functional and amenable public open spaces with maximum surveillance, the creation of high quality public space interfaces without physical or visual barriers, quality children's play areas, general amenity and pedestrian connectivity should be given further consideration. Incidental and unusable strips of open space should be omitted. Unsupervised laneways and open spaces between and behind dwellings should be avoided.
- The overall design approach to the apartment units should ensure adequate levels of residential amenity, specifically appropriate levels of access to sunlight and daylight should be achievable on this site for all units. Finishes and materials should be robust and ensure variety. A comprehensive Sunlight, Daylight and Shadow Assessment would be useful in this regard.
- Further consideration of the documents as they relate to the layout and design of streets within the development and the requirements of DMURS regarding permeability and connections with the existing street network; hierarchy of routes and street function; enclosure including building frontage, furniture and planting along streets; parking; widths of carriageways and footpaths; pedestrian crossing points; and types of junctions and corner radii. The submitted documents should demonstrate specific compliance with the particular stated provisions of DMURS. Generalised assertions regarding principles are not sufficient. If any cycle facilities are proposed, the specific compliance with the particular requirements of the National Cycle Manual should be demonstrated by the documents.
- That a high quality landscape strategy for the site is provided. Full details of boundary treatment should be provided. In addition, the use and function of all open spaces should be detailed, not least with regard to the proposed buffer zones along the eastern extremity of the site adjacent to the N67 and

the large areas of open space along the Frenchfort Stream. Sustainable Urban Drainage System measures should be incorporated into the landscape proposals as appropriate and detailed cross sections should be shown at key landscape features such as flood protection measures.

- The design of the crèche facilities should ensure that development appropriately addresses the street and that the layout is not dominated by surface car parking.
- The documentation at application stage should clearly indicate how the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities have been complied with.

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. Details and information as they relate to wastewater connections as outlined by Irish Water documentation received by An Bord Pleanála dated 24 November 2020. An investigation into how wastewater connection could be facilitated to the 450mm diameter sewer to the south of the site or to a 300mm diameter sewer to the west.
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. 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 and watercourses.

4. A construction and demolition waste management plan.
5. In the event that the application is not accompanied by an EIAR the applicant shall submit the information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 and this should be submitted as a standalone document.
6. Noise Impact Assessment, which addresses the potential noise impact from the N67 and clearly outlines noise mitigation measures, if considered necessary

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 Housing, Planning and Local Government**
- 3. Heritage Council**
- 4. An Taisce**
- 5. 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
June, 2021