



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-308525-20**

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

### **Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 104 no. residential units (40 no. houses, 64 no. apartments), creche and associated site works. Knockaunglass and Kingsland South, Athenry, 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 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 well designed 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 site to ensure that a range of high quality housing typologies are provided and that a high quality living environment is created with distinct character areas. Finishes and materials should be robust and ensure variety.
- 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 existing street network; hierarchy of routes and street function; enclosure including building frontage, furniture and planting along streets; parking areas; 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, especially at the interface with the planned relief road to the east. Detailed cross sections at regular intervals should be used to illustrate the relationship between this site and the new road to the east. In addition, the use and function of all open spaces should be detailed, not least with regard to the proposed margins along the eastern extremity of the site adjacent to the planned relief road and the large open space at the centre of the scheme. SuDS measures should be incorporated into the landscape proposals as appropriate.
- The design of the crèche facilities should ensure that development appropriately addresses the street, opens onto planned open space and that the layout is not dominated by surface car parking.

- The need to provide appropriate double fronted corner units particularly along road frontages, pedestrian/cyclist connection points and adjacent to public open spaces to ensure appropriate passive surveillance.
- 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.

## **2. Water Services**

Further consideration of documents as they relate to wastewater network upgrades, pumping station requirements and any other wastewater treatment upgrades necessary as outlined by Irish Water documentation received by An Bord Pleanála dated 24 November 2020. 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.

## **3. Surface water management and Risk of Flooding**

Further consideration of documents as they relate to surface and storm water management and flood risk assessment (FRA) for the site. This further consideration should have regard to the requirements of the Council in respect of surface water treatment and disposal including flood risk assessment as set out in section 'D.10 Servicing' of the Planning Authority's opinion. In addition, any landscape, watercourse adjustment and surface water management proposals such as

Sustainable Drainage Systems, 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. 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. 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. 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.
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. A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials on each block. The documents should also have regard to the durability

of materials and the long-term management and maintenance of the proposed development.

4. A construction and demolition waste management plan.
5. A detailed schedule of accommodation (Housing Quality Assessment) which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018 (2020), including its specific planning policy requirements.
6. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and on adjacent properties.
7. A building life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.
8. Noise Impact Assessment, which addresses the potential noise impact from the proposed relief road to the east and that clearly outlines noise mitigation measures, if considered necessary.
9. Information for the purposes of screening for EIA as set out in schedule 7A of the Planning and Development Regulations 2001 (as amended) where the application is not accompanied by a full EIAR. The information should be submitted as a standalone document and refer to the potential for cumulative effects in conjunction with other permitted and planned housing and road developments in the area.
10. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. 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.

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Rachel Kenny  
Director of Planning  
March, 2020