



An
Bord
Pleanála

**Case Reference:
ABP-308577-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of 4 no. dwellings and concrete slab, construction of 102 no. units (13 no. houses, 34 no. duplexes, 55 no. apartments) creche and associated site works. Monivea Road, Ballybrit, 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. Further detail and clarification with regard to the extent of changes to ground levels proposed across the site should be provided. A construction management plan should be submitted which should describe the proposed construction methodologies and any requirement for rock breaking as part of the proposed works.

Proposals for the landscaping and planting of the overall site, including proposed retention of trees, should have regard to the proposed changes in ground levels.

2. Further detail and elaboration of the treatment of ground levels across areas of public open space should be provided, to include detailed section and plan drawings. The provision of usable and functional open space should be demonstrated, in the interest of residential amenity.
3. Details of areas proposed to be taken in charge by the local authority should be provided.
4. Further detail of the relationship between the proposed development and adjoining residential properties should be provided, to include additional cross-section drawings, and elaboration in particular of how the proposed development will avoid overbearing impacts on those properties given the difference in levels across the sites.
5. Further detail and consideration with regard to the location and operation of communal bin storage in apartment Blocks A and B and how a high level of residential amenity for ground floor residents will be maintained. An operational waste management plan should accompany any application in this regard.
6. A clear and comprehensive assessment of the sunlight and daylight aspects of the development should be provided, which should have regard to the provisions of BRE publication, "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice", by Paul Littlefair. The stated conclusions of the assessment should be clearly supported by the analysis and illustrations contained therein. The assessment should include analysis of daylighting to proposed north-facing apartment units, particularly at lower ground floor level.
7. A review of car parking provision on the site should be provided along with a detailed justification for any departure from development plan standards, having regard to the location of the site and the capacity of existing and future public transport services in this area. Any such justification should include a detailed Mobility Management Plan and Parking Demand Management Plan.

8. Full details should be provided of all road and footpath improvement works along Ballybane More Road required to connect the proposed development to the existing footpath network in the area and to ensure connectivity to local services and amenities. Such details shall include evidence of consent to carry out such works where required.
9. The application should clearly identify the extent of works proposed on the Monivea Road in respect of footpath and cycleway provision and include evidence of consent to any works which may be required in this area.
10. Further detail and analysis should be provided with regard to the relationship of the proposed development, in particular Block B, with Ballybane More Road and the approach from the west. Additional drawings and images should be provided in this regard which should also have regard to the adjoining permitted development to the south.

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.

Rachel Kenny
Director of Planning
February, 2021