



An
Bord
Pleanála

Case Reference:
ABP-309350-21

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 110 no. residential units (8 no. houses, 102 no. apartments), creche and associated site works.

Freeport, 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 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. Height and Design

Further consideration and/or justification of the development strategy as it relates to the scale, bulk and mass of the proposed development, should address the proposed design and massing along the public interfaces and include justification for the height and design of Blocks C, D & F, and the visual impact on the existing receiving environment along the coastal area.

Additional CGIs/visualisations/3D modelling, both short and long range, and cross section drawings showing the proposed treatment of the new public street through the site and the proposed development relative to existing and proposed developments in the vicinity, should be included in any justification for an increased height at this location relative to the surrounding area.

2. Flooding

Further consideration and/or justification of the Site Specific Flood Risk Assessment (SSFRA) as it relates to the proposed works required to ensure the proposed development can adequately address any impact on flood risk on the site or lands in the vicinity of the site.

The further consideration/justification shall:

- Include adequate site-specific information in relation to proposals to address, *inter alia*, indicative and modelled flood extents,
- Include full details of all works required to alleviate any flood events on the site, *inter alia*, the bridge upgrade along the R336 and associated culvert,
- Ensure any works required to alleviate flood risk are included within the red line boundary and/ or have full consent for all works necessary to undertake these works,
- Integrate the preservation of coastal and riparian buffer zones where necessary,
- Include all plans and particulars necessary to comply with Objective CCF6 of the Galway County Development Plan and the justification test in Box 5.1 of the national guidance, The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and accompanying Appendices.

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. A Housing Quality Assessment which provides the details regarding the proposed apartments set out in the schedule of accommodation, as well as the calculations and tables required to demonstrate the compliance of those details with the various requirements, inter alia, residential support facilities and communal open space, of the 2020 Guidelines on Design Standards for New Apartments.
2. A detailed landscaping plan clearly illustrating the quantum and functionality of all areas designated for communal and public open space. The landscaping details shall include, inter alia, designated communal open space connected to and made available for the use of those future occupants in Block F, the inclusion of useable space for play provision necessary to comply with Section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities and the design, the proposed phasing and delivery of the coastal amenity park and the inclusion of any ecological corridor along the Truskey River.
3. Plans and particulars to an appropriate scale for proposed upgrade works to the R336.
4. Submission of plans and particulars detailing the commercial uses proposed and the inclusion of ancillary support services. The supporting documentation should address the potential impact of any commercial uses on the vitality and viability of those existing services within the Bearna Village Centre.
5. An updated Core Strategy impact assessment including all recently granted residential developments.
6. A rationale for the proposed car parking provision should be prepared, to include details of local census, mobility split, car parking management, car share schemes, dual use proposals and associated quantum's, and a Mobility Management Plan.
7. Inclusion of all works necessary for the proposed development within the red line boundary.

8. A Community and Social Infrastructure Audit.
9. A drawing detailing all areas proposed for Taking in Charge.
10. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls and a life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
11. 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. The Minister for Culture, Heritage and the Gaeltacht
2. The Minister for Agriculture, Food and the Marine (Foreshore),
3. The Heritage Council
4. An Taisce
5. Udaras na Gaeltachta
6. Inland Fisheries Ireland
7. Irish Water
8. National Transport Authority
9. 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

April, 2021