



An  
Bord  
Pleanála

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

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

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**Case Reference: ABP-309391-20**

**Proposed Development: 102 no. residential units (35 no. apartments, 67 no. houses), childcare facility and associated site works.**

**Lands to the south of Rosshill Road, and west of Rosshill Stud Farm Road, 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 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. Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is advised to address the following in the documents submitted:

- (a) Provide further justification in relation to the location of the carpark adjoining the rear of the apartment building, the absence of any designated communal open space and the residential amenity of those future occupants of the ground floor units.
  - (b) Provide further justification in relation to delivery and/or proposed connectivity to any planned or proposed greenways and/or public infrastructure. This further justification should address, *inter alia*, any requirements for the payment of a special contribution towards the delivery of infrastructure as further detailed below.
  - (c) Provide further justification in relation to location of the pumping station. This further justification should address, *inter alia*, the options considered which would minimise any ecological impact on the site and the surrounding area.
2. Prior to the lodgement of any application the prospective applicant should seek to ascertain what, if any, special contributions, the planning authority may seek at application stage (noting the contents of the report from the Parks Section under 'Appendix 2 Opinions from other Sections of the City Council' of the Planning Authority) and indicate at application stage if such contributions are acceptable or not, and if not, what grounds the Board may wish to consider in determining the application or not of such conditions.
  3. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2020 Guidelines on Design Standards for New Apartments. The assessment and/or the statement of consistency should set out how the proposed apartments comply with the various requirements of those guidelines and its specific planning policy requirements.
  4. A landscaping plan of the proposed open space within the site clearly delineating communal and public open space areas, play facilities allocated for a range of age groups and the boundary treatment adjoining any open space. The landscaping details shall be accompanied by a site-specific Management Plan which includes details on management of all communal areas and the public plaza.

5. A detailed phasing plan.
6. 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 illustrating daylight and sunlight analysis for proposed apartments and all open space areas
7. An updated Traffic Impact Assessment including updated traffic modelling based on the use of transport infrastructure with planning permission or in existence.
8. A Waste Management Plan.
9. Relevant consents to carry out works on lands both within the red line and others which are not included within the red-line boundary.
10. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority

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, Local Government & Heritage,**
3. **Heritage Council,**
4. **An Taisce**
5. **Transport Infrastructure Ireland**
6. **National Transport Authority**
7. **Iarnrod Eireann- Railway Operator**
8. **Commission for Railway Regulation**
9. **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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Assistant Director of Planning  
April, 2020