



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP- 310796-21

Proposed Development: Demolition of buildings on site, construction of 114 no. residential units (76 no. houses, 38 no. apartments), creche and associated site works. Lakeview, Claregalway, 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. Further consideration consideration/justification of the documents as they relate to the core strategy and phasing of the development.

2. Further consideration/justification of the documents in relation to Flood Risk Management, in accordance with the Guidelines for Planning Authorities on the Planning System and Flood Risk Management issued by the Department of the Environment, Heritage and Local Government in November 2009 and policy of the Galway County Council Development Plan 2015-2021.
3. Further consideration of surface water management for the site. Any surface water management proposals should be considered in tandem with an appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk.
4. Further consideration of site access and sightlines.
5. Details of cycle and pedestrian connections from the development site to Baile Chláir town centre, public transport links, schools and other surrounding areas. Details of proposed upgrades to facilitate adequate pedestrian connections shall be submitted, together with details as to who will undertake these works and the timeframe involved.
6. Sunlight, daylight and overshadowing analysis, having regard to the requirements of BRE209/BS2011.
7. Ecological Impact Assessment and review of tree and hedgerow survey, tree/hedgerow protection measures, and appropriateness of timing of all surveys, specifically the bird survey.
8. Further consideration of impacts of proximity of dwellings to site boundaries, having regard to impact on adjoining residential amenity and retention of landscape features.
9. Details of the proposed materials and finishes to the scheme. Particular regard should be had to the requirement to provide high quality and sustainable finishes, in particular to the apartment blocks.

10. A building life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2020). The report should have regard to the long term management and maintenance of the proposed development.
11. A detailed Construction Environmental Management Plan.
12. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018, including its specific planning policy requirements.
13. 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.
14. 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.
15. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.

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, as amended:

- 1. Irish Water**
- 2. Minister for Housing, Local Government and Heritage**
- 3. An Taisce**
- 4. The Heritage Council**
- 5. Transport Infrastructure Ireland**
- 6. Inland Fisheries Ireland**
- 7. Galway County Childcare Committee**

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette
Assistant Director of Planning
October, 2021