



An
Bord
Pleanála

**Case Reference:
ABP-311102-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 250 no. student bed spaces and associated site works. A Site at Westside Shopping Centre, 2 Seamus Quirke 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 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. Development Strategy

Further consideration and/or justification of the documents as they relate to:

- The height strategy and design approach, particularly the architectural treatment along the Seamus Quirke Road and the need to ensure that the design of the building provides the optimal architectural solution for this strategic site.

- The treatment, aesthetic design, articulation and animation of the façade, along Seamus Quirke Road, Westside Shopping Centre and community resource area to the north, and the need to avoid an excessive use of design details and materials to ensure a more refined/simplistic and high-quality design approach.
- The provision of appropriate connections and pedestrian permeability through the site from the Seamus Quirke Road to the shopping centre.
- Design and treatment of public open spaces to ensure that they are appropriate to the future student community.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

2. Car Parking

Further consideration and/or justification of the documents as they relate to the proposed car parking strategy for the proposed development, having particular regard to the quantum of residential and commercial parking proposed. Further details should include a rationale explaining the need for student parking and details for any proposed car parking management.

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. The proposed development shall be accompanied by an architectural report and accompanying drawings which outlines the design rationale for the proposed building, having regard to inter alia, National and Local planning policy, the site's context and locational attributes. Particular regard should be had to 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009) and the requirement for good design and the inclusion

of a sense of place, as well as section/ Policy 10.4 of the Galway City Development Plan.

2. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes and frontages including the maintenance of same, café and student amenity areas, the treatment of landscaped areas, pathways, entrances and boundary treatment/s. The treatment/screening of exposed areas such as car park and podium areas should also be addressed. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the overall development. The documents should also have regard to the long-term management and maintenance of the proposed development.
3. A Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers, which includes details on the standards achieved within the proposed residential units, in all private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.
4. A response to issues raised by the Infrastructure Department, Recreation & Amenity Department and Water Services Report in the Planning Authority Report, dated 09th of September 2021, relating to the design of the Surface Water Drainage Systems and Foul Water capacity, the public lighting design, a landscape plan which indicates the planting details, boundary treatment and waste management.
5. A taking in charge map.
6. Additional Computer-Generated Images (CGIs) and visualisation/cross section drawings showing the proposed development in the context of the existing shopping centre and lands surrounding the site.
7. The submission of a detailed Waste Management Plan.

8. Relevant consents to carry out works on lands which are not included within the red-line boundary.
9. 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:

1. **Irish Water**
2. **Transport Infrastructure Ireland.**
3. **National Transport Authority**
4. **Irish Aviation Authority**
5. **The relevant 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.

Tom Rabbette
Assistant Director of Planning
December, 2021