



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-

Proposed Development:

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. A detailed statement of consistency and planning rationale, clearly outlining how in the prospective applicant's opinion, the proposal is consistent with the specific objectives of the Galway City Council Development Plan 2017 – 2023, in particular with respect to the Galway City Ring Road (GCRR) reservation corridor and to the specific objective for implementation of road widening and

improvements at Bothar na Choiste both to the west to the Castlegar Local Centre and east to the Tuam Road, in light of the concerns raised in the Planning Authority's opinion.

2. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where the proposed development materially contravenes the Development Plan other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000. In this regard, in addition to car parking contravention as identified by the applicant, consideration should also be given to possible contravention of the GCRR reservation route and plot ratio standards for new residential development as set out in the Galway City Development Plan 2017 – 2023.
3. An assessment on how the proposed scheme ties in with, connects and integrates with the expansion of the overall area. The subject site represents an expansion of the outer suburbs of Galway city centre at Castlegar. It is important that safe pedestrian and cycle connections to Galway city centre and to the development to the south is delivered. There needs to be strong permeability within the scheme and to the Castlegar local centre.
4. Further consideration of the traffic and transportation infrastructure upgrades required, who is responsible for delivery of upgrade and improvement of Bothar na Choiste, as per the specific objective set out in the CDP 2017 – 2023, and timeframe for delivery of the upgrades in tandem with delivery of residential development.
5. Further justification of quantum and layout of car parking and bicycle parking.
6. A report that addresses issues of residential amenity, specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and any adjacent existing or permitted development.

7. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
8. A full response to matters raised within the PA Opinion and addendum reports submitted to ABP on the 02.02.2022.
9. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
10. A Noise Action Plan and Assessment.
11. A full and detailed Building Lifecycle Report.
12. An up to date Ecological Impact Assessment, inclusive of a Bird and Bat Survey.
13. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
14. Site Specific Construction and Demolition Waste Management Plan.

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. Transport Infrastructure Ireland
2. National Transport Authority
4. Heritage Council
5. An Taisce
6. Irish Water
7. Galway City Council 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.

Stephen O'Sullivan
Assistant Director of Planning
April 2021