



An
Bord
Pleanála

**Case Reference:
ABP-312236-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 167 no. residential units, (56 houses and 111 apartments and all associated site works. Dunlo, Ballinasloe, (Municipal District of Ballinasloe) 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.

- (a) Further clarity with regard to how requirements in the statutory plan and the specific objectives of the Ballinasloe LAP for an integrated, sequential development is to be delivered. Regard being had to the imminent change in statutory plans for the area and consequent impact to the subject lands.

- (b) Further consideration and / or justification of the documents as they relate to visual amenity and future residential amenity, justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy.
- (c) Further consideration of the development strategy for the site including urban design considerations such as building height and the bulk, scale and mass of blocks; architectural treatment; connection to the surrounding road network, pedestrian connectivity, proximity to boundaries, boundary treatments and interaction with the existing surrounding land-use pattern.
- (d) Further justification / investigation of the public open space strategy and quantum and quality of communal open space. Further consideration of a legible and connected green (biodiversity) network, ideally providing a continuous biodiversity corridor through the site.

2. Residential Amenity

- (a) Further consideration and / or justification of the documents as they relate to future residential amenity, having particular regard to the proportion of single aspect and north facing units and daylight and sunlight access. Particular regard should be had to the requirements of the Sustainable Urban Housing Design Standards for New Apartments Guidelines (2020) Section 3.16 – Section. 3.19 in relation to the dual aspect ratio and north facing units.
- (b) Further consideration and / or justification of the documents with regard to 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.

3. Delivery of Roads Infrastructure

Clarification at application stage as to the provision of pedestrian and cycle connectivity from the development site to Ballinasloe town centre to the north and to adjoining existing and permitted developments to the east, west and

south. Any impediments to such connections should be clearly identified and proposals submitted as to how such impediments are to be overcome.

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 local planning policies and objectives of the relevant statutory Galway County Development Plan and Ballinasloe Local Area Plan.
2. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where/if the proposed development materially contravenes the statutory plan/LAP for the area 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.
3. A detailed statement demonstrating how the proposed development ties in with the wider development strategy for the landholding and the overall Ballinasloe Area, with regard to a phasing strategy and delivery of pedestrian/cycle/vehicular accesses through the site.
4. Justification of quantum and quality of open space provision, both communal and public open space (POS). Clarity with regard to change in levels, compliance with Development Plan standards and planting details.
5. 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.

6. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, and Engineering Plans that take account of one another.
7. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:
 - (a) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
 - (b) Impact to any neighbouring properties.
8. A childcare demand analysis, including but not restricted to the justification for omission of a crèche, the likely demand for childcare places resulting from the proposed development and how it will be accommodated.
9. Submission of a Traffic and Transport Assessment to include car parking and cycle parking and access rationale.
10. A report on surface water drainage, surface water management strategy and flood risk which deals specifically with arrangement and quality of surface water discharge.
11. A response to all matters raised within the PA Opinion submitted to ABP on the 21st January 2022.
12. Where an EIAR is not being submitted the applicant should submit all necessary information referred to in Article 299B(1)(b)(ii)(II) and Article 299B(1)(c) of the Planning and Development Regulations 2001-2018 for the purposes of EIAR screening.
13. An AA screening report which considers potential impacts on the Qualifying Interests of any Natura 2000 site.
14. An up to date Ecological Impact Assessment, inclusive of a Bird and Bat Survey.
15. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

16. Site Specific Construction and Demolition Waste Management Plan.
17. Details of public lighting.
18. A site layout plan indicating what areas, if any, are to be taken in charge by the planning 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, as amended:

1. Irish Water
2. Minister for Housing, Local Government and Heritage
3. Heritage Council
4. An Taisce
5. 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.

Stephen O'Sullivan
Assistant Director of Planning
May 2022