



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0004

Proposed Development: 113 dwellings, open space, playground, astro-turf kickabout area, putting green and picnic area.

Truskey East, Bearna, 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. Density

Further consideration of the documents as they relate to the density proposed in the proposed development. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

2. Connections to Bearna Village Centre

Further consideration of the documents as they relate to pedestrian facilities connecting the proposed development with Bearna Village centre. The consideration should have regard to the 'Design Manual for Urban Roads and Streets' which prioritises pedestrians in the user hierarchy. The consideration should also have regard to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' and the associated 'Urban Design Manual' which seek to minimise the need for car journeys and encourage walking and cycling and the creation of well-connected new communities (see section 4.10 in the Guidelines and Criteria No. 2 in the Design Manual). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Public Open Space

Further consideration should be given in relation to the design rationale/ justification outlined in the documents as they relate to the open space proposed particularly in the context of the usability of the active open space on the site and the proposals for the passive open space in the context of the landscaping proposals. Information should also be provided demonstrating the impact, if any, on the usability / functionality of areas of open space indicated as active recreational space that are also proposed as part of the urban drainage infrastructure serving the site. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

4. Flooding

Further consideration of the documents as they relate to the design rationale/ justification for the proposed layout as it relates to the 1.0% and 0.1% AEP flood events having regard to the proximity of a number of dwellings to the flood risk area. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

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 site layout plan outlining those units located within the residential zoned lands and within the Environmental Management Zone in the context of the zoning provisions within the current Bearna Local Area Plan.

2. Details regarding extant permissions for residential units within the Bearna LAP area since the adoption of the Core Strategy.
3. A phasing plan for the proposed development should be provided.
4. 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:

- The Minister for Culture, Heritage and the Gaeltacht (in relation to development in a Gaeltacht area and for archaeological heritage protection and nature conservation)
- The Heritage Council (in relation to archaeological heritage protection and nature conservation)
- An Taisce (in relation to archaeological heritage protection and nature conservation).
- Údarás na Gaeltachta (development in a Gaeltacht area)
- Inland Fisheries Ireland
- Irish Water

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.

Mr. Tom Rabbette
Assistant Director of Planning
September, 2017