



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: TC0021

Proposed Development: 124 no. dwellings together with all associated landscaping and site works and connection to existing services.

Halfstraddle, Ballygaddy Road, Tuam, 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.

Residential Phase 2 Lands

1. Further consideration of the documents as they relate to the zoning of the site for Phase 2 residential. This consideration, including a justification for any application for development, should have regard to, inter alia, the Galway County Development Plan 2015-2021 and the Tuam Local Area Plan 2011-2017 as it relates to the phasing of residential development and, in particular, the quantum and location of Phase 1 lands within the above mentioned LAP area which

remain undeveloped and Policy RN3. This consideration and justification should also have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) as it relates to the sequential approach and phasing.

Inner Relief Road

2. Further consideration should be given in the documents as they relate to the design of the proposed site access, internal access roads, ground levels, finished floor levels of the dwellings proposed and the resultant overall layout in the context of the approved Inner Relief Road which traverses the subject site and which has an extant approval under Part 8 of the Planning and Development Regulations 2001 (as amended). Further consideration, in this regard, should also be given in the documents to the provision of a cyclepath/walkway adjacent the route of the Inner Relief Road as indicated in Map 2B of the Tuam Local Area Plan 2011-2017. The further consideration of these issues may require an amendment to the documents and/or design proposals. (Long and cross sections through the application site should be provided at application stage indicating existing and proposed ground levels relative to adjacent lands, existing dwellings and the public road. In addition, a visual impact assessment should be provided of the proposed development when viewed from the surrounding areas).

Density, Housing Mix and Open Space

3. Further consideration should be given in relation to the design rationale/ justification outlined in the documents as they relate to the proposed density having regard to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009). In addition, further consideration should be given to the housing mix proposed particularly in respect of the prevalence of 4 bedroom units in the documents. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and housing mix of the proposed development.
4. Further consideration should be given in relation to the design rationale/ justification outlined in the documents as they relate to the active and passive open space both within the site and adjoining the site to the southwest. 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. Any Appropriate Assessment Screening Report should identify on a map the Natura 2000 sites within 15km of the proposed development.
2. A phasing plan for the proposed development should be provided.
3. 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 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).
- Inland Fisheries Ireland
- Irish Water
- Córas Iompair Éireann
- Commission for Railway Regulation
- Transport Infrastructure Ireland

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 An Bord Pleanála, 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
November, 2017