



An
Bord
Pleanála

Record of Meeting ABP-300845-18

Case Reference / Description	394 no. student accommodation bed spaces (53 no. apartments) and retail unit/café. Westwood Hotel Site, Dangan, Upper Newcastle, Galway City, Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	16 th March, 2018	Start Time	11.30 am
Location	Galway City Council Offices	End Time	12.30 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Joanna Kelly, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Mark McCann, Coady Architects
Garrett Keane, Coady Architects
Daithi O'Troithigh, Doyle + O'Troithigh
Gus McCarthy, MKO Planning Consultants
Pamela Harty, MKO Planning Consultants
Glen Roche, Cogent Associates
Tom Anderson, Applicant
Erin Bailey, Global Student Accommodation

Representing Planning Authority

Caroline Phelan, A/Director of Services
Liam Blake, Senior Executive Planner
John Doody, Executive Planner
Norann Keane, Senior Staff Officer
Uinsinn Finn, Senior Engineer
Stephen Walsh, Senior Executive
Lieze Fanning, Senior Engineer
Frank Clancy, Senior Executive Engineer
Theo McLoughlin, Senior Executive Engineer

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 7th March, 2018 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 7th February, 2018 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. Development Standards to include unit typology, size and layout, residential/tourist amenity including access to communal facilities
2. Landscaping and recreational amenity
3. Parking and bicycle storage
4. Any other matters

1. **Development Standards to include unit typology, size and layout, residential/tourist amenity including access to communal facilities**

ABP sought further elaboration/discussion on:

- Unit Mix and type of students being catered for- high concentration of 8 bed units
- Tourist usage during summer months including clarity regarding occupancy.
- Quantum and distribution of communal facilities for students including compatibility of uses
- Site specific management of scheme including creation of central hub for students

Prospective Applicant's response:

- GSA will operate/manage the development and refinements are already in train with provision of better unit mix
- Hub at entrance to create community, communication through APP, phone, reception area
- Deal with specific tour operators in summer months, can accommodate 2 persons per room if required, but occupancy tends to be lower in summer

Planning Authority's comments:

- Detail regarding management of site required
- Have regard to adjacent residential amenity

2. **Landscaping and recreational amenity**

ABP sought further elaboration/discussion on:

- Quality and quantum of amenity space proposed
- Dual functionality and management of parking/basketball area
- Potential conflict in pedestrian/vehicular movements in particular areas

Prospective Applicant's response:

- Quantum of amenity space acceptable
- Dual functionality secured with removable bollards
- Play area for younger children not considered essential
- Sections to be included in application regarding layout
- Creation of dead space avoided in the interests of combating anti-social behaviour

Planning Authority's comments:

- Require defined children's play area
- Ensure external amenity areas do not become parking space
- Need for clearly defined active recreational space

3. Parking and bicycle storage

ABP sought further elaboration/discussion on:

- Management of parking
- Quantum of bicycle storage
- Coach movements including parking and potential for impact on adjacent existing residential areas
- Mobility Management Plan needs to be site specific

Prospective Applicant's response:

- Bicycle parking are generally underutilised (in operator's experience)
- Will actively manage curtilage along N59
- Coaches will drive in and drop on site but will park elsewhere
- Buffer zone of trees along established residential development, levels are lower at rear of site
- Opportunity to revitalise open area

Planning Authority's comments:

- Concern regarding summer usage and intensification on site
- Welcome reduction in car parking and increase in bicycle parking
- Need to ensure no parking overflow onto N59 during summer
- Different profile of students in Galway compared to other cities
- Further consultation required with PA prior to lodging application

4. Any other matters

ABP comments:

- Existing and proposed ground levels need to be shown in application documentation relate to adjoining lands
- Clarity regarding site area required
- Detailed roof plans required and consideration of visual impacts from plant etc.
- Advised prospective applicant to liaise with planning authority regarding any proposed changes etc. prior to lodging an application as no provision for further information
- Accessibility of proposed commercial unit to the wider public to be considered at application stage

Prospective Applicant's response:

- Roof plans will be addressed in application

Conclusions

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Tom Rabbette
Assistant Director of Planning
April, 2018