



An
Bord
Pleanála

Record of Meeting ABP-301193-18

Case Reference / Description	192 no. residential units, crèche, new site access from the North-South Distributor Road and all associated site works. Moneyduff, Oranmore, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	24 th April, 2018	Start Time	11.30 am
Location	Galway County Council Offices	End Time	12.50 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen O'Sullivan, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Padraic Rhatigan, Applicant
Paul Fitzmaurice, Applicant
Gus McCarthy, MKO Planning & Environmental Consultants
Pamela Harty, MKO Planning & Environmental Consultants
Edel Tobin, Simon J Kelly Architects
Blair Stanaway, Simon J Kelly Architects
Keith Mitchell, CSR Landscape
Brendan Rudden, Tobin Consulting Engineers

Representing Planning Authority

Eileen Ruane, Director of Services
James Russell, A/Senior Executive Planner
Kevin Finn, Senior Executive Engineer
Ronan Mannion, Executive Engineer
Tom Doherty, Executive Engineer
Maire Ni Chionna, Senior Engineer
Daithi Flood, Executive Engineer
Paula Connaghton, Assistant Planner

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 11th April, 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 16th March, 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. The integration of the proposed development with the urban structure of Oranmore, in particular the provision of road access for the proposed housing in accordance with the applicable standards in DMURS, including access for pedestrians as well as vehicular traffic, and the provision of a permeable urban form which facilitate links to the town centre and neighbouring residential areas including the road at Coill Clocha to the north and a pedestrian link towards the Maree Road via Orancourt
 2. The rationale for the number and type of houses proposed, having regard to national policy on residential density in urban areas and the provision of a suitable mix of housing types to meet the needs of the community
 3. The layout of the proposed housing development having regard to the need to provide a high standard of urban design and residential amenity that respects the context of the site
 4. Impact on natural Heritage and Ecology
 5. Impact on cultural heritage and archaeology
 6. Proposals for compliance with Part V of the planning act and the phasing of development
 7. Foul and surface water drainage, including connection the public sewerage, pumping on site, capacity at the WWTP; SUDS measures; water supply
 8. Any other matters
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1. The integration of the proposed development with the urban structure of Oranmore, in particular the provision of road access for the proposed housing in accordance with the applicable standards in DMURS, including access for pedestrians as well as vehicular traffic, and the provision of a permeable urban form which facilitate links to the town centre and neighbouring residential areas including the road at Coill Clocha to the north and a pedestrian link towards the Maree Road via Orancourt

ABP sought further elaboration/discussion on:

- Providing proper and timely access to site for pedestrians/cyclists and vehicular traffic
- Relying on the partial implementation of 2010 planning permission through the extension of time application, how this proposal would relate to current standards under DMURS
- The continuation of the distributor road, which is an objective of the LAP, as part of the proposed application,
- Clarification of the above issues

Prospective Applicant's response:

- Permitted development on adjoining site not yet developed, there was binding agreement already in place when site was acquired by prospective applicant to allow development on the site to use the authorised road network and to actually install it if it had not been completed. The road works on the adjoining land would need to be completed before housing on this site was occupied.
- The roads covered by the agreement would run north / south to Coill Clocha and Oranhill, as well as one running east to the roundabout on the N67

- Adjoining developments not yet taken in charge
- Footpath to be provided to south western corner of the site opposite Orancourt but the adjoining road is not taken in charge, does not have a footpath on the near side and the verge there remains in 3rd party ownership
- Duplex units have been moved in from boundary in order to avoid restricting visibility on the authorised distributor road, the design of which does not constrain traffic speeds

Planning Authority's comments:

- Satisfied with proposals

Further ABP comments:

- Proposals for frontage development and additional accesses on distributor road should be considered
- Issues arising if prospective applicant completes road network but adjacent proposed development is not delivered before their permission expires
- Right of way to be shown and evidence of entitlement to build roads outside the site should be included in application documentation

2. The rationale for the number and type of houses proposed, having regard to national policy on residential density in urban areas and the provision of a suitable mix of housing types to meet the needs of the community

ABP sought further elaboration/discussion on:

- Justification required for proposed density in relation to Oranmore and the wider area having regard to the National Planning Framework, the sustainable urban residential guidelines and the new apartment guidelines

Prospective Applicant's response:

- Constraints on development relating to access, existing and authorised housing on neighbouring land, the proximity of a recorded monument and an SAC, and the zoning of part of the site for open space, all of which limit the amount of housing that could be provided

Planning Authority's comments:

- Proposed 2 bed acceptable for Part V
- No particular PA policy in relation to house types, smaller units will create a higher density
- Demographic profile of Oranmore consists mainly of families

Further ABP comments:

- Oranmore envisaged to grow beyond small town classification under the current development plan, proposals should have regard to national policy and its relationship with the Galway Metropolitan Area
- The extent of the recorded monument, the open space zoning and the SAC would inform the calculation of the net density of the development
- Should have regard to other ABP strategic housing decision which refused permission in relation to density and mix as they did not meet national policy

3. The layout of the proposed housing development having regard to the need to provide a high standard of urban design and residential amenity that respects the context of the site

ABP sought further elaboration/discussion on:

- Addressing the boundaries of the site, including the distributor road to the east and the SAC to the west
- Treatment of plot boundaries where they adjoin footpaths and streets
- Open space in front of terraced houses to north of site
- Landscaping along the boundary with SAC

Prospective Applicant's response:

- Constraints on site, proposed development broken into clusters to introduce character areas
- Internal streets are DMURS compliant, including shared surfaces in home zones
- Specific house type proposed for many corner plots to minimise blank walls along streets
- Open space distributed across site but visually connected to SAC, overlooked by houses
- Terraces are to contain home zone/shared surfaces with parkland in centre
- Drystone wall boundary along SAC to be retained, ownership extends into SAC, open parkland to create views from proposed development into SAC, expert recommendations for areas closest to SAC and monument reflected in landscaping proposals

Planning Authority's comments:

- Considered the proposal to be of high design quality
- Pockets served by public open space to provide vista to SAC

Further ABP comments:

- High standard of boundary and surface treatments needed to provide safe and attractive home zone areas

4. Impact on natural Heritage and Ecology

ABP sought further elaboration/discussion on:

- Proposed development beside SAC

Prospective Applicant's response:

- Botanical assessment carried out in summer 2016 in line with objective of LAP,
- NIS includes drainage proposals

Further ABP comments:

- Integrated assessment of likely impact on SAC to address issues arising from surface water and foul drainage proposals, in particular those arising from the proposed soakaways and pumping station

5. Impact on cultural heritage and archaeology

ABP sought further elaboration/discussion on:

- Cultural heritage and archaeology on site

Prospective Applicant's response:

- 20m buffer zone proposed around monument
- Licence to carry out trench testing has been obtained, the results of which are to be included in application along with appropriate mitigation measures

Planning Authority's comments:

- Have regard to health and safety issues for open space around monument

Further ABP comments:

- Potential impact of groundworks adjacent to monument to be included in assessment
- National Monuments Service has been notified of proposed development, any response will be considered in opinion and can be sent to the prospective applicant

6. Proposals for compliance with Part V of the planning act and the phasing of development

ABP sought further elaboration/discussion on:

- Part V proposals

Planning Authority's comments:

- Initial concerns raised in section 247 meetings now addressed

7. Foul and surface water drainage, including connection the public sewerage, pumping on site, capacity at the WWTP; SUDS measures; water supply

ABP sought further elaboration/discussion on:

- Issues raised in Irish Water letter
- Soakaways in relation to SAC, possible failure of proposed pumping station in relation to SAC, whether these would be taken in charge

Prospective Applicant's response:

- Ongoing discussions with Irish Water in relation to the proposed design
- Foul water going with gravity of site, then pumped from station on the site to nearest Irish Water manhole on the public road
- Water supply taken from the mains on the public road
- Substantial amount of piping required
- 4 soakways proposed in the 4 main home zones to deal with storm water
- Envisaged management company will take drainage infrastructure in charge

Planning Authority's comments:

- Potential impact on SAC
- Agree with prospective applicant that management company take in charge

Further ABP comments:

- Have regard to circular and apartment guidelines regarding management companies and taking in charge
- Application to have regard to any works being carried out to foul sewer, pipe connections if part of proposed development, include in redline, any consents required to be in place, ensure no conflict in drawings

8. Any other matters

The representatives of ABP noted the size of the site as currently delineated and the possibility that it might be increased to accommodate necessary supporting roads and piped infrastructure, as well as the sensitivity arising from the proximity of an SAC and recorded monument to the proposed housing and its prominence in the landscape. The prospective applicants were therefore advised to be mindful of the thresholds for EIA and the criteria used to determine whether sub-threshold development requires EIA.

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
May, 2018