



An
Bord
Pleanála

Record of Meeting ABP-301346-18

Case Reference / Description	199 no. residential units, community room, 2 no. vehicular and 4 no. pedestrian link bridges, decommissioning of existing wastewater treatment plant, pedestrian and vehicular access from the L-1321 via the Cnoc Froaigh development located to the west and associated works. Trusky East, Bearna, Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	4 th May, 2018	Start Time	10:45
Location	Galway County Council	End Time	12:45
Chairperson	Tom Rabbette	Executive Officer	Lianna Slowey

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Planning Inspector
Lianna Slowey, Executive Officer

Representing Prospective Applicant:

Michael Burke, Burkeway Homes
Fred Fullard, Burkeway Homes
Therese Pender, Architect
David O'Connell, Architect
Brian Whyte, Landscape Architect
Andrew McDermott, Traffic Engineer
Gus McCarthy, Planning Consultant
Colm Harte, Planning Consultant

Representing Planning Authority

Eileen Ruane, Director of Services, Planning
James Russell, A/Senior Executive Planner
Ronan Mannion, Executive Engineer, Housing
Martina Connaughton, Senior Executive Engineer, Water Services
Marie Ní Chionna, Senior Engineer, Roads
Daithi Flood, Executive Engineer, Roads

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant and Planning Authority (PA), 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 26th 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 opinion.
- 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 may 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 29th March, 2018 formally requesting pre-application consultations with ABP. 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. Digital recording of the meeting is prohibited.

Agenda

1. Dwelling unit distribution, proposed site layout and building orientation.
2. Development Phasing.
3. Planning policy framework, LAP status.
4. Pedestrian connectivity to Bearna Village Centre – Implementation and Delivery.
5. Any other matters

1. Dwelling unit distribution, proposed site layout and building orientation

ABP sought further elaboration/discussion on:

- Density and design proposal; arrangement of buildings, etc.
- Location of apartment units on raised ground in close proximity to stream.

Prospective Applicant's response:

- Greenway through site is centre point to the scheme, naturally divides the site in two and acts as a green lung for the proposed housing development.
- It is proposed to place housing units adjacent to existing residential amenity with higher density units at the edge of site adjacent to open space.
- Part V units are dispersed throughout the proposed scheme.
- The proposed phasing of the scheme was outlined with the centre of the site to be delivered first including a mix of houses and apartment units.
- Native hedgerow species are proposed along rear site boundary to blend into the natural landscape.
- A management company will maintain shared open space areas.
- Full analysis of flood risk of stream has been carried out, the flood catchment area of the stream has been modelled and this was taken into consideration in the architectural design.
- The stream will be closed off by fencing and railing with planting proposed in order to screen the fencing. This will not be an impediment to wildlife but will be in place as a health and safety measure to prevent children accessing the stream.
- Bearna is not a suburban environment, concentrating higher level of density in close proximity to existing amenities is an appropriate response at this location.
- Accent houses within the scheme will have stone finish. Apartments will be finished in white painted render with railings, glass panels and aluminium panels in places.
- Plan to reuse topsoil and stone from site within the landscaping works.

Planning Authority's comments:

- East of the scheme is closer to the Galway Metropolitan Area with the west of the scheme in closer proximity to Bearna Village which is restricted in terms of its development, can only go in a northern direction.
- Bearna was originally a fishing village, recent developments have been in the region of 3-4 storeys in height.
- No protected views in the vicinity of the development site.
- The proposed development should not have an adverse visual impact from the adjacent road network.

ABP comments re. application stage:

- Resolve boundary treatment arrangement details, particularly to the rear of the proposed apartments adjacent to open fields.
- 'Design Standards for New Apartments' suggest lifecycle report re. buildings/ shared open space be submitted with an application.
- Provide clarity re. net/gross density calculations at application stage.

- Outline shared space areas, boundary treatment of open space areas and their relationship with the adjoining residential units.
- Materials should have regard to the location of site and environmental factors, ongoing maintenance should be referred to at application stage.

2. Development Phasing

ABP sought further elaboration/discussion on:

- Deliverability/accessibility of proposed units across the stream.

Prospective Applicant's response:

- Phasing is critical to the scheme, will try to include as many unit types and as much open space as possible within each phase.
- It is proposed to deliver 30 houses and 30 apartment units within phase 1 (central area of the site on both sides of the stream). Will require residential access and construction access.
- Critical that open space/landscaping is completed and delivered within each phase.
- The first task on site is to decommission existing wastewater treatment plant and to connect the 21 existing residential units which it serves to the main foul sewer.
- The bridge structures will be built remotely from the stream and will consist of pre-cast concrete and beams, it is not intended to have box culverts. Stone from site will clad bridge structures.
- The bridge design has taken the flood model into consideration, details of bridge design will be submitted with the application.

Planning Authority's comments:

- Ensure delivery of Part V units is central to proposed phasing plan.
- Each phase of the proposed development should function in its own right.

ABP comments re. application stage:

- More information and detail to be submitted re. proposed phasing.
- Construction Management Plan should accompany the application.
- Provide details of proposed vehicular and pedestrian bridges and details of existing stone bridge.

3. Planning policy framework, LAP status

ABP sought further elaboration/discussion on:

- Invited the PA to outline policy framework/LAP status.

Planning Authority's comments:

- 2 land use zonings on site – Residential Phase 1 and Open Space.
- Very little delivered in terms of previous Bearna LAP due to the recession.

- Material amendment to County Development Plan currently on public display, includes the area of the proposed development site.
- Relief road objective remains in place; Part VIII consent still in place.
- Potential for one side of the relief road to be completed, if the other side proceeds it would have huge positive implications for Bearna village.
- Open space zoning continues from the site into the village and pier, potential for a linear park, narrow area along stream could be a flood risk area.
- Attempting to consolidate the area of Bearna village, don't want to prejudice the proposed Galway Outer Ring-road.
- School analysis based on core strategy, limited future expansion at location of current school.

ABP comments re. application stage:

- Have regard to any change in local policy documents at application stage.

4. Pedestrian Connectivity to Bearna Village Centre – Implementation and Delivery

ABP sought further elaboration/discussion on:

- Progress from previous application in terms of delivery of footpath to village.

Prospective Applicant's response:

- Discussions have taken place with PA, long standing objective of PA to extend footpath into village.
- Previous application looked at delivering footpath without impacting the existing carriageway along the western side.
- The eastern side is now the preferred option as only one crossing point will be required.
- There is insufficient land available for footpaths along both sides of the road.
- No traffic management or traffic calming measures currently in place along the local road to village.
- It is proposed to put a traffic statement to north of the existing entrance.
- 5.5m carriageway and minimum of 1.8m footpath is proposed along the approach to the village.
- Intend to dish footpath where it meets private driveways and correct existing dropped kerbs, where required
- Will overlay grass verge in places, if required, to meet 5.5m carriageway width.
- Looked at connecting to existing footpath in the village but there is not enough space.
- The pedestrian crossing point is proposed at a fork in the road, the adjacent road serves one residential unit.

Planning Authority's comments:

- A lot of discussions took place with the prospective applicant re. footpath proposal.
- The current proposal for a long straight stretch of footpath is a far simpler solution.

- Satisfied that a footpath is being provided, entering into agreement with prospective applicant to construct the footpath on behalf of the PA to the required standards.
- Part VIII process not required as proposed works are below cost threshold.

ABP comments re. application stage:

- Clearly outline the implementation of the delivery of the proposed footpath, i.e. what is to be delivered, who will deliver and the timeframe of delivery in the context of the strategic housing application.

5. Any Other Matters

ABP invited parties to raise any outstanding matters.

Planning Authority's comments:

- Provide visuals from outside the site at application stage illustrating how the proposed development fits into Bearna and the rural area to the north of site.
- Provide details of open space and maintenance.
- Proposed railings along the stream, seems a shame to block off all access.
- Older persons audit of scheme should address accessibility of buildings and open space.

Prospective Applicant's response:

- Accessibility audit included in Design Statement submitted with request, each unit has adaptability and is Part M compliant.
- Footpaths throughout the scheme offer accessible route through the site, roads/ footpaths on gentle slope at most.
- Benches/pause spaces located in pocket parks.

ABP sought further elaboration/discussion on:

- Crèche facility and the demand analysis submitted with the request.

Prospective Applicant's response:

- Robust argument will be included with the application.
- A crèche facility is not deemed to be required given the site's location and proximity to Galway City.
- Recent crèche facility in Bearna village has reopened, available capacity has been confirmed from the crèche owner.

ABP comments re. application stage:

- Address issues of previous refusal on site.
- Have regard to recent policy changes since previous application, i.e. 2018 apartment guidelines and National Planning Framework.
- Strongly advise as much agreement as possible be in place in relation to technical matters (e.g. drainage, etc.) between the prospective applicant and

Planning Authority before the application is lodged. Outline position and reasoning if no agreement is reached.

- Ensure no conflict between architectural, engineering and landscaping drawings.

Conclusion

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.
- As the proposed development is located within the Gaeltacht, site notices and newspaper notices should be published both in Irish and English.
- 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