



An  
Bord  
Pleanála

## Record of Meeting ABP-302127-18

|   |   |                   |                 |
|---|---|-------------------|-----------------|
| <b>Case Reference / Description</b>                         | Student accommodation comprising 471 no. bed spaces with all ancillary services.<br>NUIG Northern Campus, Dangan, Upper Newcastle, Galway City. |                   |                 |
| <b>Case Type</b>  | Section 5 Pre-Application Consultation Request  |                   |                 |
| <b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b> | 1 <sup>st</sup> Meeting   |                   |                 |
| <b>Date:</b>  | 21 <sup>st</sup> August, 2018   | <b>Start Time</b> | 11:30 am        |
| <b>Location</b>   | Offices of Galway City Council  | <b>End Time</b>   | 1.05 pm         |
| <b>Chairperson</b>  | Tom Rabbette  | <b>EO</b>         | Cora Cunningham |

### Representing An Bord Pleanála:

|  |
|--|
| Tom Rabbette, Assistant Director of Planning |
| Una Crosse, Senior Planning Inspector        |
| Cora Cunningham, Executive Officer           |

### Representing Prospective Applicant:

|   |
|---|
| Brian Saunders, Applicant               |
| Thomas King, Applicant                  |
| Barry Hogge, AECOM                      |
| Pamela Harty, MKO                       |
| Ciara McGuinness, MKO                   |
| Una Nealon, MKO                         |
| Mark McCann, Coady Architects           |
| Luise Volshenk, Coady Architects        |
| Emma Tarpey, Punch Consulting Engineers |
| Fergus McGarvey, Mitchell Associates    |

## **Representing Planning Authority**

|   |
|---|
| Caroline Phelan, A/Director of Services           |
| Liam Blake, Senior Executive Planner              |
| Peter Staunton, Executive Planner                 |
| Norann Keane, Senior Staff Officer                |
| Martina Walsh, Clerical Officer                   |
| Uinsinn Finn, Director of Services Transportation |
| Colm O’Riordan, Senior Executive Engineer         |
| Theo McLoughlin, Senior Executive Engineer        |
| Joe McGuire, Executive Engineer                   |
| Sean Langan, Senior Executive Engineer            |
| Brid Dawson, Executive Engineer                   |

## **Introduction**

The representatives of An Bord Pleanála (ABP) greeted the prospective applicant and planning authority (PA), and thanked the planning authority for facilitating the meeting in their offices. The procedural matters were stated:

- A written record of the meeting will be taken
- Digital recording of the meeting is prohibited
- 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
- 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 Inspector dealing with the pre-application consultation request will not deal with the application when it is submitted

The ABP representatives acknowledged the letter dated 17<sup>th</sup> July, 2018 formally requesting pre-application consultations with ABP.

ABP received a submission from the PA on 10<sup>th</sup> August, 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.

### **Agenda**

- 1. Development Strategy for the site including height, density, materials and campus masterplan/strategy**
- 2. Quantum, nature, location and access to communal facilities**
- 3. Ecology and Appropriate Assessment**
- 4. Surface Water Management and Flooding**
- 5. Archaeology**
- 6. Mobility Management, Internal Access Road Circulation and Parking**
- 7. Any other matters**

### **1. Development Strategy for the site including height, density, materials and campus masterplan/strategy**

#### **ABP sought further elaboration/discussion on:**

- Campus masterplan and its evolution, consultation undertaken and status
- Pedestrian/cycle connectivity within the masterplan area
- Height, massing, evolution of proposed design including higher element shown in pre-application documentation
- Application of current National Policy in relation to consolidation, compact urban growth and effective density on the site

#### **Prospective Applicant's response:**

- Masterplan provides a guidance document for development strategy on site
- Phase 2 facilitates provision of greater connection within the Campus
- Application boundary will connect to Corrib Village
- Travel Plan for the Campus to be more clearly outlined
- Fire safety issues regarding heights above 5 storeys with height proposed in line with strategic vision for the campus
- Proposed scheme is dense with lower height, further development will follow same grain
- Ecology and surface water drainage underlying principles of landscape strategy

#### **Planning Authority's comments:**

- Consultations had previously been held with NUIG in relation to original masterplan for campus
- Public access to Campus amenities acknowledged
- Considered more opportunity to gain height in academic buildings rather than student accommodation
- Building height on the site appropriate to location
- Development should have regard to pedestrian movement rather than alignment of roads, wayfinding can be created by other means than height

- Detail of finishes acceptable but will require further consideration

**ABP comments:**

- Need for pedestrian/cycle connectivity to be emphasised and outlined clearly in application documentation
- Elements of Travel Plan to be incorporated more clearly within documentation
- Exploration of greater height and density on the site with higher elements creating wayfinding, place making with all buildings existing and proposed of similar heights
- Recent permissions granted by the Board for student accommodation of 10-12 storeys
- Have regard to National Guidelines and NPF in relation to proposed development
- Application documentation to provide clear detail in relation to finishes

**2. Quantum, nature, location and access to communal facilities**

**ABP sought further elaboration/discussion on:**

- Location and layout of communal elements, relationship of communal facilities with all blocks within the scheme
- Internal layout of spaces and creation of a mix of spaces for users

**Prospective Applicant's response:**

- Proposed communal elements includes small breakout areas including pod areas and multi-use spaces to maximise functionality
- Communal spaces within the courtyard can be used for learning with inclusion of tiered seating

**Planning Authority's comments:**

- Concur with what has been discussed

**ABP comments:**

- Number of student accommodation applications decided under SHD with variety of communal spaces and layouts proposed which might be consulted
- Show adaptability of these communal spaces for future changes in living arrangements

**3. Ecology and Appropriate Assessment**

**ABP sought further elaboration/discussion on:**

- Implementation of Habitats Management Plan
- Appropriate Assessment language

**Prospective Applicant's response:**

- Habitats Management Plan being completed with ongoing consultation with the University on ways of incorporating same into academic learning

**Planning Authority's comments:**

- Acknowledge the potential connectivity between the University and management of the Habitats Area

**ABP comments:**

- Ensure terminology correct in application documentation
- Avoid repetition in planning documents
- Consolidate documents where possible

**4. Surface Water Management and Flooding**

**ABP sought further elaboration/discussion on:**

- PA Opinion issue regarding attenuation and drainage within northern area

**Prospective Applicant's response:**

- Further information submitted to PA and agreed upon with amended documents to be submitted with application

**Planning Authority's comments:**

- Further information submitted, discharge point upstream now removed with discharge now proposed to public system

**ABP comments:**

- More detail to be provided regarding finished floor levels in Flood Risk Assessment

**5. Archaeology**

**ABP comments:**

- Site adjoins unclassified ringfort, pre-application documentation has been sent to National Monuments for comment, response will be appended to ABP Opinion

**6. Mobility Management, Internal Access Road Circulation and Parking**

**ABP sought further elaboration/discussion on:**

- Delivery of boulevard in context of phasing, connectivity on site to be clearly demarcated in drawings
- Clarity regarding use of Park and Ride
- Delivery of additional Coke Bike Station

**Prospective Applicant's response:**

- No entitlement for residents on site to have car parking
- Existing Coke Bike Station in close proximity to site, will clarify in application documentation
- Park and ride is used in conjunction with shuttlebus to bring students to south campus and not intended to facilitate parking for students residing on site
- Permit scheme in place with shuttle bus finishing at 7pm
- Boulevard to provide important connection between north and south sites
- Coach set down to be provided, enclosed bicycle storage, additional spaces within the site

**Planning Authority's comments:**

- Discourage use of cars by students with use of car park by tourists outside of term-time considered appropriate
- Consideration of taxi drop off
- Consider additional Coke Bike Station would be beneficial

**ABP comments:**

- Further clarity required in relation to park and ride facility and existing permit scheme in place in Mobility Management Framework
- Ensure all document are consistent
- Investigate provision of additional Coke Bike Station
- Clearly outline bicycle storage in application drawings

**7. Any other Business**

**ABP comments:**

- Have regard to EIAR Regulations which commence on 1<sup>st</sup> September in respect of EIAR
- Building Lifecycle Report not considered applicable to student accommodation

**Prospective Applicant's comments:**

- Query requirement for a Building Lifecycle Report for student accommodation?
- Landscape design incorporates element suitable for play
- No proposal to displace Corrib Village retail

**Planning Authority's comments:**

- Satisfied with proposals for use outside term time
- Consideration of play facilities for children outside term time and management of same
- Management regime for outside of term time
- Query whether commercial operation in Corrib Village is to be displaced
- Consideration of bicycle storage on the site

## 8. 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
- A stand-alone website is required for the planning application. The labelling of documents should be carefully checked
- There is no provision for ABP to seek further information from applicants
- A list of prescribed bodies will be provided with the ABP Opinion
- Irish Water would like prospective applicants to contact Irish Water at [cdsdesignqa@water.ie](mailto: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](mailto:spatialplanning@water.ie)

---

Tom Rabbette  
Assistant Director of Planning  
September, 2018