



An
Bord
Pleanála

Record of Meeting

ABP-303623-19

Description	101 no. residential units (46 no. houses and 55 no. apartments) and associated site works. Letteragh Road, Letteragh, Ragoon, Galway, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	15 th March 2019	Start Time	11:30 a.m.
Location	Offices of Galway City Council	End Time	12:55 p.m.
Chairperson	Tom Rabbette	E.O.	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Michael Burke, Burkeway Homes
Fred Fullard, Burkeway Homes
Colm Ryan, MKO
Clíodhna Bourke, MKO
David O Connell, MDO
Marian Dineen, MDO
Andrew McDermott, OCSC
Brian Whyte, Radharc Landscaping

Representing Planning Authority

Caroline Phelan, Senior Planner
Liam Blake, Senior Executive Planner
John Doody, Executive Planner
Norann Keane, Senior Staff Officer

Elaine Coffey, A/Assistant Staff Officer
Stephen Walsh, Senior Executive Parks Superintendent
Frank Clancy, Water/Drainage Section
Theo McLoughlin, Transportation Section
Uinsinn Finn, Transportation Section

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 1st March 2019 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 4th February 2019 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. Road Improvements
2. Pedestrian connectivity
3. Site Interface
4. Visual Impact
5. Any other matters

1. Road Improvements

ABP sought further elaboration/discussion on:

- The rationale for the junction layout in the context of future road improvements (N6 Galway City Ring Road route corridor) and the construction of housing to the north of the site

Planning Authority's comments:

- Agree with the option 3 chosen by the applicant
- The long-term aim is to have the roads north of the site with footpaths and lighting

Prospective Applicant's response:

- The site faces out onto Letteragh Road and there is also a cul-de-sac road to the north
- 3 options have been examined in locating the junction for the site
- Option 3 has been decided
- The junction will be located across from the Sliabh Rioga estate
- Option 3 is best for forward visibility (from the city outwards) and permeability
- Road improvements to the junction impacts the houses north of the site
- Can provide a full-scale map showing what footpaths, lighting are permitted – especially to the north of the site

Further ABP comments:

- Submit the rationale for the junction location
- Superimpose on a drawing what footpaths, lighting are permitted/proposed – especially to the north of the site

2. Pedestrian Connectivity

ABP sought further elaboration/discussion on:

- Pedestrian and cycle connections within and outside the site

Prospective Applicant's response:

- DMURS design for footpaths has been planned for in the development
- A pedestrian crossing point will allow access to footpaths on the western side of the Letteragh Road
- Towards the city there is an existing footpath with the exception of a gable end of an existing bungalow
- Proposing dropped curbs for the road crossing, not signalised
- The footpath at the Sliabh Rioga estate is taken in charge
- Aware that lands to the south are zoned residential use

Planning Authority's comments:

- Bus routes will be close to the site, no more than 10-15 minutes in walking distance
- No plans for a signalised crossing, because volumes generated from the proposed development will be low

- This land is zoned since 2017 and has potential for connections
- Lands to the south will be developed

Further ABP comments:

- Provide a rationale for the specific type of pedestrian crossing
- Show the cycle strategy for the site
- Explain how walking and cycling will be promoted over car use
- Outline the facilities available for pedestrians and cyclists in the wider area

3. Site interface

ABP sought further elaboration/discussion on:

- Treatment of footpaths and landscaping to the site along Letteragh Road and the laneway to the north of the site

Prospective Applicant's response:

- Apartment buildings are located on the lowest part of the site, therefore there will be less visual impact
- Most proposed houses are east-west facing
- There are green spine connections through the site
- Apartments are in 4 blocks and arranged so as to provide for greater access to daylight
- There are no single aspect north facing apartments
- The proposed apartment blocks address the road to the west and laneway to the north
- The visual impact is not excessive
- Contiguous elevations showing the apartment blocks facing the road and laneway can be provided at application stage
- Cross sections can be provided
- Permeability can be allowed throughout the site

Planning Authority's comments:

- Do not want housing backing onto a road
- Frontage is required
- Strong frontage to Sliabh Rioga is needed
- The site can accommodate the development
- Aware that the site is challenging

Further ABP comments:

- Examine the wider area context in terms of zoned land and the probability that development will occur and that the laneway to the north may well be a source of pedestrian and cyclist permeability
- Building elevations to the laneway are as important as the Letteragh Road presentation
- Have regard to this area urbanising in the future
- Look to providing passive supervision along the laneway to the north

4. Visual Impact

ABP sought further elaboration/discussion on:

- Protected views within and outside the site

Prospective Applicant's response:

- There is a level difference on this site
- Site sections along the laneway to the north can be provided
- More visuals from distance can be provided

Planning Authority's comments:

- There are no protected views on this site
- There is a protected view (east-west) outside of the site

Further ABP comments:

- More sections would be helpful especially with reference to open space relationships

5. Any other matters

ABP comments:

- Ensure all documentation is accurate and references are made to the correct Development Plan
- Explain how large machinery will access the IW infrastructure on site, as necessary

Planning Authority's comments:

- The trunk watermain goes through the eastern portion of the site
- Access to a watermain may be required
- Be aware of future water services planned changes in the future
- Be aware that the lowest end of the site there is ponding from water
- The natural run-off from the site goes to circular road

Applicants Comments:

- Access to the trunk watermain can be achieved through the site however not with large machinery
- Permeability tests of trial pits have provided good results
- There is no stage 2 Natura Impact Statement, this has been screened out, legal advice has been sought and there are no sensitivities in the vicinity

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
- Proposed development must be specifically described in public notices as build to rent housing for long-term rental housing
- 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, 2019