



An
Bord
Pleanála

Record of Meeting ABP-303722-19

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|-------------------------------------|---|--------------------------|-----------------|
| Case Reference / Description | Demolition of an existing buildings on site, construction of 238 residential units, crèche and associated site works. Ballymoneen Road, Ballyburke, Galway. | | |
| Case Type | Section 5 Pre-Application Consultation Request | | |
| Date: | 29 th March, 2019 | Start Time | 11.00am |
| Location | Offices of Galway City Council | End Time | 11.45am |
| Chairperson | Tom Rabbette | Executive Officer | Cora Cunningham |

Representing An Bord Pleanála:

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

Representing Prospective Applicant:

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| Shane Walsh, McCrossan O'Rourke Manning Architects |
| Sarah White, McCrossan O'Rourke Manning Architects |
| David Casserly, O'Malley Construction, Applicant |
| Finbarr Barry, NAMA |
| Cian Bourke, NAMA |
| Maria Rooney, Tobin Consulting Engineers |
| Brendan Rudden, Tobin Consulting Engineers |
| Brendan Heaney, Tobin Consulting Engineers |
| Evelyn Sikora, CSR landscape Architect |
| Pamela Harty, MKO Planning & Environmental Consultants |
| Ciara McGuinness, MKO Planning & Environmental Consultants |

Representing Planning Authority

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| Caroline Phelan, Senior Planner |
| Liam Blake, Senior Executive Planner |
| John Doody, Executive Planner |
| Susan Loughnane, Executive Engineer |
| Frank Clancy, Senior Executive Engineer |
| Theo McLoughlin, Executive Engineer |
| Joe McGuire, Executive Engineer |
| Joan Higgins, Planning Administration |
| Elaine Coffey Planning Administration |
| Stephen Walsh, Parks Superintendent |

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 13th 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 15th 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. The implications for the proposed development of the Galway By-Pass Road Project, and the planning history of the site and adjoining land
2. Compliance with the provisions of the development plan and national guidelines
3. Design Strategy, including issues relating to layout, density, building height and design, amenity for future occupants including open space, and the potential impact on neighbouring land and its development
4. Access and parking
5. Drainage and water supply
6. Any other issues

1. The implications for the proposed development of the Galway By-Pass Road Project, and the planning history of the site and adjoining land

ABP sought further elaboration/discussion on:

- Integration with Galway by-pass

Prospective Applicant's response:

- No further comment on site history
- Contact has been made with Arups who are the county council's agents for the by-pass project and their comments have been taken in to account
- Drainage from the development would not affect the by-pass
- The boundary of the lands subject to the CPO cannot be extended during its consideration by the board

Planning Authority's comments:

- CPO for by-pass made by Galway County Council
- Most recent planning application on site withdrawn, the period of permission 14/54 was extended but the permitted scheme would be severed by by-pass
- Land to south of proposed site has Part 8 approval
- No conflict with by-pass in proposed scheme
- No current application on site on opposite side of road, permission previously granted but not followed through

Further ABP comments:

- Consider implications of by-pass

2. Compliance with the provisions of the development plan and national guidelines

ABP Comments:

- Address national guidelines

Prospective Applicant's response:

- Statement of Consistency addresses issues

Planning Authority's comments:

- PA issues of concern resolved, scheme well designed and integrated
- Units overlooking greenway, detail submitted
- Portion of land zoned for open space to south in PA ownership

3. Design Strategy, including issues relating to layout, density, building height and design, amenity for future occupants including open space, and the potential impact on neighbouring land and its development

ABP sought further elaboration/discussion on:

- Design strategy, Materials and finishes on apartments, taking in charge

Prospective Applicant's response:

- Design strategy detail included in report submitted
- Proposed development designed having regard to proposed by-pass and reservation, greenway and Part 8 development to south
- Setback from by pass road as required
- Design reflects road going from urban to rural, dealing with roads reservation and landscaping
- Attenuation area proposed on northern section of site, pedestrian permeability onto greenway link and open space
- Setback from greenway to address adjoining site
- Dual aspect proposed for houses along greenway, apartments on south to give permeability to land to south, height from apartments used at prominent locations on site
- Brick and render finishes proposed with zinc being used on penthouses
- Greenway taken in charge, likely that management company will look after public realm in proposed development
- Stone walls to be retained where possible, proposed site boundary will move once by-pass is completed and reservation area will be included as part of development

Planning Authority's comments:

- Satisfied with proposals as it fits in with Development Plan and Part 8 development to south,
- Address inconsistencies in drawings
- Previous application withdrawn, applicant addressing issues in this application
- Provide details raised in PA Opinion
- Have regard to boundary treatments especially along Ballymoneen Road
- Submit additional details and cross sections in application

Further ABP comments:

- Apartment guidelines require Building Lifecycle Report
- Clearly define boundary on north and south of proposed scheme, include interim solution until road is approved

4. Access and parking

Prospective Applicant's response:

- Anomaly in table having regard to number of parking spaces proposed, will clarify in application
- Consider parking allocated to retail and crèche
- Different road surfaces to be used
- Will review Transportation Report and agree with PA prior to lodging application

Planning Authority's comments:

- Address landscaping around parking, general policy is to break up rows of parking, consider the surface between retail and crèche
- Have regard to Table 8 in relation to parking spaces required
- Address surfaces proposed on roads throughout proposed site
- Accesses should be addressed using DMURS, have regard to PA Opinion
- Cycle parking needs clarity, ensure its secure and covered
- Have regard to upgrades at junctions, not all proposed works within prospective applicants control, prospective applicant may need to pay financial contribution
- Address issues raised in Transportation Report

ABP comments:

- Take PA comments into consideration regarding parking
- Consider permeability through proposed site, engage in discussions with PA prior to lodging application
- Address who will carry out works
- If financial contribution is required, engage in discussions with PA and agree prior to lodging application or set out rationale

5. Drainage and water supply**Prospective Applicant's response:**

- Ongoing discussions with Irish Water, issues raised can be addressed once final layout is agreed
- Arup or prospective applicant will carry out works relating to storm water

Planning Authority's comments:

- Ongoing discussions with Irish Water and Prospective Applicant

ABP comments:

- Have regard to Irish Water submission
- Address redline under proposed M6 by-pass
- Detail storm and foul water in application

6. Any other matters

No issues raised by any of the parties

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, 2019