



An
Bord
Pleanála

Record of Meeting ABP-304507-19

Case Reference / Description	272 no. bed spaces student accommodation and associated site works. Coolough Road, Terryland, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	27 th June 2019	Start Time	11:00 a.m.
Location	Offices of Galway City Council	End Time	12:15 pm
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Ronan O' Connor, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Trevor Sadler, Director McGill Planning
Ross Connolly, applicant
Damien Fallon, Fallon engineers
Owen Coughlan, UrbanArq architects
Grainne MacCool, UrbanArq architects
Michael Moran, TPS traffic consultants
Eugene Mulcaire, Architect

Representing Planning Authority

Liam Blake, Senior Executive Planner
Caroline Phelan, Senior Planner
Diane Egan, Executive Planner

Joe McGuire, Executive Engineer Water Services
Francis McEvoy, Senior Engineer
Norann Keane, Planning Administration
Joan Higgins, Planning Administrator

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 June 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 20th May 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. Locational Justification including accessibility by sustainable transport.**
- 2. Urban Design, including height and layout (including compliance with Design Manual Criteria and DMURS).**
- 3. Design Standards including amenity for occupants.**
- 4. Impact on Surrounding Residential Amenity.**
- 5. Drainage/Water Supply.**
- 6. Appropriate Assessment Screening.**
- 7. Any other matters.**

1. Locational Justification including accessibility by sustainable transport.

ABP sought further elaboration/discussion on:

- Provision for pedestrian and bus links
- Footpath improvements

Planning Authority's comments:

- This location is peripheral and would fail on these grounds
- There are currently student bed spaces in the wider area
- There is no agreement regarding footpath improvements
- The provision of improved footpath to the south of the site is constrained by the pinch point/narrow road adjacent to the water treatment plant
- A CPO may be required
- Any contribution would be proportionate to the development

Prospective Applicant's response:

- There is an existing student population and a lack of student housing
- This site is in proximity to NUIG with good cycle and walk times
- A private shuttle bus has been facilitated in the design
- There are 272 cycle spaces to encourage movement
- A signalised crossing at Dyke road can be incorporated
- There is a connection from Dyke road to the bridge
- A contribution can be made to upgrade footpath
- Footpaths can be improved

Further ABP comments:

- Address the rationale for choosing the proposed location
- Explain if a management company will operate the shuttle bus
- Assess potential impacts on adjacent residential units
- Outline the signalised crossing at Dyke road
- If a contribution is sought, clarify the costing prior to lodging an application
- If there is disagreement each party should outline a rationale for costings at application stage

2. Urban Design, including height and layout (including compliance with Design Manual Criteria and DMURS).

ABP sought further elaboration/discussion on:

- If the height impacts on adjacent residential dwellings
- Layout of the proposed development
- DMURS compliance

Planning Authority's comments:

- There is a concern regarding the context and linkage of this site
- Mass, scale and height and potential impact on neighbouring residential properties are a concern

Prospective Applicant's response:

- The site is triangular shaped
- Height has been reduced and contains grading
- The south west corner of the site can achieve height with no impact on neighbouring dwellings
- South east of the site is zoned open space
- A shadow analysis has been submitted
- There is high quality external urban space
- The design is to DMURS standard
- Commercial use has been addressed
- This site is 1.5 km from Eyre Square
- The design statement will outline roads etc
- This will be a landmark development as you come into the city
- Connections are limited by archaeology and residential rear gardens
- The 12 criteria are being met
- The materials being used are of a good quality with variety
- There will be active frontage and an active edge onto Coolough road

Further ABP comments:

- Detail the height and scale in contrast to surrounding buildings
- The layout requires further justification
- Explain the site constraints
- Submit CGI's especially with views from the south and south west
- CGI'S from the cul de sac road and the monument would be helpful
- Detail the materials being used, in particular the cladding materials
- Describe the boundary treatment along Coolough road

3. Design Standards including amenity for occupants.**ABP sought further elaboration/discussion on:**

- Open space provision
- Play space provision to serve the summer occupiers
- Management of the proposed development

Planning Authority's comments:

- There is a deficit in play space
- This is needed for tourism during the tourist periods
- There needs to be provision for tourists and children
- Ensure qualitative standards

Prospective Applicant's response:

- Terryland is within walking distance
- The city is close to the development
- There will be passive recreational and not active space
- Accommodation for the seasonal tourist period will be detailed

Further ABP comments:

- Examine the open space provision
- Explain what is being provided in the open space
- Detail the active recreation off site and external open space and how student residents are to be served by same
- Outline the seasonal tourist period and show the location of the amenity space/facilities to serve the summer occupants including play facilities
- Further detail required in relation to the management of the student accommodation

4. Impact on Surrounding Residential Amenity.

ABP sought further elaboration/discussion on:

- Impact of this proposed development on surrounding residential amenities
- Issue of overshadowing, overlooking, impact on visual amenity

Planning Authority's comments:

- Concerned with the shadow analysis on no. 82 Crestwood
- Amenities for estates behind the site needs to be examined

Prospective Applicant's response:

- Compliance was achieved with BRE criteria
- Any issues will be addressed

Further ABP comments:

- Address the impact on residential amenities in greater detail paying particular regard to overshadowing, overlooking, visual impact
- Visuals/Additional CGIs from various locations are needed to further assess impacts on visual amenity
- Be explicit about how noise will be managed

5. Drainage/Water Supply.

ABP sought further elaboration/discussion on:

- Compliance with SUD's
- Proposed attenuation

Planning Authority's comments:

- No outstanding issues
- Surface water is fine
- Satisfied with the SUD's strategy

Prospective Applicant's response:

- Complying with SUD's and satisfied with attenuation

Further ABP comments:

- There is no further information sought at application stage

6. Appropriate Assessment Screening.

ABP sought further elaboration/discussion on:

- Appropriate Assessment Screening in relation to Lough Corrib

Planning Authority's comments:

- No comment

Prospective Applicant's response:

- Conscious of the proximity to Lough Corrib
- This issue will be addressed

Further ABP comments:

- ABP note limestone bedrock of the area as raised in the planning authority opinion.

7. Any other business

ABP comments:

- No further comments

Planning Authority's comments:

- Be conscious of archaeology and distance from same

Applicants Comments:

- Archaeology and distance will be addressed

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

July 2019