



An
Bord
Pleanála

Record of Meeting ABP-304618-19

Case Reference / Description	335 no. apartments and associated site works. Knocknacarra District Centre, Ragoon, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	18 th July 2019	Start Time	11:00 a.m.
Location	Offices of An Bord Pleanála	End Time	12:15 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Caroline Phelan, Senior Planner
Theo McLoughlin, Executive Engineer Transportation
Susan Loughnane, Executive Engineer Transportation
Joe McGuire, Executive Engineer Water Services
Stephen Walsh, Executive Engineer Water Services
John Doody, Executive Planner
Brendan Gallagher, Senior Executive Engineer
Norann Keane, Administration
Cathy Keane, Executive Technician
Joan Higgins, Administration

Representing Planning Authority

Shane Scully, Glenveagh Living (Applicant)
Aisling Byrne, Glenveagh Living (Applicant)
Paddy O' Connor, Sigma/TIO (Landowner)
Lisa Cassidy, Sigma/TIO (Landowner)
Sean McCarthy, MKO Planning & Environmental
Clíodhna Bourke, MKO Planning & Environmental
Garret Collins, Lafferty's Project Management
Tony Reddy, Reddy Architects
Owen Morgan, Reddy Architects
Richard Jolly, Ait Landscaping
John Hayes, DBFL Engineering
Sharon Connolly, Atkins Ireland
Kasia Garvey, Atkins Ireland

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 July 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 5th June 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. Compliance with land use zoning,**
- 2. Road realignment and taking in charge.**
- 3. Development Strategy for the site to include inter alia:**
 - **Architectural Response and external material rationale,**
 - **Layout and design of interface areas including the Western Distributor Road, Gaelscoil Mhic Amlaigh and the proposed cinema site,**
 - **Quality and design of open space provision including sunlight analysis and surveillance,**
 - **Daylight and sunlight analysis for Gaelscoil Mhic Amlaigh,**
 - **Boundary treatments and ground floor design.**
- 4. Compliance with S. 28 Guidance.**
- 5. Provision of shared services, childcare and residential amenity provision.**
- 6. Management of apartments and retail accommodation.**
- 7. Any other matters.**

1. Compliance with land use zoning

ABP sought further elaboration/discussion on:

- The zoning of the site is for CI, commercial / industrial, where commercial use is permitted other than those reserved to the CC, City Centre zoning.
- The site specific zoning supports a small number of retail/ service units in line with the support for District Centres.
- The proposal includes retail/ commercial.

Planning Authority's comments:

- The applicant should take a holistic view of the proposed development and the provision of a range of uses within the site is supported.

Prospective Applicant's response:

- The proposal includes a mix of uses.
- The exact uses within the units has not been determined as yet.
- A broad range of proposed uses can be included in any future application.

Further ABP comments:

- Justification within the documentation of proposed uses and compliance with any land use zonings.

2. Road realignment and taking in charge

ABP sought further elaboration/discussion on:

- The documentation includes alterations to the road layout.
- There is a right of way over the current road.
- It is unclear if the road is a public road/ and or taken in charge.
- The rate of car parking provision.

Planning Authority's comments:

- The location of the site is along the Western Bypass which is a strategic corridor.
- The right of way is not registered.
- The applicant's proposals are in line with plans for the area and discussions have been held with the N6 Design Team.
- Car parking spaces of 0.88 are adequate.
- There should be no overflow parking and both commercial and residential should be accommodated.

Prospective Applicant's response:

- More detail will be shown regarding the proposed works, right of way and letters of consent.
- There is on-going discussions with the N6 Design team in regard to the design and potential connection with future proposals.
- Taken in charge will be shown on a separate drawing.
- CSO stats and public transport have been taken into account when calculating car parking.
- Retail spaces will have controlled barriers.

Further ABP comments:

- In regard to ownership – show consent letters
- Clarity in relation to the right of way and/ or taking in charge, including a map.
- Detail the management of retail parking spaces in particular the proposed spaces within the Gateway Retail Park.
- There is a need to finalise discussions with the N6 design team as there is no provision for further information in any application.

3. Development Strategy for the site to include inter alia:

- **Architectural Response and external material rationale,**
- **Layout and design of interface areas including the Western Distributor Road, Gaelscoil Mhic Amlaigh and the proposed cinema site,**
- **Quality and design of open space provision including sunlight analysis and surveillance,**
- **Daylight and sunlight analysis for Gaelscoil Mhic Amlaigh,**
- **Boundary treatments and ground floor design.**

ABP sought further elaboration/discussion on:

- The design of Block B, in particular the blank gable elevation onto the western distributor road.

- Details of the proposed interface of the ground floor apartments, in particular design of landscaping adjoining the recycling facilities, protection of residential amenity.
- Separation distance, location of proposed windows and relationship with the Gaelscoil to the north of the site.
- Justification of the proposed external materials, in particular the render, and inclusion of a Building Lifecycle Report.
- The interface between the retail and residential space, in particular the rear of Block D and the open space courtyard.
- The public open space and lack of surveillance and treatment of the MUGA and courtyard at Block B.
- Pedestrian access route between Block B & A is not inviting or appropriately designed for public access.

Planning Authority's comments:

- There is concern over the scale of the proposed development, in particular the 7 storey element of Block B.
- It is considered the 5 storeys is generous.
- The density is compliant with the zoning although it is noted the public road is included within the calculations.
- Urban design is equally important to density.
- More photomontages are required
- Agree with the MUGA surveillance.
- The treatment of the public plaza and management of the spaces requires justification. There is a history on the site which would indicate the space to be privately managed.
- Ensure that the event space is designed under event space protocols
- The public spaces should accommodate all age groups and should integrate age equality proposals
- An ecological report and tree survey should be submitted alongside support for national documentation promoting biodiversity, preventing the use of herbicides and supporting pollinators.
- There are projecting balconies and diagonal access through the courtyard needs to be addressed.

Prospective Applicant's response:

- The link to the street has been designed specifically to promote good urban design.
- The treatment of the ground floor interface will be investigated.
- Blank gable floors on block B will be examined.
- A scale of 5 and / or more storeys is in line with the national guidelines and the use of a gateway piece will enhance the site.
- Light analysis has been done
- Treatment of retail and associated spaces will be addressed
- Types of activity in spaces will be illustrated.
- Details of the management structure will be submitted
- Trees can be retained and biodiversity examined

- Access routes to blocks A and B are not gated and the design will be examined.
- The OPW have been contacted and floor plans of the school rooms have been provided.

Further ABP comments:

- There needs to be daylight and sunlight analysis of all areas including existing building, proposed rooms and open space areas.
- Access to the courtyards needs examining and surveillance for the MUGA
- The inclusion of boundary treatment requires examination.
- Ensure the safety of the access between routes to blocks A and B and interface between retail and residential is considered.

4. Compliance with S. 28 Guidance.

ABP sought further elaboration/discussion on:

- Compliance with the apartment guidelines, in particular the provision of storage outside the use of kitchen cupboards and bedroom wardrobes.

Planning Authority's comments:

- No comment

Prospective Applicant's response:

- There will be compliance with the relevant standards

Further ABP comments:

- Ensure compliance with apartment guidelines and address storage

5. Provision of shared services, childcare and residential amenity provision.

ABP sought further elaboration/discussion on:

- Co-working spaces, the servicing of same and provision of public or private facilities
- Justification for the location of the childcare facility within Phase 2 , Gateway Retail Park.
- The proposed childcare spaces, range of facilities and servicing of the overall scheme.
- The use of the Residential amenities spaces included within the ground floor of Block F and provided on separate floor spaces.

Planning Authority's comments:

- Clarify the proposed crèche figures.
- The communal space is small and needs proofing
- There is a need to balance both residential and commercial concerns.

Prospective Applicant's response:

- Discussions have taken place within the crèche provider.
- The Phase 2 crèche was to facilitate drop off for the retail and had additional spaces for children in the vicinity.
- The childcare facility could be in phase 3.
- There is an agreement with a crèche provider
- Crèche could serve all the community and not just retail

Further ABP comments:

- Confirmation of the proposed use and management of all the communal residential facilities.
- Ensure compliance with national guidelines
- Detail the proposed crèche figures
- Galway County Childcare Committee should be consulted.

6. Management of apartments and retail accommodation.**ABP sought further elaboration/discussion on:**

- Management in relation to apartments and retail

Planning Authority's comments:

- No comment

Prospective Applicant's response:

- A management report will be submitted

Further ABP comments:

- Details will be required regarding external materials and finishes in conjunction with a building lifecycle report
- Management of development at operational stage should be outlined in the application.

7. Any other business**ABP comments:**

- Justify the housing mix
- NIS shall have regard to the regulations
- Size of the proposal, threshold and provision of Schedule 7 information

Planning Authority's comments:

- Applicant should examine the housing mix, there is an overprovision of one bedroom units.
- Lifetime cycles should be taken into account

Applicants Comments:

- Retail uses will be detailed
- Housing mix is reflective of the trend

- Civic space is landscaped with tree planting
- Submission of Schedule 7 information

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
August, 2019