



An
Bord
Pleanála

Record of Meeting ABP-304706-19

Case Reference / Description	102 no. residential units (27 no. houses, 75 no. apartments) and associated site works. Ballybane More Road, Ballybrit, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	18 th July 2019	Start Time	14:20 p.m.
Location	Offices of An Bord Pleanála	End Time	15:35 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Ken Moloney, Planning Inspector
Ciaran Hand, Executive Officer

Representing Planning Authority:

Caroline Phelan, Senior Planner
Peter Staunton, Executive Planner
Susan Loughnane, Executive Engineer Transportation
Stephen Walsh, Executive Engineer Water Services
Joe McGuire, Executive Engineer Water Services
Theo McLoughlin, Executive Engineer Transportation
Emma Silke, Administrative Officer
Joan Higgins, Administration

Representing Prospective Applicant:

Colm Ryan – MKO (Planning Consultants)
Clíodhna Bourke – MKO (Planning Consultants)
Jennifer Mills – Downey Architecture

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 12th 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 17th 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. Development Strategy and justification for the site**
- 2. Urban Design / Architectural Approach, movement and connectivity, streetscape, layout, design, side / front elevations, car parking layout**
- 3. Residential Amenity – open space,**
- 4. Impacts on surrounding residential amenities**
- 5. Services – 5m Wayleave,**
- 6. Structural stability / excavations and ground water connectivity**
- 7. A.O.B.**

1. Development Strategy and justification for the site

ABP sought further elaboration/discussion on:

- Strategy and justification for the development proposed on the site

Planning Authority's comments:

- Justification for the layout of the proposed development is required

Prospective Applicant's response:

- The Proposed development is close to services like retail and public transport
- The location is in proximity to the city

Further ABP comments:

- Outline the development strategy and justification for the site. Further consideration of the development strategy may be required.

2. Urban Design / Architectural Approach, movement and connectivity, streetscape, layout, design, side / front elevations, car parking layout

ABP sought further elaboration/discussion on:

- Urban design
- Footpath link
- Layout of the proposed development
- Site levels
- Access points between the two levels
- Car parking location and layout

Planning Authority's comments:

- The site is constrained
- There are no plans to deliver a footpath link
- The road is long and straight and this is undesirable
- Ensure compliance with DMURS
- Permeability at Ballymore road is a concern
- The applicant should consider a cycle provision – 75 spaces is low
- There is an overbearing element to the design when viewed from surrounding areas

Prospective Applicant's response:

- This is a long site which considerable street / road frontage
- Materials used will be brick
- Apartment blocks are located at the front and family homes at the rear
- There is no footpath link on the eastern end of the site
- It ends 50 metres short of the site
- The internal road is a long linear stretch
- This is not a through-road. It contains several links with proposed car parking areas
- Roads are laid out to exploit levels

- DMURS compliance will be clarified
- Bicycle parking provision will be addressed
- An external staircase will provide a link between two main levels on the site
- There are pedestrian connections through the site
- The proposed housing mix is good
- Private open space is generous, meets the standards and there is landscaping at the south
- Car parking is off the main road
- All houses have parking outside

Further ABP comments:

- Clarify the urban design strategy and connectivity. Address connectivity throughout the site and with the wider area.
- Clarify DMURS compliance
- Examine the national guidelines in relation to car parking

3. Residential Amenity – open space,

ABP sought further elaboration/discussion on:

- Open space locations and use
- Attenuation in open spaces and taken in charge

Planning Authority's comments:

- The retaining wall effects the ease of movement
- Open space to the west has change in levels and this effects usability
- Level difference is a concern
- The location of the play area close to the junction is a safety conflict
- There is play equipment located over a watermain
- Biodiversity needs to be addressed
- Access to the park is a 28-minute journey by road. Alternative pedestrian access should be examined across adjacent lands to the park
- Taken in charge of attenuation is done on a case by case basis

Prospective Applicant's response:

- Open space is located to the south at the highest point of the site
- Not suitable to locate buildings at the highest point
- Open space is zoned residential
- There are significant changes in ground level across the site
- Play area helps with the public realm and will attract residents from other areas
- The play equipment can be relocated / further considered.

Further ABP comments:

- Justify the retaining wall and explain how it will be treated, visual impact to be considered
- Detail the change in levels and how they are being treated

4. Impacts on surrounding residential amenities

ABP sought further elaboration/discussion on:

- The impacts on existing surrounding residential amenities

Planning Authority's comments:

- There is history on this site
- Single storey residential could be on the upper areas of the site

Prospective Applicant's response:

- Units to the west are single storey dormer adjacent existing residences

Further ABP comments:

- Demonstrate and assess the impacts on surrounding residential developments

5. Services – 5m Wayleave

ABP sought further elaboration/discussion on:

- Surface water proposals
- Surface water attenuation

Planning Authority's comments:

- Connection point is at a reservoir
- A watermain runs through the site
- There is discharge at a housing estate
- Show pedestrian crossing and visibility at the junction

Prospective Applicant's response:

- It will have to be checked if the water connection and the discharge at the housing estate are taken in charge

Further ABP comments:

- If there is a wayleave – it must be shown in drawings
- Detail any surface water proposals and attenuation

6. Structural stability / excavations and ground water connectivity

ABP sought further elaboration/discussion on:

- If structural stability is an issue
- Bedrock proximity

Planning Authority's comments:

- No comment

Prospective Applicant's response:

- A full site investigation has been carried out and a Geo technical assessment
- All have been accounted for including the watermain

- Bedrock proximity varies from ½ meter to 3 meters
- Appropriate assessment shows no impact

Further ABP comments:

- Address ground levels and bedrock

7. A.O.B.

ABP comments:

- There is no further information sought at application stage

Planning Authority's comments:

- Not convinced with the childcare assessment
- There should be electric charge points

Applicants Comments:

- A rationale for childcare will be submitted
- 5 electric charge points are shown

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 Direct of Planning

August 2019