



An
Bord
Pleanála

Record of Meeting ABP-304929-19

Case Reference / Description	550 no. student accommodation bedspaces. Cúirt na Coiribe Student Accommodation, Dun na Coiribe Road, off Headford Road, Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	26 th August, 2019	Start Time	11.00 am
Location	Offices of An Bord Pleanála	End Time	1.15 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Ken Moloney, Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Mark Nolan, Exeter Property
Neil McGarry, Project Manager
John Keoghan, Todd Architects
Emma McKendrick, AECOM
Dan Egan, The Big Space Landscape Architects
Patricia Thornton, Thornton O'Connor Town Planning
Stephine Gibbons, Todd Architects

Representing Planning Authority

Caroline Phelan, Senior Planner
Liam Blake, Senior Executive Planner
Brendan Gallagher, Senior Executive Engineer – Transportation
Theo McLoughlin, Executive Engineer – Transportation

Joe McGuire, Executive Engineer – Water Services
Emma Silke, Galway City Council

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 16th August, 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 opinion,
- 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 18th July, 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. Open Space Strategy;**
 - **Quantitative and qualitative standards**
 - **Zoning objective**
 - **Integration with established public open space**
 - **Landscaping viability**
- 2. Existing and future potential amenities on adjoining sites**
 - **An analysis in relation to overshadowing, visual impact, overlooking, daylight and sunlight access**
 - **Density justification**
 - **Potential of overbearing impact**
- 3. Architectural / Design rational for the proposed development**
 - **Architectural response and external material(s) rationale**
 - **Building height and justification**

4. Overall servicing for the site, surface water drainage, foul drainage and water supply
5. Any Other Matters

1. Open Space Strategy;

- Quantitative and qualitative standards
- Zoning objective
- Integration with established public open space
- Landscaping viability

ABP sought further elaboration/discussion on:

- Justification of open space provision
- PA Opinion comments in relation to open space
- PA Opinion comment from Parks Department
- Reduced car parking proposed

Prospective Applicant's response:

- Attenuation proposals included on foot of section 247 meetings, providing temporary measure, no attenuation associated with current development
- Attenuation will be on opposite side of road to proposed development, not included in open space long term
- Works to be carried out by OPW to river, no indication of timeframe involved, once completed discharge will go back to river
- Swales and pond to be used as short-term measure
- Prospective applicant has no control on outflow to river
- PA requested artificial lake at this location
- Land currently attenuated, PA suggested short term measure until OPW works take place, long term would assist with flow
- Details in relation design to attenuation need agreement
- Prospective applicants redline boundary extends to centre of river
- PA Opinion raises issues having regard to the proposed development relying on attenuation in relation to flood risk, prospective applicant confirms there is no link
- 3 existing courtyards with poor amenity space, currently no internal amenity, amenity in courtyards increased and made softer, introducing tree planting and native elements at entrance to courtyards
- Constraints over basement and fire access to courtyards
- Amenity space proposals works off Dublin City Council amenity space guidelines for student accommodation
- Courtyard and internal space used in calculations, providing passive amenity space, existing scheme has fire access
- Internal amenity space more suitable due to climate, students not on site during summer months, considered space proposed to be reasonable and rational
- Can investigate allowing tourist access to internal amenity space during summer months
- Some rooms in basement can be naturally lit and ventilated, basement has become larger with has reduced the number of parking spaces
- PA Opinion refers to further student accommodation is not required in Galway city

Planning Authority's comments:

- Proposed attenuation conflicts with Parks Department, have regard to comments raised in PA Opinion, further discussion required prior to lodging application
- Comments which appear to refer to flood risk actually refer to pollution and should not have been included directly after PA comments on flood risk
- More internal open space provision provided rather than external due to climate
- Tourists using proposed development will not have access to any internal amenities, more external amenity space should be provided
- No scheme of this scale in Galway, intensity of development on site raises issues with PA in relation to level of external amenity space proposed
- PA satisfied with parking proposed
- Mobility Management Plan to be submitted with application
- There is capacity and supply of student accommodation coming through in approved but not yet built
- Additional rooms on this site is intensification

Further ABP comments:

- Prospective applicant and PA should engage in further discussions prior to lodging application particularly with regards to drainage proposals and Parks Dept requirements
- Open space proposed in front of student accommodation in different zoning
- PA require quantitative measures
- Summer use unique in relation to these types of developments in Galway, consider more active recreational area on proposed site for families, engage in further discussions with the Landscape and Parks Department
- Address issues raised in PA Opinion in relation to intensification and densification
- Link Open Space Strategy with Mobility Management Plan
- Include green network in application and how proposed development links in

2. Existing and future potential amenities on adjoining sites

- **An analysis in relation to overshadowing, visual impact, overlooking, daylight and sunlight access**
- **Density justification**
- **Potential of overbearing impact**

ABP sought further elaboration/discussion on:

- Densification in relation to overshadowing etc. on existing adjacent developments
- PA Opinion reference to density and how it is measured

Prospective Applicant's response:

- Number of daylight/sunlight studies carried out, key focus on development to north of proposed site, no impacts found
- Units that haven't passed requirements are marginal, impacts not material on adjoining developments
- All buildings proposed setback from buildings on adjoining sites
- Ground floor bedrooms are marginally below daylight requirements, guidelines allow for this and compensated with amenities provided

- Blank gables are closer to boundary with no overlooking, gable ends with windows setback from boundary, design has had regard to adjacent existing developments
- Separation distances from Block 8 is created more on adjoining site, PA raised issue, prospective applicant satisfied with distance
- Blocks 3 and 4 can be designed to provide no overlooking of Terryland Water Works if ABP and PA deem necessary
- No redevelopment expected on adjoining site to north
- Plot ratio relates to proposed development over ground, height guidelines make plot ratios redundant
- Density proposed is justified with regards to, inter alia, site location and proximity to city centre

Planning Authority's comments:

- Depreciation of standard should also be taken into account
- Meeting minimum standards is noticeably different in relation to accumulative impact
- Proposed development should not prejudice any future development on adjacent lands
- Irish Water have acquired portion of land on adjoining site from PA
- PA have issue with direct overlooking on western side of site
- PA acknowledge some errors in PA Opinion
- Density over what is acceptable on site, PA consider proposed development as overdevelopment of site, may have detrimental impact on adjoining developments
- Proposed development may be considered overbearing on adjacent developments. PA accepts no overlooking due to blank gables

3. Architectural / Design rationale for the proposed development

- **Architectural response and external material(s) rationale**
- **Building height and justification**

ABP sought further elaboration/discussion on:

- Materials/finishes
- Open space strategy

Prospective Applicant's response:

- Material finishes proposed will create punctuation marks along building façade
- External finish proposed has been used on other buildings around the country and around the world
- Development contributes to place making and provides a more suitable urban (rather than suburban) response given its location
- CGI's don't capture materials used

Planning Authority's comments:

- Proposed finishes break up massing, existing building in existence for 20 years, proposed development may be overbearing in visual terms

- Material Contravention would be issue if RA zone included in proposed development, prospective applicant have stated that RA zone will not be included, ensure all drawings are clearly labelled

Further ABP comments:

- Have regard to weathering when selecting finishes
- Include contiguous sections in application showing proposed development in context with existing adjacent developments to the north-east and south-west
- CGI's and cross sections in application should include adjoining developments to north-east and south-west of proposed development

4. Overall servicing for the site, surface water drainage, foul drainage and water supply

ABP sought further elaboration/discussion on:

- Services proposed on proposed site

Prospective Applicant's response:

- Surface and foul on existing site, no material change to site
- SW discharge into river
- Irish Water have not taken all in charge
- Current pumping station services 3 developments, will not have capacity for unit numbers proposed
- Prospective applicant including pumping station as part of proposed development with 24-hour storage and will pump into Irish Water network, Irish Water have no issue with pumping station being included in proposed development
- AA screening determined that Stage 2 NIS required for application
- Bearing strata assessed
- Flood risk has been assessed in 1 is to 100 and 1 is to 1000, surface water was assessed in 1 is to 30
- No flood risk on proposed site due to elevation, all surrounding lands contained in flood risk including access road, CFRAM Study Flood Maps used
- Flood Risk Assessment and Geotechnical Reports to be submitted at application stage
- Large basement area in current development to be replicated in part of proposed development
- Ground issues report to be included in application
- No water table found in any investigation from boreholes
- Will clarify all issues in application
- Current basement development sitting on rock

Planning Authority's comments:

- PA satisfied, Irish Water will deal with any issues that may arise
- Traffic report in PA Opinion refers to Flood Risk Assessment submitted with pre-application in relation to fluvial flood risk and 1 in 30 years
- Should report not refer to 1 in 100, PA have concern in relation to road access if flooded, prospective applicant should consider future proofing as traffic will back

onto Headford Road if access road floods, has proposed development been assessed in relation to current guidelines?

- Ground water level was questioned
- PA concern in relation to substructure/basement construction
- Increase in density may increase impact on road network in the event of a flooding event that impacts on road access to scheme
- Acknowledge redevelopment of scheme however proposal will double number of units
- Will proposed basement go lower down and possibility may go below existing water table, 3 new elements proposed will be excavated

5. Any other matters

- No issues raised.

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
September, 2019