



An
Bord
Pleanála

Record of Meeting ABP-308522-20

Case Reference / Description	105 no. apartments, crèche and associated site works. Station Road, Carrowmoneash, Oranmore, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	5 th May 2021	Start Time	10:10 a.m.
Location	Via MS Teams	End Time	12:10 a.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Oisín O'Connor, Applicant, Torca Homes
Niall Taylor, Project Architect, Taylor McCarney
Sean McCarthy, Planning Consultant, MKO
David Shannon, Planning Consultant, MKO
Tim McHugh, Project Hydrologist
Alan Lipscombe, Project Roads Engineer
Brian Coyle, Project Consulting Engineer, Coyle Kennedy
Cass Roche, Project Landscape Architect
Chris Peppiatt, Project Ecologist
Bryan Hoey, Project Architect, Taylor Architects
Kevin Donlon, Engineer

Representing Planning Authority

Alan O'Connell, Senior Executive Planner
Eimear O' Doherty, Executive Planner
Martina Connaughton, Senior Exec Engineer, Water
Jack Houlihan, Executive Engineer, Roads
Richard Walsh, Executive Engineer
Daithi Flood, Housing
Michael Kerrigan, Roads & Transport

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 once the Opinion has issued,
- ABP received a submission from the PA on 24th November 2020 providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000 as amended 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 28th October 2020 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Flood Risk and related works**
- 2. Natural Heritage**
- 3. Public Open Space, access and infrastructure**
- 4. Residential Amenity - Dual Aspect**
- 5. DMURS and car parking**
- 6. Childcare Demand**
- 7. Any other matters**

1. Flood Risk and related works

ABP Comments:

- Outline how the flood risk assessment was carried out and explain if there was modelling of the deposition of material on site
- Detail the works proposed for the flood protection measures and show in cross section, detail all infrastructure and show levels
- There is no further information sought at application stage, documentation should show how the site has changed over time and outline any potential impacts downstream
- Cross sections should show landscaping elements and the through levels of the stream
- Outline any potential impacts on flood activity in relation to embankments

Prospective Applicant's Comments:

- A recent survey has been carried out regarding levels and hydraulic modelling was undertaken
- There is no evidence of flood waters encroaching and the majority of the site is in flood zone C, all proposed units are at this location
- The main source of flooding is coastal flooding, highest level of coastal flooding was January 2019 at a rate of plus 2.9m (OD).
- Flood zones A & B are for the landscaping of swales
- Building levels are at the 1 in a 1000-year event, taking into account climate change
- There are two flood embankments planned. First embankment is for a 1 in 200-year event, taking into account climate change. Second embankment is for a 1 in 1000-year event, taking into account climate change
- Flood zones A and B have been modelled in accordance with cframs from the OPW
- There will be a negligible impact on flood storage
- The flood risk assessment is robust and has regard to the OPW flood guidance. The flood storage was modelled on the site in its current form
- Downstream swales are above the 1 in 200-year event
- Finished floor levels are above 5 metres (OD)
- Existing and post scenarios are being modelled
- Cfram modelling would have been done in the 2010's and could have taken into account the 2-metre infill on site

Planning Authority's Comments:

- It would appear that in 2004 the proposed site was filled in, surface water management and flood storage must take this 2-metre filling into account. Detail if there is any displacement effect of 2 metre fill.

- The proposed embankment should address potential wave overtopping
- The FRA should explain if justification tests are needed
- The filling of the site needs to be modelled and must contain compensatory storage

2. Natural Heritage

ABP Comments:

- Ensure that all documentation accords with landscaping and engineering proposals
- Justify if an NIS is required and all information should be co-ordinated and up to date

Prospective Applicant's Comments:

- Site has been examined for habitats and species
- There is a potential disturbance to otters, these are a qualifying interest in the nearby SAC
- There is no significant impact on local water quality at the stream or at the SAC and SPA
- There will be no impacts on otters as they visit the stream and not the site
- Planning Authority's Comments:
- The otter impact is a qualifying interest as they visit the site and this should appear in the Natura Impact Assessment
- Clarify if otters visit the stream or the site
- Headwalls should be used as a mitigation measure and submit a cumulative impact assessment

3. Public Open Space, access and infrastructure

ABP Comments:

- Explain and justify the chosen location for the pumping station and outline the zoning status of the proposed access road to this facility

Prospective Applicant's Comments:

- The pumping station is on lands zoned residential and as a piece of utility infrastructure is acceptable
- The road that will serve it will allow Irish Water to access for maintenance, this is a road through open space
- Pumping station location was chosen as it was less disruptive on the west side of the site and another location on the southside would have meant going through 3rd party lands

Planning Authority's Comments:

- The land is zoned for open space and infrastructural facilities area open for consideration but explain if an access road is required
- There could be a potential for material contravention

4. Residential Amenity - Dual Aspect

ABP Comments:

- Detail the approach taken for dual aspect, the inset of the balconies on the first floor and lightwells
- More detail concerning central units would be useful
- Cross sections should show the front element of the blocks to open space
- Submit a building lifecycle report, building materials being used should be site specific and durable.

Prospective Applicant's Comments:

- Section C.C contains a mix of apartment types and locations
- Ground floor units run the full width and are orientated east-west
- Each ground floor unit is dual aspect
- The second floor on the eastern side has access to 3 bedrooms
- Daylight is being maximised to the kitchens
- The middle block contains 2 bedrooms off the first floor, there is an inset terrace for each unit
- Orientation is north/south
- The second source of daylight is reflected daylight, but this is a small percentage of the overall total
- Concerned with the animation of the street level at the rear of the site and the entrance detailing
- Some elevations face the riparian zone, explain how elevations will animate this area and the street

Planning Authority's Comments:

- Concerned with the animation of the street level at the rear of the site and the entrance detailing

5. DMURS and Car Parking

ABP Comments:

- Show the construction access point and works at Station Road
- Apply DMURS principles
- Ensure that car parking is not dominant throughout the scheme
- Outline the reason for the inclusion of a mini roundabout when traffic volumes are probably low
- Junction at Carrowmoneash is in full ownership
- Construction access point will be at Station Road
- Propose that the construction traffic comes in at Carrowmoneash not via a separate access point

Prospective Applicant's Comments:

- The mini roundabout will be useful for people accessing the crèche
- There will not be opposing perpendicular parking

- Propose that the construction traffic comes in at Carrowmoneash not via a separate access point
- There will be traffic management plan
- New footpaths have just been installed on Station Road
- The site line for the junction at Carrowmoneash is impeded due to parallel parking and other minor technical details discussed

Planning Authority's Comments:

- New footpaths have just been installed on Station Road
- The site line for the junction at Carrowmoneash is impeded due to parallel parking and other minor technical details discussed
- Submit a rationale for the proposed crèche size and location
- Outline any potential impact on traffic volumes

6. Childcare Demands

ABP Comments:

- There is extra crèche provision due to future population trends and commercial viability
- A worst-case scenario in relation to traffic at the crèche has been carried out

Prospective Applicant's Comments:

- A worst-case scenario in relation to traffic at the crèche has been carried out

Planning Authority's Comments:

- Nothing to add

7. Any Other Business

ABP Comments with regard to application:

- Explain if attenuation ponds will have dry basins
- Outline the areas proposing to be taken in charge
- The management of traffic at the construction stage is important

Prospective Applicant's Comments:

- Regarding sight lines, the planning authority can tell 3rd parties that their vegetation is affecting site visibility
- Swales will not hold water unless in extreme events

Planning Authority's Comments:

- The layout and design should be defined
- There needs to be provision for street connections
- Have regard to the urban design standards
- Explain if attenuation ponds will have dry basins
- Outline the areas proposing to be taken in charge
- The management of traffic at the construction stage is important

Conclusion:

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
June, 2021