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| Case Reference / Description | 104 no. residential units (40 no. houses, 64 no. apartments), creche and associated site works. Knockaunglass and Kingsland South, Athenry, Co. Galway. | | |
| Case Type | Section 5 Pre-Application Consultation Request | | |
| Date: | 4 th March 2021 | Start Time | 10:00 am |
| Location | Via Microsoft Teams | End Time | 11:45 am |
| Chairperson | Rachel Kenny | Executive Officer | Helen Keane |

Representing An Bord Pleanála:

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| Rachel Kenny, Director of Planning |
| Stephen Rhys Thomas, Senior Planning Inspector |
| Helen Keane, Executive Officer |

Representing Planning Authority

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| Alan O'Connell, Senior Executive Planner |
| Ann Dolan, Executive Scientist, Environment |
| Martina Connaughton, Senior Executive Engineer, Water |
| Rachel Lowe, Acting Senior Engineer, Housing |
| Jack Houlihan, Executive Engineer, Roads |

Representing Prospective Applicant:

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| Darragh Raftery, Laurem Construction |
| Enda Hallinan, Laurem Construction |
| James O' Donnell, Planning Consultancy Services |
| Gabriel Dolan, Gabriel Dolan & Associates |
| Michael Rice, Plan A Design |
| Jon Hunt, CDM Smith |

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 23rd 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. Design Strategy - housing mix/typology, layout and urban design, open space hierarchy
2. Connectivity - Athenry Relief Road, cycle-paths/footpaths
3. Drainage - Surface Water Management and Flood Risk Assessment
4. Any Other Matters

1. Design Strategy - housing mix/typology, layout and urban design, open space hierarchy

ABP Comments:

- A better understanding of how the site fits in with the wider area, a masterplan could assist if the lands are in single ownership
- Provide clarity regarding the red line boundary to include all areas where works/development are proposed, obtain the necessary consents if needed
- Provide more information on the open space hierarchy, how the residential amenity of future occupants will be provided with reference to apartments/duplex units. Note the relevant section 28 guidelines in relation to apartments and residential development in urban areas
- Provide a rationale for the location of the crèche and its size, demand analysis for such a facility should be provided
- To note, design solutions are not sought at this stage, only issues within the documentation submitted can be highlighted and discussed
- Distinguish between the front and back of duplex units and their relationship to streets, cross sections can assist with this
- Provide information on how the parking spaces are to be used and provide a rationale for the number proposed, have consideration for electric charging points and avoid car-dominated development
- The prospective applicant is reminded that further information cannot be provided at application stage in SHD proposals

Planning Authority's Comments:

- Applicant has made positive changes to the scheme layout and landscape design since section 247 meeting with planning authority
- Some issues remain for the planning authority regarding typology and these can be discussed offline if required

Prospective Applicant's Comments:

- Development is large and therefore subdivided into two areas
- The layout provides for a strong pedestrian and bike route through development, east to west
- Boundary wall treatment rationale presents a low wall/fence in relation to Block A and Block B having ground floor apartment amenity
- Comments in relation to section 28 guidelines are noted

2. Connectivity - Athenry Relief Road, cycle-paths/footpaths

ABP Comments:

- Clarify status of Athenry Relief Road, its timeline for delivery and how it relates to the subject site in terms of cycle paths/footpaths and the building line of duplex units
- Clarify details of the pedestrian crossing along the R347, and include within the red line boundary of the application
- Traffic and Transport Assessment and drawings need to take into account any technical design issues in relation to a new pedestrian crossing
- If the planning authority are minded to suggest contributions toward infrastructural improvements, they should clearly identify development contribution calculations from the approved scheme

- Address legal consent issues if any, regarding access proposed from Abbey Glen development or across lands outside your ownership

Planning Authority's Comments:

- Some initial concern regarding the approved Part 8 road scheme and encroachment on the site
- Due to proximity of the site to the nearby motorway access, speed controls may be required along the R347 in conjunction with pedestrian crossings
- Can facilitate further discussions with the prospective applicant on the above

Prospective Applicant's Comments:

- The Athenry Relief Road is at the same level as the site
- Timeline and funding of the road development is not yet certain
- Contribution may be paid for relief road if permission for proposed development is granted
- No legal issues pending with regard to access to the site
- Can discuss traffic calming measures and pedestrian crossing further with the planning authority

3. Drainage - Surface Water Management and Flood Risk Assessment

ABP Comments:

- Address surface water management on site and flood risk assessment, take into account any changes in level to the proposed site and the impact of the new road development to the east
- Any surface water proposals, ecology/biodiversity measures, landscape design should all tie in with the findings and conclusions of the Flood Risk Assessment, there should be no inaccuracies or conflicts in terms of the documentation submitted
- Ensure all documentation is consistent at application stage

Planning Authority's Comments:

- Concern regarding potential for displacement and downstream impact
- A combination of measures can be considered

Prospective Applicant's Comments:

- Site is identified as a low risk area for flooding on general Flood Risk Assessment carried out for Athenry, the Flood Risk Assessment for the individual site refines the flood risk scenario for the area and takes into account the Clarinbridge River and climate change
- It is planned to open up, repair and maintain the existing drainage network on site
- Green spaces are selected as the location for attenuation areas

ABP Comments:

- The prospective applicant was reminded to ensure that all technical documentation contain information that did not pose conflicts and that the technical requirements of the planning authority should be sought prior to an application.

4. Any Other Matters

ABP Comments:

- Have regard to all relevant Section 28 Guidelines
- Address Ecology, Appropriate Assessment, Sunlight/Daylight Analysis, with the necessary rigour
- Address Material Contraventions if any
- Greater level of documentation required at application stage, refer to recent previous Strategic Housing Development applications for guidance as to the level of detail required by the Board
- All documentation to be consistent at application stage
- Justify scale of childcare facility and consult with childcare facilities in the area

Planning Authority's Comments:

- Further discussions can be facilitated regarding proposed development and Part V requirements

Prospective Applicant's Comments:

- Will address immediate and future connectivity to the site at application stage
- Open to further discussions with planning authority
- Rigorous Natura Impact statement will be provided at application stage

- **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 [cgsdesignqa@water.ie](mailto: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

Rachel Kenny
Director of Planning
March, 2020