



Case Reference / Description	Demolition of 4 no. dwellings and concrete slab, construction of 102 no. units (13 no. houses, 34 no. duplexes, 55 no. apartments) creche and associated site works. Monivea Road, Ballybrit, Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	1 st February 2021	Start Time	10:05 a.m.
Location	Via MS Teams	End Time	11:20 a.m.
Chairperson	Rachel Kenny	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Conor McGrath, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Tom Coyle, Applicant
Sean McCarthy, MKO
Eoin Newman, MKO
Colm Ryan, MKO
Eimear Hanly, Vincent Hannon Architects
Stuart Bell, Vincent Hannon Architects
Keith Mitchell, CSR Landscape Architects
Alan Lipscombe, Alan Lipscombe Traffic & Transport Consultant
Damien Fallon, Fallon Consulting Engineers
Alan Armstrong, Fallon Consulting Engineers
Marcus Fitzsimons, Lawler Sustainability – Daylighting Assessment

Representing Planning Authority

Maura Harrington, Planner
Caroline Phelan – Senior Planner
Liam Blake – Senior Executive Planner
Diane Egan – Executive Planner
Stephen Walsh – Senior Executive Parks Superintendent
Brendan Gallagher – Senior Executive Engineer, Roads Department
Theo McLoughlin – Executive Engineer
Michael Lally, Transport
Frank Clancy – Senior Executive Engineer, Water Services

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 1st December 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 4th November 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 and layout
2. Residential amenity, including Sunlight and Daylighting
3. Access, connectivity and parking
4. Landscaping

1. Design and layout

ABP Comments:

- Ensure that all documents are up-to-date and are consistent in terms of the development description.
- The prospective applicants should satisfy themselves that they have addressed all issues of consistency and potential material contravention of the development plan.
- Clarify the proposed changes in ground levels and interaction with bedrock across the site.
- There should be clarity and consistency between section drawings and trial hole logs in respect of the depth of bedrock.
- Outline any potential impacts on construction of bedrock.
- Detail the treatment of levels across the central open space.
- Detailed section drawings should specify levels across the public open spaces.
- Further detail of the relationship with adjoining residential properties is required, including in particular potential overbearing / overlooking to the south west.
- Confirm the positioning of windows on other properties facing the site.

Prospective Applicant's Comments:

- The extent of rock breaking and the depth of the bedrock will be clarified.
- Interaction with the bedrock is minimal.
- Ground levels within the public open space are reduced.
- Further detail with regard to the treatment of levels will be provided.

Planning Authority's Comments:

- Outline the treatment of the sloping areas.
- Current levels and gradients are not suitable for open space.
- The prospective applicants should consult with the Parks department with regard to treatment of open space.

2. Residential Amenity, including Sunlight and Daylighting

ABP Comments:

- Clarification regarding private amenity space for Duplex Blocks 1A and 1B at lower ground level is required. Site plans in this regard should be provided.
- Clarify the rationale for the positioning of bin storage within Apartment Blocks.
- Outline the waste management proposals for the apartment blocks and implications for ground floor residential amenity.
- Bicycle parking storage should be reviewed in terms of accessibility.
- Review the Sunlight Assessment report to provide clarity on its conclusions.

- Ensure the assessment is based on accurate drawings particularly for Duplex Blocks 1A and B.
- Ensure consistency in the naming adjoining roads and developments in the assessment.
- Assess the daylight for the north facing units in Apartment Blocks A & B.
- Have regard to the permitted adjoining scheme (ABP-306222-19) in all assessments submitted.

Prospective Applicant's Comments:

- Movement of bins is only through the lobby area at the lowest level.
- Positioning of bin stores and movement will be reviewed.
- Bicycle parking is to be accessible to residents but will also be reviewed.
- Ground levels have been taken into consideration in the design.
- They will review the Sunlight Assessment.

Planning Authority's Comments:

- This is a challenging site and the planning authority had sought relocation of bin stores to within the blocks.
- A review of the logistics of bin access and movement is possible.
- Ensure that sunlight and daylight standards are met.

3. Access, Connectivity and Parking

ABP Comments:

- Outline the status of proposals for the provision of a cycleway and bus services along the Monivea Road.
- The application should identify the extent of the works proposed within the red line boundary and ensure it aligns with the Galway Transport Strategy.
- Confirm who will be responsible for these road improvements and demonstrate how the proposed development ties in with existing and proposed road infrastructure.
- Clarify the basis for the selection of one reference site for trip generation purposes.
- Show that the reference site is comparable with the proposed development site.
- Provide rationale for the parking strategy adopted.
- Justify the proposed parking rate of 0.7 per unit and the layout of parking on the site relative to dwellings served.
- Examine alternative options for car parking, including undercroft parking.
- Demonstrate that cycle parking provision accords with the guidelines.
- Proposed footpath provision on the Ballybane More Road extends beyond the red line site boundary.
- What is dependency on footpath works proposed under 306222.
- Show connections to existing footpath network and demonstrate consent for any works proposed.
- The planning authority would have to fully justify and fully scope any recommendation for a special development contribution for this area.

Prospective Applicant's Comments:

- It can be clarified that this proposed development ties in with the preferred design for the cycle scheme for Monivea Road.
- The drawings will illustrate the proposed scheme in the context of existing and future road design.
- Trip rates reference sites were examined and discussed with the planning authority.
- The rates for the reference site are higher than TRICS rates and are conservative.
- The sole reference site is more appropriate and representative of this proposed development than TRICS sites.
- This area is considered an intermediate urban location with frequent public transport, as identified in the apartment guidelines.
- An increase in on-site parking will impact on the quality of the public realm.
- There is a reliance on 306222 in terms of footpath provision.
- They will review gaps in footpath provision on Ballybane More Road.

Planning Authority's Comments:

- Monivea Road proposals will facilitate buses and cyclists.
- This scheme is at option appraisal stage and design is not yet finalised.
- The City Council will carry out the proposed works on the Monivea Road.
- Provision for car parking and bicycles is a concern.
- The applicants should provide a mobility management plan and a parking demand management plan.
- Outline any impact on the development to the south
- Accessibility and permeability to the district centre to the east is required.
- A contribution is required for the footpath provision along Ballybane More Road, both to the east and west of the site.

4. Landscaping**ABP Comments:**

- Detail how landscaping proposals will be facilitated having regard to the changes in ground levels across the site.
- Ensure viability of planting and tree retention proposals.

Prospective Applicant's Comments:

- Levels across proposed open space areas rise in a controlled manner.
- More sections and details will be submitted.
- The eastern hedgerow tree line / will be retained.

Planning Authority's Comments:

- Have regard to the parks and planning report.

5. Any other matters

- **ABP Comments with regard to application:**
 - No further comments

- **Prospective Applicant's Comments:**
 - No further comments

- **Planning Authority's Comments:**
 - Landscaping issues and car parking provision should be examined.
 - Detail the interface of the apartment blocks with the adjacent development.

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. Note recent changes to public notice requirements.
- 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

Rachel Kenny
Director of Planning
February, 2021