



<b>Case Reference / Description</b>	345 no. Build to Rent apartments, creche and associated site works. Crown Square (Former Crown Equipment Site), Junction of Monivea Road and Joyces Road, Mervue, Co. Galway.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	24 <sup>th</sup> February 2021	<b>Start Time</b>	10:00 am
<b>Location</b>	Via Microsoft Teams	<b>End Time</b>	11:30 am
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Helen Keane

**Representing An Bord Pleanála:**

Tom Rabbette, Assistant Director of Planning
Daire McDevitt, Planning Inspector
Helen Keane, Executive Officer

**Representing Planning Authority**

Brendan Gallagher, Senior Executive Engineer, Roads Department
Frank Clancy, Senior Executive Engineer, Water Services
John Doody, Executive Planner
Liam Blake, Senior Executive Planner
Susan Loughnane, Senior Transport Project Manager
Theo McLoughlin, Executive Engineer

**Representing Prospective Applicant:**

Darragh Kinnevey, JJ Rhatigan Building Contractors
David Graham, Henry J Lyons
Julie Tiernan, Punch Consulting Engineers
Martin Donnelly, Henry J Lyons
Padraic Rhatigan, JJ Rhatigan Building Contractors

Pamela Harty, MKO
Ronan Stokes, Punch Consulting Engineers

## **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 3<sup>rd</sup> February 2021 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 23<sup>rd</sup> December 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. Development Strategy & Phasing
2. Residential Amenities (Daylight/Sunlight, Micro Climate Analysis)
3. Parking Strategy and Management
4. Any Other Matters

## 1. Development Strategy & Phasing

### ABP Comments:

- Clarity needed at application stage on what is proposed as part of the SHD application.
- Clarity needed on red line boundary at application stage and extent of other uses as granted
- Further detail required at application stage on car parking
- Clarify extent to which the proposed scheme is dependant on other permission(s), if applicable
- Consideration for what constitutes a Strategic Housing Development
- Provide clarity in relation to zoning, carparking and phasing at application stage
- Provide detail on compliance with universal access regarding the level changes at application stage

### Planning Authority's Comments:

- Interconnection between the units proposed and car parking

### Prospective Applicant's Comments:

- Proposed scheme responds to market modelling and residential need
- Proposed development site is managed and integrated
- 2-storey basement for commercial and residential parking
- Significant number of access points in proposed development
- Extent of the basement is reduced
- Have maintained same red line from original SHD scheme
- Proposed scheme is an integrated development
- Proposed development site is zoned commercial residential
- Not proposing to amend cycle and pedestrian entrances
- Will provide detail on compliance with universal access regarding changing levels at application stage

## 2. Residential Amenities (Daylight/Sunlight, Micro Climate Analysis)

### ABP Comments:

- Regard should be had to BS and BRE guidance relating to daylight/sunlight access, note recent adoption of 'BS EN 17037:2018 Daylight in buildings'
- Include balconies in micro climate analysis at application stage
- Have consideration for public and communal areas for daylight/sunlight access
- Include report on impact on existing residential in the area and a non-technical summary on impacts at application stage

### Planning Authority's Comments:

- Satisfied with the proposed development from a planning perspective
- Demonstrate how the landscaping will work and the high-quality open space provided

### Prospective Applicant's Comments:

- There are no issues with overshadowing
- Daylighting analysis shows negligible impact

- Achieved positive results on average daylight factors
- There is a negligible adverse impact on residential on Monivea Road
- Have looked at vertical sky component and daylight analysis

### **3. Parking Strategy and Management**

#### **ABP Comments:**

- Provide further detail on management of parking and designation of parking spaces
- Provide justification and rationale for what is proposed at application stage

#### **Planning Authority's Comments:**

- Concern regarding over-supply of parking spaces
- Wish to discourage commuting by car from proposed development

#### **Prospective Applicant's Comments:**

- Will show designation of parking spaces at application stage
- Build to rent scheme facilitates easier management of parking
- No change to entrances proposed

### **4. Any Other Matters**

#### **ABP Comments:**

- Ensure final documentation correlates at application stage
- Ensure clarity is given on what is proposed under the SHD application and what has been granted
- No provision for further information at application stage
- If they arise any Material Contravention issues should be addressed at application stage

#### **Planning Authority's Comments:**

- No water issues from Irish Water perspective
- Proposed development is a managed site

- **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](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](mailto:spatialplanning@water.ie)

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Tom Rabbette  
Assistant Director of Planning  
2021