



An
Bord
Pleanála

Record of Meeting ABP-309391-21

Case Reference / Description	102 no. residential units (35 no. apartments, 67 no. houses), childcare facility and associated site works. Lands to the south of Rosshill Road, and west of Rosshill Stud Farm Road, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	1 st April 2021	Start Time	10:40 a.m.
Location	Via MS Teams	End Time	12:35 p.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Mike Duffy, Applicant
Barry Duffy, Applicant
Keith Mitchell, Landscape Architect & Arborist, Cunnane Stratton Reynolds
Colm Ryan, Planning Consultant, MKO
Meabhann Crowe, Planning Consultant, MKO
John O' Neill, Architect, O' Neill O' Malley Ltd
John O' Malley, Architect, O' Neill O' Malley Ltd
Shane O' Rourke, Architect, O' Neill O' Malley Ltd
Brendan Heaney, Engineer, Tobin Consulting
Michael Geraghty, Engineer, Tobin Consulting

Representing Planning Authority

Liam Blake, Senior Executive Planner
Diane Egan, Executive Planner
Stephen Walsh, Senior Executive Parks Superintendent
Brendan Gallagher, Senior Executive Engineer, Roads Department
Susan Loughnane, Senior Transport Project Manager
Theo McLoughlin, Executive Engineer
Frank Clancy, Senior Executive Engineer
Carmel Kilcoyne, Senior Engineer, Environment & Climate Change

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 8th March 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 9th February 2021 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. **Low Density Residential Zoning**
2. **Development Strategy, *inter alia*, density, layout, open space provision and carparking**
3. **Residential Amenity of future occupants**
4. **Parks Section**

5. **Transportation Matters**
6. **Any Other Business.**

1. Low Density Residential Zoning

ABP Comments:

- Show the calculations for the gross and net density
- Outline the core strategy
- Address any potential material contraventions
- Have regard to an overall masterplan

Planning Authority's Comments:

- Concerned in relation to the principle of the density requirements of the zoning
- The site area is zoned LDR
- Plot ratio is 0.2 which is approximately 24 units per hectare
- 20 areas are listed in the LDR
- No core strategy issues
- Concerned with the impact of the proposed density on the wider area
- There will be a stress on transportation

Prospective Applicant's Comments:

- The proposed site is 5km from the city
- There is a material contravention for the plot ratio
- Proposed site is more in line with national guidelines regarding the efficient use of land
- The drainage can serve creche and units without any upgrades works
- Site specific objectives relating to the LDR zoning will mean this proposed development is a material contravention

2. Development Strategy, *inter alia*, density, layout, open space provision and carparking

ABP Comments:

- The previous reasons for refusal under ABP 306413-20
- The indicative masterplan and the design proposed for the next phase
- Ensure that communal and public open space complies with the apartment guidelines
- Address the interface of the car park at the rear of the apartments and examine alternatives
- Shared surfaces must be usable if within calculations for open space
- Detail the calculations and the functionality of communal and public open space
- The plaza is defined as communal open space although serves the entire development
- Clarify the red-line boundary

Planning Authority's Comments:

- Outline the breakdown of public and communal open space

- 15% of the site area must be open space
- Have regard to the apartment guidelines
- Private open space needs to be 50% of the gross floor area of houses
- Car parking needs to be close to units and accessible

Prospective Applicant's Comments:

- Open space will be in excess of 15%
- A linear park is included in this development
- 33% of communal space can be provided
- There will be 50% of private open space
- Trees are being retained and supplemented
- Streets are more defined and are considered in the masterplan
- Cycle and pedestrian permeability start at the gateway of the development
- The proposed development will be able to link to future phases
- There is a roads hierarchy and passive surveillance
- The treatment to the rear of the apartments, adjoining the parking is noted
- Parking will be broken down and the parking quantum reduced where practical

3. Residential Amenity of future occupants

ABP Comments:

- Address the privacy strip and design of the ground floor apartment units
- Ensure compliance with apartment sizes
- Outline sunlight/daylight analysis

Planning Authority's Comments:

- Overshadowing/overlooking from the apartments onto the dwelling is a concern

Prospective Applicant's Comments:

- Apartments to the east have been addressed
- There will be minimal or acceptable impacts in the scheme

4. Parks Section

ABP Comments:

- There is no further information sought at application stage
- Applicant should be made aware of any potential contributions proposed by the planning authority
- Submit a rationale for the chosen location for the pumping station and the reasoning for the removal of the trees
- Have regard to any potential impacts on ecology/landscaping/protected habitats

Planning Authority's Comments:

- A network is being created to allow accessibility to recreational amenities
- Indicative costings for a special contribution have been submitted, this is for a greenway between the proposed development and the woods and the Rosshill Road. This would benefit the development and allow greater permeability to the site.

- The proposed location for the pumping station is conflicting with the woodland at Rosshill and the proposal should reduce the number of trees removed
- The delivery of the works needs supervision throughout the construction stage to ensure conservation
- Explain management of the works being carried out
- Queried if Irish Water will be taking the infrastructure in charge

Prospective Applicant's Comments:

- Tree survey will show the quality and quantum of trees
- The urban plaza to the east will connect to all areas
- Car park for the apartments and creche contains swales to allow for runoff
- Frontage to the east will contain trees and a mounded verge
- There is a hierarchy of trees on the west
- Houses will contain planting at the front
- Southern boundary contains a pocket park
- Southern area has additional planting in front of the woodland
- Chosen pumping station location is to minimise impacts on the woodland and the decided location was due to levels on site and technical requirements on the site
- Pumping station will be built in accordance with Irish Water standards
- The pumping station will be taken in charge and can serve all future units

5. Transportation Matters

ABP Comments:

- Explain if there is going to be a public transport corridor to the north of the site
- Query over the provision of a greenway route

Planning Authority's Comments:

- No public transport linkages or cycle lanes are planned
- Pedestrian permeability is not good quality
- Proposed density will increase traffic
- TII is in the early stages of progressing the greenway route
- In relation to the TIA, the applicant must be aware of the decision awaited on the bypass as the TIA is reliant on it.
- A contribution may be sought in relation to the greenway proposed
- NTA are in the process of providing the coastal greenway and there are no plans for indicative greenway along the railway line

Prospective Applicant's Comments:

- Trip routes will be reduced due to the amenities already on site like the creche and retail
- Network improvements are being allowed for links to the Dublin Road
- Footpaths will be upgraded
- The information for the TIA is noted

6. Any other matters

ABP Comments with regard to application:

- Ensure all ecological surveys and plans and particulars are adequately addressed.
- Ensure previous reasons for refusal have been addressed

Planning Authority's Comments:

- Submit a waste management plan and construction management plan
- Look to minimise waste on the site

Prospective Applicant's Comments:

- Waste management will be outlined

- **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
April, 2021