



An
Bord
Pleanála

Record of Meeting ABP-311102-21

Case Reference / Description	250 no. student bed spaces and associated site works. A Site at Westside Shopping Centre, 2 Seamus Quirke Road, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	9 th November, 2021	Start Time	2:00 pm
Location	Via Microsoft Teams	End Time	3:30 pm
Chairperson	Tom Rabbette	Executive Officer	Hannah Cullen

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Hannah Cullen, Executive Officer

Representing Prospective Applicant:

Padraig Owens, Elkstone Partners
Ciaran McIntyre, Elkstone Partners
Calogero Marino, CWO Architects
William Power, CWO Architects
Andrew Bunbury, Park Hood
Andrew Annett, Park Hood
Patricia Thornton, Thornton O'Connor Town Planning
Elaine Hudson, Thornton O'Connor Town Planning
Eoin Reynolds, NRB Consulting Engineers

Representing Planning Authority

Caroline Phelan, Senior Planner
Liam Blake, Senior Executive Planner
John Doody, Executive Planner

Frank Clancy, Senior Executive Engineer
Carmel Kilcoyne, Senior Engineer
Lisa Smyth, Assistant Parks & Landscape Officer
Brendan Gallagher, Senior Engineer
Sharon Carroll, Environment Executive Scientist

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made via Microsoft Teams having regard to the COVID-19 restrictions.

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 **9th September, 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 **12th August, 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, as amended, 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. Urban Design Response to the site, *inter alia*, integration with shopping centre, overall site development and development plan requirements
2. Impact on Visual amenity, *inter alia*, design and layout and elevational treatment
3. Impact on Residential Amenity, *inter alia*, daylight & sunlight, design, and layout, open space provision
4. Traffic & Transport, *inter alia*, car parking

5. Any Other Matters.

1. **Urban Design Response to the site, inter alia, integration with shopping centre, overall site development plan requirements.**

ABP Comments:

- The urban design response to the site
- The inclusion of the car parking spaces associated with the shopping centre and the commercial uses attached with those spaces
- The compliance with the objective for the development of Westside shopping centre
- Interaction with the north and those community uses.

Planning Authority's Comments:

- Residential mix is welcomed to enliven the area.
- It is anticipated that anything facing the road would embellish the area, the goal is to bring activation.
- The proposals are of significant height and are bulky contrasting to the existing area.
- Aware of the different levels across the site which can assist in animating site.
- The treatment onto the Seamus Quirke Road is poor with no detail of levels and confirmation of the wall ownership
- The design does not encourage pedestrian activity.

Prospective Applicant's Comments:

- At odds with the PA in relation to the design of the scheme.
- There is a low-density low scale existing context to the surrounding area being mainly industrial and commercial units on Seamus Quirke Road, nothing of great architectural value.
- The design responds to the site.
- 3 alternative arrangements have been explored.
- A lot of time has been spent walking the site and tracking routes, propose to create a 12.5 metre public plaza area which will add passive surveillance to the area.

2. **Impact on Visual Amenity, inter alia, design and layout and elevational treatment.**

ABP Comments:

- Rationale on the use of materials/palette proposed, unusual to see elevation with 10 different aspects.
- Further information on any upgrades required to Seamus Quirke Road.
- Rear elevation to the shopping centre and the treatments to the car park area, further details are required.

Planning Authority's Comments

- The proposals ignore existing patterns of footfall.
- Viability of the planting and amenity space proposed at podium level.
- Significant noise from the Seamus Quirke Road at ground level, impacts on this space.

- Lack of details in relation to depth of raised planters.
- Further discussion to be organised directly with applicant's landscape architects in relation to planting species.
- Further details required in relation to swales, how will this link with the site and their maintenance.

Prospective Applicant's Comments:

- There is no particular character set in the area, particular materials have been proposed which are existing in the Galway area in relation to brick façade. A mix of metal, brick and render at upper levels.
- Proposals for a café at the junction of the building and Seamus Quirke Road which activates the space.
- Along the building line/front of the development is glazed to create an element of openness and safety.
- The podium has been set back to assist in making the building less imposing on the streetscape, at human scale only 4 meters are viewable, the building across the road is at 13 meters and contains no setback.
- There are beneficial upgrades proposed to the streetscape within the site boundary.
- Photomontages of the rear elevation can be submitted at application stage.

3. Impact on Residential Amenity, inter alia, daylight & sunlight, design, and layout, open space provision.

ABP Comments:

- Tree planting on podium level - sustainability and long-term management.
- Daylight/sunlight to the internal courtyard space does not appear to be included.
- Boundary treatments/interface at ground floor level to be further detailed.

Planning Authority's Comments:

- Concern in relation to the access to daylight of the north facing community space to the rear of the building and usability during the academic year.
- Daylight glare from the roof into the communal open space.
- Use of hedging as a mitigation measure against noise

Prospective Applicant's Comments:

- The central area of open space not contributed in overall figures as it does not meet the standards.
- Acknowledge the point in relation to noise which can be looked into.
- Meeting BRE standards through the year.

4. Traffic Transport, inter alia, car parking

ABP Comments:

- Surface area is dominated by surface car parking, therefore retaining commercial car parking spaces could be problematic.

- Scope to carry out a survey and usage analysis of the parking within the area, may be useful to provide at application stage.

Planning Authority's Comments:

- Clarity to be submitted in relation to exactly what is proposed in relation to carparking, details on trip generation to be prepared in relation to the coffee shop.

Prospective Applicant's Comments:

- All comments noted in relation to parking, can look at surveying and the results, explore the removal of the undercroft parking.
- 3 weekends at peak times there was a minimum of 95 spaces still available in the car park which is in the traffic analysis.

5. Any Other Matters

ABP Comments:

- Any items not included in the agenda of concern can be raised for further clarification.

Planning Authority's Comments:

- CCTV data is required at foul and surface water sewers.
- Concern in relation to the operational waste management plan including waste collection and bin storage.
- Red/rust brick is not appropriate coloration for the area.
- The site is located in the decarbonising zone, the proposals should go over and above to address climate change.

Prospective Applicant's Comments:

- Legal advice will be sought in relation to the wording regarding carparking.
- Can look into the ownership of the wall.
- Consultant is looking at the helipad.

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.
- A Schedule of Documents and Drawings should be submitted with the Application.
- 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
December, 2021