



An
Bord
Pleanála

Record of Meeting ABP-311742-21

Case Reference / Description	258 no. residential units (127 no. houses, 131 no. apartments), creche and associated site works. Lands to the west of the N67 Road, Oranhill, Oranmore, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	7 th February 2022	Start Time	10:00 am
Location	Remotely via Microsoft Teams	End Time	11:30 am
Chairperson	Rachel Kenny	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Karen Hamilton, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Prospective Applicant:

John O'Neill, O'Neill-O'Malley
Michael Scott, Applicant
Brian Loughran, Applicant
Luke Meehan, Áit Urbanism + Landscape
Brendan Heaney, Tobin
Micheal Geraghty, Tobin
Ronald Robinson, Tobin
Pamela Harty, MKO
Aine Bourke, MKO

Representing Planning Authority

Alan O'Connell, Senior Executive Planner
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Rachel Lowe, Senior Engineer, Housing
Jack Houlihan, Exec Engineer, Roads
Martina Connaughton, Senior Exec Engineer, Water
Christina Ryan, Assistant Scientist, Environment

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 14th November 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 22nd October 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. Development Strategy, *inter alia*, design & layout, urban design response to the N67, open space,
2. Justification for the density and the apartments,
3. Community Facilities,
4. Traffic & Transport, *inter alia*, access, permitted link road, mobility plan
5. Drainage, *inter alia*, treatment of the surface water
6. Irish Water, *inter alia*, connection and Oranmore pumping station.
7. Any Other Matters

1. Development Strategy, *inter alia*, design & layout, urban design response to the N67, open space

• ABP Comments:

- The prospective applicant is to provide justification for the proposed design, open space location and design approach.
- Provide further detail on the use of the remaining land.
- Ensure the proposed development is DMURS compliant.
- Provide further detail on the appropriateness of the materials, having cognisance of the coastal location.
- Have consideration for Material Contraventions.
- Have consideration for the functionality of the open space.
- Provide detail on the connectivity into existing units along the northwest of the proposed development.
- Have consideration for locating the proposed development closer to the N67 boundary.

• Prospective Applicant's Comments:

- The prospective applicant seeks to retain the hedgerow on the N67.
- The N67 is a significant noise contributor.
- The building line is stepped back from the boundary.
- The height is concentrated towards the feeder area into Oranmore.
- The prospective applicant is conscious of how other sites will develop around the proposed development site and how they will feed into one another.
- Will have consideration for the strengthening of the design at the corner onto the roundabout.
- The open space provision is within the zoned lands.

• Planning Authority's Comments:

- The proposed development comprises good architecture.
- The proposed development site does have capacity for higher buildings.
- The height and architecture do not pose any issues.
- The PA would prefer to see a more integrated scheme, connected street patterns and a definition of space.
- The prospective applicant is to have further consideration for public safety and acoustic treatment with regards to proximity to the N67.
- There are European Sites either side of the proposed development site. The prospective applicant should have consideration for a continuous green network / ecological corridor through the proposed development.

2. Justification for the density and the apartments

• ABP Comments:

- Clarity on the timeline of the development plan is required.
- There is no issue in the justification for more units.
- Provide justification on the apartment location.

- There are no major issues regarding the justification for the density and the apartments.
- The prospective applicant is to address the density of the proposed development, as raised in the PA's submitted report.
- If the core density is exceeded, a Material Contravention in relation to density should be included at application stage.
- **Prospective Applicant's Comments:**
- Oranmore has a population of just under 5000.
- A comprehensive breakdown for density justification is provided.
- The prospective applicant will have consideration for a Material Contravention in terms of density.
- The apartments are well exceeding the dual aspect requirements.
- **Planning Authority's Comments:**
- There may be a Material Contravention.
- The proposed development site is located in the inner/outer suburbs of Galway.
- There is a slight exceedance on the density.
- It is likely that the proposed development will be at application stage before the adoption of the development plan.
- Oranmore has an extremely active housing market.
- The PA is of the view that there may be a Material Contravention in relation to dual aspect.
- The prospective applicant is to include more information at application stage on the marketability of apartments.

3. Community Facilities

- **ABP Comments:**
- Have consideration for the community use and provide further clarity on community facilities in the proposed development.
- Provide further analysis at application stage of the existing community uses in the town.
- The Board will make their decision taking the PA's adopted development plan into consideration.
- Have regard for a potential Material Contravention in respect of the draft development plan.
- Provide justification for the creche.
- **Prospective Applicant's Comments:**
- No further comments.
- **Planning Authority's Comments:**
- The creche is a standalone unit with a room that is available for community use.

- The Oranhill development which is located to the south of the proposed development was developed before the requirement for childcare was brought in.
- The prospective applicant is unsure whether or not they will submit the application prior to the adoption of the development plan.

4. Traffic & Transport, inter alia, access, permitted link road, mobility plan

- **ABP Comments:**

- The prospective applicant is to have consideration for the phasing of the proposed development and the and the rollout of the permitted link road.
- There are some issues with the mobility management plan. Have consideration for the movement and flow of pedestrians and cyclists.
- The transport strategy should not contradict the Material Contravention statement.

- **Prospective Applicant's Comments:**

- The area where a potential crossing to Lidl is considered is outside of the redline boundary.
- A road safety audit will be included at application stage, with a section on the construction phase.
- Cycle parking is proposed.

- **Planning Authority's Comments:**

- The PA has concerns over the proposed development being very car based.
- The primary link for the proposed development will be the N67.
- Oranmore is a commuter settlement. Over half of the residents of the proposed development will be commuting to Galway.
- The prospective applicant is to provide further information on other modes and sustainable mobility.
- There are some discontinuities in the pedestrian and cycle links.
- Have consideration for a potential crossing over to the Lidl.
- Ensure there are no conflicts with on-street parking and landscaping.

5. Drainage, inter alia, treatment of the surface water (Agenda Item 5 is combined with Agenda Item 6. Irish Water, inter alia, connection and Oranmore pumping station)

- **ABP Comments:**

- The prospective applicant should take Irish Water's submission into consideration.
- Have regard for Irish Water's comments on the pumping station.
- Provide further detail on the surface water drainage.
- Ensure sufficient capacity at the pumping station.

- **Prospective Applicant's Comments:**

- The prospective applicant will address the PA's concerns at application stage.

- The prospective applicant is currently in discussions with Irish Water who are presently undertaking an assessment which is to be completed in Q1/Q2.
- The prospective applicant will have further consultations with Irish Water before lodging an application.
- **Planning Authority's Comments:**
- The prospective applicant is to include the infiltration test results at application stage including details of the time of year that the tests were carried out.
- Parts of the proposed development site are quite low-lying.
- The prospective applicant is to have consideration for the location of the soakaways.
- Incorporate the latest government guidance on the nature-based drainage solutions.

6. Irish Water, inter alia, connection and Oranmore pumping station

- **ABP Comments:**
- No further comments.
- **Prospective Applicant's Comments:**
- No further comments.
- **Planning Authority's Comments:**
- No further comments.

7. Any other matters

- **ABP Comments:**
- No further comments.
- **Prospective Applicant's Comments:**
- The prospective applicant will have further consideration for the layout of the proposed development.
- **Planning Authority's Comments:**
- No further comments.

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.

Rachel Kenny

Director of Planning

February, 2022