



An
Bord
Pleanála

Record of Meeting ABP- 312197-21

Case Reference / Description	Demolition of buildings, construction of 170 no. residential units (84 no. houses, 86 no. apartments), creche and associated site works. Bóthar na Chóiste, Castlegar, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	21 st March 2022	Start Time	10.00
Location	Remotely via Microsoft teams.	End Time	10.45
Chairperson		Executive Officer	Ashling Doherty

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Fiona Fair, Senior Planning Inspector
Ashling Doherty, Executive Officer

Representing Prospective Applicant:

John O'Neill, O'Neill-O'Malley
Ian Flannery, O'Neill-O'Malley
Brendan Heaney, Tobin Consultant
Michael Geraghty, Tobin Consultant
Ronald Robinson, Tobin Consultant
Keith Mitchell, CSR
Tom Broderick
Pamela Harty, MKO

Representing Planning Authority

Liam Blake, Senior Executive Planner
Diane Egan, Executive Planner
Carmel Kilcoyne, Senior Engineer, Environment Department
Sharon Carroll, Environment Executive Scientist
Lisa Smyth, Senior Executive Parks Superintendent
Frank Clancy, Senior Executive Engineer, Water Department
Brendan Gallagher, Senior Executive Engineer Roads & Transportation
Simone Watson, Staff Officer, Planning Admin. Department
Sharon Connelly, Planning Department

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, 2nd February 2022, 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, 14th December 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. Compliance with land use zoning and specific objectives of the Galway City Development Plan 2017 – 2023**
- 2. Quantum of Development, Density, Layout and Urban Design**
- 3. Residential Amenity**
- 4. Transportation, Connectivity, Integration with the wider area.**
- 5. Infrastructure Issues raised in the CE Opinion**
- 6. AOB**

- 1. Compliance with land use zoning and specific objectives of the Galway City Development Plan 2017 – 2023.**

ABP Comments:

- Further consideration that the proposal has regard to specific objectives set out in the Galway City Development Plan for lands ‘North of Bothar na Coiste’ which specifies:
 - Layout of residential development and boundary treatment shall have regard to protected views from the Headford Road.
 - Requirements for road improvements capable of accommodating future developments shall be incorporated into any development proposals.
- Further clarification and justification with respect to location of a portion of the north-eastern section of the scheme within the reservation of the Galway City Ring Road (GCRR) - reservation corridor as set out in the GCDP 2017 - 2023.
- Further clarity that the N6 GCRR Project office has been consulted.

Prospective Applicant’s Comments:

- Mindful of the reservation corridor and keeping outside the working corridor of the proposed N6 Galway City ring road.
- Reservation line should be included in Material Contravention Statement, this will be addressed in the next stage of the proposed application.

Planning Authority’s Comments:

- Reservation corridor mentioned in the City Development Plan is referenced in the CE Opinion and should be included in the Material Contravention Statement.

2. Quantum of Development, Density, Layout and Urban Design.

ABP Comments:

- Further clarification that all issues raised in the Planning Authority CE Opinion submitted to the Board on the 02nd February 2022, in particular, with respect to layout issues, POS, entry into the estate, sense of place, variety distinctiveness and layout has been justified.

Prospective Applicant’s Comments:

- Scheme has evolved since original pre-application discussions with the PA.
- Concerns raised in relation to block c and moving the open space to the west.
- Strategically placing the apartment blocks so they could overlook gaps in the building line and public open space.

- The layout is designed having cognisance to passive surveillance of the Greenway and the park. It is felt that the approach taken is appropriate and justified.
- Prospective applicant wanted to ensure apartments were not overlooking private gardens are well set back and have adequate separation distance from Cluain Riocard.
- The approach includes a building which turns the corner, dual frontage at the entrance.

Planning Authority's Comments:

- Issues have been raised in their opinion and no further comments to be made at this stage.

3. Residential Amenity

ABP Comments:

- There is a need for a noise action plan, which assesses environmental noise in particular to the northeast of the site where proposed houses abut the GCRR reservation.
- Further justification of the layout in terms of passive surveillance of open space and the Greenway reservation.
- Further consideration of Daylight / Sunlight Impact of the development. Detailed analysis of Shadow Impact Assessment of the proposed development (internally and externally) within the scheme and to the adjoining development to the south. Concerns of overshadowing of communal open spaces, private open space and public open spaces needs to be addressed.
- Further justification that all units comply with the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2011) and B.S. 8206 Lighting for Buildings, Part 2 2008: Code of Practice for Daylighting or other updated relevant documents.
- Elaboration and demonstrate clearly in any future application the % of dual aspect units proposed. The onus is on the application to demonstrate compliance with the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', March 2018.

Prospective Applicant's Comments:

- Proposed applicant acknowledges that the north-eastern tip of the proposed development lies adjacent to the development boundary of the N6.
- West of this tip there is a edge of agricultural land which will provide a buffer between the northern boundary of the development and the proposed N6 road.
- Acoustic assessment will be included in the proposed application.
- Daylight, sunlight and overshadowing analyses report will be submitted.

Planning Authority's Comments:

- Further clarity sought in the relation to the treatment of the pumping station.
- Further cross sections required to justify change in levels across the site.

4. Transportation, Connectivity, Integration with the wider area.

ABP Comments:

- Further justification and clarity of the proposed development in terms of the specific objective in the GCDP 2017 - 2023 for the implementation of road widening and improvements at Bothar na Choiste.
- Clarity in respect of whether the road improvements to Bothar na Choiste will be carried out as part of the overall scheme, who is responsible for delivery of the road widening and provision of footpaths.
- Letters of consent for works to all third party lands are required with any future stage 3 application.
- Further justification of the scheme in terms of timeframe for delivery of the road improvements and widening of Bothar na Choiste west to the junction with Castlegar Local Centre and east to the Tuam Road, in light of comments included in the transportation department report attached to the CE Opinion.
- Further consideration and justification of the proposal in terms of connectivity and integration with the wider area, to the bus stop and to the city centre, this is a critical matter.

Prospective Applicant's Comments:

- Improvement works to roads, outside the site boundary, could not be provided in the application due to not having letters of consents from 3rd parties involved.
- Red line shows service routes along the Bóthar na Chóiste road, and does not include the road improvement works which would be required to widen the road.
- Prospective applicant is aware the application could not be submitted until the issue is resolved with regard the road works for Bóthar na Chóiste road.
- Proposed development has incorporated the greenway route through the layout to enhance pedestrian connectivity.
- Proposed development has a shortfall of 23 car park spaces as per requirement set out in the development plan.

Planning Authority's Comments:

- The PA are aware the CPO has been submitted to the Board and is awaiting a decision.

5. Infrastructure issues raised in the CE Opinion.

ABP Comments:

- Consistency needed across all plans and drawings for any proposed application.
- Further clarity with respect to wastewater capacity, surface and storm water proposals.
- Further consideration for inclusion of additional Suds measures into the design.
- Further consideration of connection to wastewater and water supply given the Irish Water report submitted, which requires a network extension to connect to the Irish water network and the issue raised with respect to wastewater connection.
- Clarification that all items raised by the PA in their report submitted to the Board are addressed, further meetings should be sought to resolve outstanding issues, where possible.

- Consideration that there is limited further information facility available to the Board, only in exceptional circumstances, therefore all information submitted needs to be clear and of a high quality and accurate to ensure that the Board can make an informed decision.

Prospective Applicant's Comments:

- Irish Water have stated in their letter that the water connection point is not in their current investment plan, and the prospective applicant will have the responsibility of all costs.
- Prospective applicant is willing to bear the cost of the works to the water connection point which will service the proposed development.
- Prospective applicant will be providing on site storage for firefighting and will not be reliant on IW.
- Confusion in the IW letter with regard to wastewater and foul sewer connection. Foul sewer does exist on the ground, under the control of either IW or GCC and this matter will be resolved in advance of an application.
- Proposed site will not be connected to the twin rising main.
- Discussions currently being held to clarify if the foul sewer connection is under ownership of IW or GCC.

Planning Authority's Comments:

- PA recommended to the applicant they consult with IW in relation to mapping error. It is acknowledged that the GIS mapping is incorrect.

6. AOB.

ABP Comments:

- All reports and drawings to have regard to one another and be consistent and accurate.
- Each application is dealt with on a case by case basis and therefore it is imperative issues relating to transportation, heritage, environment, noise dual aspect, archaeology and are fully considered.

Prospective Applicant's Comments:

- No further comments.

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.

Stephen O'Sullivan,
Assistant Director of Planning
April 2022