



An
Bord
Pleanála

Record of Meeting TC0021

Case Reference / Description	TC0021 124 no. dwellings together with all associated landscaping and site works and connection to existing services. Halfstraddle, Ballygaddy Road, Tuam, Co. Galway.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	13 th October, 2017	Start Time	11.30 am
Location	Office of Galway County Council	End Time	1.20 pm
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Una Crosse, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Paul Fitzmaurice, Arlum Limited
John O'Neill, O'Neill O'Malley Architects
Shane O'Rourke, O'Neill O'Malley Architects
Gus McCarthy, McCarthy Keville O'Sullivan
Sean McCarthy, McCarthy Keville O'Sullivan
Keith Mitchell, Cunnane Stratton Reynolds
Brendan Rudden, Tobins Consulting Engineers
Tony Cawley, Hydro Environmental Limited

Representing Planning Authority

Saoirse Kennedy, Senior Executive Planner

Martina Connaughton, Senior Executive Engineer, Water Services
Michael Sheil, Senior Executive Engineer, Housing
John Costello, Executive Engineer, Roads
Eileen Keaveney, A.O. Planning

Apologies:

Padraig Rhatigan, Arlum Limited

Introduction

The representatives of An Bord Pleanála welcomed the prospective applicant, Planning Authority 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, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 4th October, 2017 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on the Board's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issue at strategic overview level, and whether they may 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 the Board 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 11th September, 2017 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the Pre-Application Consultation Request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

1. Principle of Proposal and Phasing
2. Inner Relief Road Alignment and Connectivity
3. Density, Layout, Open Space and Housing Mix
4. Drainage and Flooding
5. Childcare Assessment
6. Any other matters

1. Principle of Proposal and Phasing

ABP sought further elaboration/discussion on:

- On the development of residential phase 2 lands;
- Statement of Consistency submitted not considered to provide sufficient justification.
- Justification/study required for the proposed development having regard to the location and extent of remaining undeveloped phase 1 lands;

Prospective Applicant's response:

- Outlined concerns regarding provision of details of lands not within applicants control;
- Details outlined of some lands in vicinity of the site;
- Noted that flooding issues identified on some lands;
- Can provide justification of information that is publicly available

Planning Authority's Comments:

- Correction of typographical error made in Opinion regarding RN3
- Consider difficulty in permitting proposal given objectives of LAP and CDP;
- Existing LAP due to expire with Draft LAP proposed January 2018
- Neighbourhood centre 580 metres from development

2. Inner Relief Road Alignment and Connectivity

ABP sought further elaboration/discussion on:

- Copy of map relating to Part 8 included in PA Opinion;
- Delivery and funding of proposed Inner Relief Road discussed;
- Discussion regarding the Inner Relief Road and extent of disparity between levels proposed in the documents and levels permitted under Part 8 questioned;
- Clarity from Irish Rail in relation to railway line to be included in documents submitted with application, including separation distances between proposed development and rail line
- Documentation does not address links to neighbourhood centres, schools etc.
- Prospective applicant should be cognisant of Urban Design Manual in relation to connectivity of site to adjoining area.

Prospective Applicant's Response:

- Part 8 in place since 2008
- Provision for roads including embankments, provision of road linking to relief road
- Significant drop in levels on site, reconciling levels to provide clearance for railway lines, ramping down gradually, main overall principle is cut and fill on site
- Consultation with roads department to develop wider corridor than initially proposed;
- Implications of including Part 8 levels would include raising the proposed development by an additional 1-1.5m in vicinity of proposed road.
- Not proposing to build any section of Part 8 road but sufficient space will be left to accommodate it in the future.
- Levels proposed sufficient to provide clearance for railway line and river.

- Possibility of rail line reopening or creation of greenway subject of discussion at Council level.
- Area adjoining site to the southwest not included as its libel to flooding

Planning Authority's Comments:

- Differences between road levels in application design and Part 8 approval noted;
- Part 8 cannot be revisited in this planning process;
- Possibility of Irish Rail reopening rail line; application should be referred to Irish Rail
- Lack of linkage to neighbourhood centre, footpath already in place into Tuam town centre.

3. Density, Layout, Open Space and Housing Mix

ABP sought further elaboration/discussion on:

- Compliance with density provisions in Sustainable Residential Guidelines should address role of Tuam in settlement hierarchy;
- Justification of density needed in relation to national policy.
- Net density to be provided excluding the open areas in vicinity of proposed relief road;
- Mix of units requires further consideration given extent of 4-bed units;
- Orientation of units in the layout might consider surveillance of embankment and river to the southwest.
- DMURS not addressed in Statement of Consistency, should be referenced and proposal should be compliant with DMURS.

Prospective Applicant's Response:

- Net density calculated to top of embankment with area as accessible open space, let return to its natural condition, embankment to be landscaped
- Apartment and duplex units at odds with proposed development
- Terraced housing proposed.
- Family orientated development
- Increase width and creation of home zones, open railings and living areas overlooking open spaces, omission of walls to avoid antisocial behaviour
- DMURS referenced in design statement
- Unit type and size in keeping with market demand in area, different house types included following section 247 meetings;

Planning Authority's Comments:

- Existing one off houses currently along road
- Site coverage and privacy met
- Housing mix had been requested at pre-app as original proposed entirely 4 beds;

4. Drainage and Flooding

ABP sought further elaboration/discussion on:

- Reference to PA Opinion on flood risk assessment

Prospective Applicant's Response:

- Development area free of flooding, map highlighting flood zone areas to be submitted
- Implication of relief road not taken into account
- No diversions of foul sewers proposed following discussions with Irish Water

Planning Authority's Comments:

- Flood risk identification concurs with GIS
- Have regard to levels on site
- Facilitation of foul sewers with connection confirmed by Irish Water

5. Childcare Assessment

ABP sought further elaboration/discussion on:

- No crèche proposed in development, childcare assessment submitted states adequate facilities in the area, justification of rationale required at application including most up to date information regarding childcare provision

Prospective Applicant's Response:

- County childcare committee cannot give most up to date information, direct contact with childcare facility to check capacity, aware of ample capacity in area

Planning Authority's Comments:

- PA do not deviate from ministerial guidelines in relation to childcare facilities
- County childcare committee has not carried out an up to date audit on facilities in the area, assessment should show where capacity is in relation to development

6. Any other matters

Planning Authority's Comments:

- PA opinion development contribution rates refer to figures from 1st March, 2018
- Part 8 relating to the Inner Relief Road was available for prospective applicant to view at any stage in preparing their documentation
- Satisfied with Part V proposals, in line with housing waiting list

Prospective Applicant's Comments:

- Landscaping to include embankment adjoining application area with wetland treatment provided on flood zone;
- Play area currently on Ballygaddy Road, provision also on site;
- Stage 1 Appropriate Assessment Screening report to be included with application

ABP Comments:

- Requirement of landscaping of area to south of site to be maintained or treated
- Treatment of area in interim until relief road is provided re: landscaping.

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 [cgsdesignqa@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

Tom Rabbette
Assistant Director of Planning
November, 2017