



An  
Bord  
Pleanála

# S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016

## Inspector's Report on Recommended Opinion

### 303294

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<b>Strategic Housing Development</b>	212 no. residential units (156 houses and 56 apartments), a creche and all associated site development works.
<b>Location</b>	Moneyduff, Oranmore, Galway.
<b>Planning Authority</b>	Galway County Council.
<b>Prospective Applicant</b>	Arlum Limited
<b>Date of Consultation Meeting</b>	08 February 2019.
<b>Date of Site Inspection</b>	31 January 2019.
<b>Inspector</b>	Stephen Rhys Thomas.

## 1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

## 2.0 Site Location and Description

The site location and description is as it appears in the previous planning application, ABP-301952-18 refers, I concur with its content as follows:

*The site lies between 0.6 km and 1.2 km south of the town centre of Oranmore, Co. Galway and c. 8 km from Galway city centre. It has a stated area of 8.7 ha and consists of several fields under rough pasture containing stone walls and hedgerows. Suburban housing has been built on the adjoining lands to the north (Beech Park and Coill Clocha) and south (Orancourt, Oranhill Road / Drive) and further development is permitted on lands to the immediate east and south, see section 4.0 below. The N67 (formerly N18 Galway to Gort road) is c. 210 m to the east of the site, this has been bypassed by the M18 since 2017. The land to the immediate west of the site is flat and only c. 2 m above sea level, this area is part of the Galway Bay Complex SAC (site code 000268) and proposed Natural Heritage Area (pNHA). The site is also c. 0.5 km to the east of lands within the Inner Galway Bay SPA (site code 04031). Cregganna Marsh SPA (site code 004142) and NHA (site code 000253). is c. 0.3 km south of the development site. The land on the site slopes unevenly up from that level to c. 7.6 m – 9.7 m above OD along the western boundary of the site, with some higher mounds within the site. The remnants of a medieval tower at Moneyduff Castle (recorded monument GA095-084) stand in the south-eastern part of the site.*

*The application site boundary includes an existing road within Coill Clocha estate to the immediate north of the main part of the development site, connecting to a local access road to the north of the site.*

### **3.0 Proposed Strategic Housing Development**

The proposed development which is subject of this pre-application consultation request comprises 212 dwellings as follows:

- 74 four bed houses – 35%
  - 70 three bed houses - 33%
  - 12 two bed houses - 6%
  - 56 two bedroom apartments (duplex and apt building) - 26%
- Childcare Facility, larger than previously proposed.
  - The site area is 8.645 hectare and the stated net developable area is 6.839 hectare. Net residential density 31 units per hectare.

### **4.0 National and Local Policy**

#### **5.1 Section 28 Ministerial Guidelines**

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant S.28 Ministerial Guidelines are:

- ‘Urban Development and Building Heights Guidelines for Planning Authorities’ - 2018
- ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’)
- ‘Design Manual for Urban Roads and Streets’
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’)

- ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ - 2018
- ‘Childcare Facilities – Guidelines for Planning Authorities’

Other relevant national guidelines include:

- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999.

## 5.2 Local Policy

Galway County Development Plan 2015-2021

The overall development plan approach is based on the promoting the development of Galway City and the associated Galway Metropolitan Area (GMA) along with the development of key towns and smaller villages along strategic development corridors focussed on transportation routes. There is a strategic economic corridor to the east of Galway city between Oranmore and Attymon, which is identified as an area with potential to attract significant levels of investment and stimulate economic development and employment creation, performing a number of economic functions to support both the city, county and broader region. The development plan incorporates the Galway Transportation and Planning Study (GTPS), as adopted by both Galway City and County in 2003, which also proposed consolidating development within Galway City and County within a planned corridor for expansion to the east.

The core strategy identifies Oranmore as a ‘key town’ at the edge of the GMA, which is at the top of the settlement hierarchy. Key towns are at the 4th tier of the settlement strategy with populations > 1,500. Oranmore is partially located within the GMA but the development site is located outside this area. The following development plan objectives apply.

Objective SS 1 – Galway Metropolitan Area:

“Galway County Council shall support the important role of Galway City and the Galway Metropolitan Area (which includes the City area and the Electoral Divisions of Oranmore, Bearna, Galway Rural and Ballintemple which are inextricably linked to

and function as part of a greater Galway City), as key drivers of social and economic growth in the County and in the wider Western Region and will support the sustainable growth of the strategic settlements, including the future development of Ardaun and Garraun, within the Galway Metropolitan Area.”

Objective SS 5 – Development of Key Towns:

“Support the development of the key towns of the County as outlined in the Core Strategy and Settlement Strategy in order to sustain strong, vibrant urban centres which act as important drivers for the local economies, reduces travel demand and supports a large rural hinterland, while providing a complementary role to the hub town of Tuam and the smaller towns and villages in the County.”

The core strategy allocates a population of 1,170 to the town of Oranmore / Garraun with a housing land requirement of 22.67 ha, as originally provided for under the 2012 Oranmore LAP.

Housing policy objective UH0 10 – Sequential Development includes a positive presumption in favour of the sequential development of suitably serviced Residential Phase 1 lands in zoned towns and villages. Development on Residential Phase 2 lands will normally only be considered where 50% of the lands in Residential Phase 1 are committed to development. Objective UHO 11 – Development Densities states:

“Galway County Council shall ensure that the density of new development is appropriate to the particular land use zone and/or site context, is in keeping with the existing development pattern of the area, does not unduly impact on the amenities of the area and results in a positive relationship between existing development and any adjoining public spaces. The development of higher density development shall be promoted in appropriate locations, such as suitable sites within the town/village centre and adjacent to public transport facilities, where such development is compatible with heritage and urban design objectives, infrastructure capacity and environmental considerations. New development shall also have regard to the ‘Sustainable Residential Development in Urban Areas’ Guidelines (or any updated/superseding document).”

Development plan table 13.1 provides the following indicative density standards for residential developments:

<b>Residential Density</b>	<b>Units / ha</b>	<b>Possible Appropriate Locations</b>
Medium to high	35-50	Town centre or immediately adjacent to public transport hubs.
Low to medium	15-35	Neighbourhood centres (typically within 400m walking distance of centre point), inner urban suburbs.
Low	5-15	Urban periphery, outlying lands, areas with capacity/ environmental constraints.

### **Oranmore Local Area Plan 2012-2022**

The Oranmore LAP 2012 has been extended to from 2017 to 2022. The originally allocated population growth of 1,170 additional persons and housing land requirement of 22.67 ha have been incorporated into the core strategy of the current county development plan. The report of the Chief Executive of Galway County Council on the proposed deferral of notices under Section 20 of the Planning & Development Act 2000 noted that, as of May 2017, there had been limited development in Oranmore in the period since the adoption of the LAP and there was no evidence that this was going to change substantially in the immediate period ahead. Practically all of the 22 ha required for phase 1 residential development remained undeveloped.

The majority of the site is zoned 'R1', 'Residential Phase I', with some of the western margins zoned 'OS', 'Open Space / Recreation and Amenity'. As per LAP objective DS 6 – Residential Development Phasing, residentially zoned lands are to be developed sequentially with Phase 1 lands identified for development in the short to medium term in locations that are serviceable and accessible. LAP section 3.1.3 provides the following standards for residentially zoned lands:

- Plot ratio 0.10 to 0.50
- 50% maximum site coverage
- 15% minimum public open space

It also repeats residential density standards set out in development plan table 13.1 as above.

The following relevant LAP policies and objectives are noted:

- LU 3 – Residential (R)
- LU 15 – Residential Densities
- Policy RD1 – Residential Development
- Policy RD 2 – Phased Development on Residential Zoned Lands
- Objective RD 1 – Phased Residential Development
- Objective RD 2 – Quality Housing Environments
- Objective RD 3 - Housing Options
- Objective RD 4 – Open Space in Residential Areas
- Objective RD 5 – Social and Affordable Housing
- Objective CF 3 – Childcare Facilities
- Objective CF 8 – Provision of Recreation and Amenity Facilities in Oranhill is to ensure the provision of recreational and amenity facilities as an integral part of any development proposals for Oranhill to the south of the development site.
- Objectives TI 24 and TI 25 to provide the Oranhill Distributor Route from the Maree Road to the Rocklands roundabout on the N18 (now N67). Objective TI 27 – Maree Road is to preserve and improve the Maree Road.
- Policy UI4 – Flood Risk Management and Objective UI 13 – Flood Zones and Appropriate Land Uses (Refer to Map 3A/3B)
- Objective UD 7 – Landscape Character, Values, Sensitivity and Views / Prospects
- Objective HC 8 – Monuments and Places and Objective HC 9 – Archaeological Assessment.

- Objective NH 11 – Summer Botanical Survey for Lands at Moneyduff is to ensure that a Summer Botanical Survey is undertaken and submitted as part of any planning application for development of lands beside the cSAC/pNHA designated site in Moneyduff.

## 5.0 Planning History

**ABP-301952-18.** Permission refused for 212 no. residential units, creche, new vehicular and pedestrian access from North-South Oranmore Distributor Road permitted under PL07.237219 and extended under Reg.Ref:15/1334.

1. Having regard to the information provided in the Appropriate Assessment Screening Report dated 14th June 2018, the Board could not be satisfied that the exclusion from the Natura impact statement of the European Sites Cregganna Marsh Special Protection Area (SPA) (Site Code: 004142) and Rahasane Turlough SPA (Site Code: 004089), on the basis that the development is entirely outside the designated sites with no complete source-pathway-receptor chain, was appropriate given the possible use of the development site by the Greenland White-fronted Goose, which is listed as a species of Special Conservation Interest for both SPAs.

2. The Natura impact statement does not consider the potential for effects on Special Conservation Interest bird species of the Inner Galway Bay SPA (Site Code: 004031) and the Cregganna Marsh SPA (Site Code: 004142) including as a result of increasing disturbance and potential increases in recreational and amenity pressures, or the potential effects on qualifying interest alkaline fen habitats within the Galway Bay Complex Special Area of Conservation (Site Code: 000268). The Board therefore cannot be satisfied, beyond reasonable scientific doubt, that the proposed development, either individually or in combination with other plans and projects, would not adversely affect the integrity of these European sites, Galway Bay Complex Special Area of Conservation (Site Code: 000268), Inner Galway Bay SPA (Site Code: 004031), Cregganna Marsh SPA (004142) and Rahasane Turlough SPA (004089), in view of the sites' conservation objectives.

Note:

The Board considered that the proposed development would contravene materially Policy NHB 1 of the Galway County Development Plan 2015-2021 for the



conservation and preservation of European sites and species. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**ABP-301193-18** Strategic Housing Development – Consultation. 192 no. residential units, crèche, new site access from the North-South Distributor Road. Decision - Requires further consideration/amendment

Planning authority Reg. Ref. **09/1925, PL07. 237219** – the board granted permission for a housing development of 161 units and a commercial centre to the east of the site in 2010. The planning authority extended the duration of that permission until 2020. This permission has not been implemented.

Planning authority Reg. Ref. **15/1107, PL07. 246315** – the board granted permission for 68 houses to the south of the current site on 25<sup>th</sup> July 2016. This permission has not been implemented.

## 6.0 Forming of an Opinion

- 6.1.1. Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

### **Documentation Submitted**

- 6.1.2. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017.
- 6.1.3. The information submitted included the following: a Completed Application Form; site layout plans and architectural and engineering drawings, Natura Impact Statement, planning report and statement of consistency, EIAR, traffic and transport statement, report on civil works, road safety audit, building life cycle report, letter of consent

Galway County Council, Design Concept Report, Irish Water pre-connection enquiry, Part V costs, Landscaping Layout and schedule.

- 6.1.4. I have reviewed and considered all of the above mentioned documents and drawings.

#### **Planning Authority Submission**

- 6.1.5. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Galway County Council, submitted a note of their section 247 consultation with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 28 January 2019.
- 6.1.6. The planning authority's 'opinion' included the following matters: site location and description; planning history; zoning and core strategy in terms of population allocation in the context of Oranmore; access arrangement and traffic; Part V requirements; design density, layout and open space; water services; connectivity to the village; flooding and drainage; childcare assessment; cultural heritage; ecology in the context of the NIS submitted and the previous reasons for refusal.
- 6.1.7. The planning authority conclude that the principle of the proposed development is acceptable, meets with the core strategy aims and will progress the delivery of the North-South Distributor Road, important for the long term sustainable development of Oranmore.

#### **Submission from Irish Water**

- 6.1.8. A submission was received from Irish Water and is available on file. In summary, the submission states that the proposed development is a standard connection, requiring no network or treatment plant upgrades for water or wastewater by either the customer or Irish Water. No third party consents are required for these connections.

#### **Submission from Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht – Archaeology**

- 6.1.9. The Department has reviewed the archaeological reports submitted by the applicant and have recommended the attachment of conditions that include further archaeological works, the maintenance of a 20 metre buffer, full investigation if

archaeological material found, monitoring and the production of a conservation works plan.

### **Submission from Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht – Nature Conservation**

- 6.1.10. A highly detailed submission was received from the Department that references the draft Natura Impact Statement and Environmental Impact Assessment Report submitted by the applicant, in addition to the previous submission made in relation to the full planning application, PL07.301952 refers.
- 6.1.11. The Department highlight the following significant sites: Galway Bay Complex SAC (site code 000268), Cregganna Marsh SPA (site code 004142) and Inner Galway Bay SPA (site code 004031). Primary areas of concern concerning the NIS relate to the following:
- Flood risks, including from coastal flooding and predicted sea level rise, and the need for (future) flood protection measures, may be a concern in this area and should be addressed.
  - The potential in combination effects of disturbance, displacement and habitat fragmentation are a concern in the case of Otter.
  - Cregganna Marsh SPA and Inner Galway Bay SPA are located to the south and west of the SHD site, respectively. The former comprises wetlands designated for and utilised by Greenland White-fronted Goose, a wintering Annex I bird species that is highly susceptible to disturbance from human activity. The geese that occur in Cregganna Marsh also utilise Rahasane Turlough SPA (site code 004089); the importance of the former for the geese increases when water levels in the turlough are high, meaning there are interrelationships between these two sites. Inner Galway Bay SPA comprises the bay and fringing coastal wetlands, and has been selected for a variety of Annex I and other migratory waterbirds, and wetlands. A key concern arising from the development, on its own and in combination with other plans and developments (existing and permitted) in the general Oranmore area, is the potential for disturbance and displacement of birds and encroachment of the SPAs, including wetlands and their margins.

- The assessment in the NIS should be targeted to relevant sites, rather than a blanket 15 kilometre buffer, specific conservation objectives should be addressed, potential cumulative or in combination effects should be highlighted,
- The scope of the NIS should be such that it contains the necessary scientific evidence, data and analyses to assess the implications of the proposal, on its own and in combination with other plans and projects (existing and permitted) in this general area, for the conservation objectives and integrity of the sites concerned.

6.1.12. In relation to the Environmental Impact Assessment Report, the Department highlight the following:

- The Biodiversity chapter of the EIAR should describe the baseline environment in terms of the habitats and species of flora and fauna present, significant effects on European sites are also a matter for the EIA.
- Surveys should reflect the current baseline but should also take account of changes that have taken place, whether with or without development consents, and with or without environmental or ecological assessments being carried out.
- Any significant areas and losses of Annex 1 habitat resource outside a European site, should be mapped and described and evaluated. Cumulative effects over the wider Oranmore area and in the long term should be taken into account.
- Any necessary surveys should be carried out at the appropriate time(s) of year.

### **The Consultation Meeting**

6.1.13. A section 5 Consultation meeting took place at the offices of Galway County Council on the 8 February 2019, commencing at 11.30am. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

6.1.14. At the commencement of the meeting, correspondence from the Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht, in relation to Nature Conservation was referred to by representatives of the Board. The correspondence had not been forwarded to the prospective applicant and the meeting was adjourned for a short period to allow time for its contents to be read.

6.1.15. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advance and contained the following issues:

1. Natural Heritage and Ecology. NIS and EIAR.
2. Archaeological and Cultural Heritage.
3. Pedestrian permeability and DMURS.
4. Any other matters.

6.1.16. In relation to Natural Heritage and Ecology, ABP representatives sought further elaboration/discussion on the submission made by the National Parks and Wildlife Service with respect to the draft Natura Impact Statement. Connected matters such as surface water drainage, flooding proximity to Natura 2000 sites and on-site habitat and species impacts were discussed. The applicant reiterated the locational aspects of the site in terms of proximity to an SAC and nearby SPAs. In addition, the applicant stated that ongoing site surveys would continue and that each of the points raised in the NPWS submission would be addressed in the final version of the NIS. In-combination effects should also be explored and the exclusion of any reasonable scientific doubt should be the aim of the applicant in the context of the reasons for refusal associated with the last application.

6.1.17. In relation to Archaeological and Cultural Heritage, ABP representatives sought further elaboration/discussion on the submission made by the Development Applications Unit of the Department. The conditions recommended by the Department's submission were discussed and no issues were raised. The amenity areas around the Castle (recorded monument) were highlighted in terms of the possibility of taking in charge and ongoing maintenance and management. The applicant was advised to address any outstanding issues raised by the Department's submission and amend planning documentation as necessary.

6.1.18. In relation to the Pedestrian permeability and DMURS, ABP representatives sought further elaboration/discussion around the provision of a roundabout at the entrance to the overall scheme and its accordance with DMURS. The comments were prefaced in the knowledge that the proposed development relies on extant permissions but the question was posed as to the provision of a roundabout being

the optimal solution that puts pedestrian and cyclist first. This was noted by the applicant and the planning authority also highlighted that ongoing compliance issues have sought to address the detailed design of the roundabout with improved measures in accordance with DMURS and the cycle strategy, as far as possible.

- 6.1.19. In relation to the other matters, ABP representatives highlighted the importance of addressing the previous reasons for refusal and the comments made by the relevant statutory consultees. The applicant was also advised to ensure compliance with EIAR regulations.
- 6.1.20. Both the prospective applicant and the planning authority were given an opportunity comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting 303294' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

## **7.0 Conclusion and Recommendation**

- 7.1.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.1.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority, submissions received from statutory consultees referred to under Section 6(10) of the Act and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.
- 7.1.3. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act: constitutes a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

7.1.4. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

## **8.0 Recommended Opinion**

8.1.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

8.1.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, and submissions received from statutory consultees referred to under Section 6(10) of the Act, An Bord Pleanála is of the opinion that the documentation submitted would constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.

Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission arising from this notification:

1. Notwithstanding that the proposal constitutes a reasonable basis for an application;

a) the prospective applicant should satisfy themselves that the Natura Impact Statement to be submitted with the application satisfactorily addresses the points raised by the Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht as indicated in their submission dated 29/01/19 and entitled 'Nature Conservation'. In addition, the reasons for refusal and notes attached by the Board in the previous planning application should be satisfactorily addressed.

b) likewise, and in relation to an Environmental Impact Assessment Report (EIAR), the prospective applicant should satisfy themselves that the EIAR to be submitted with the application satisfactorily addresses the points raised by the Development Applications Unit in the same submission with relation to 'Nature Conservation'.

2. A report prepared by a suitably qualified person on the likely impact of the proposed development on archaeology, in particular upon the recorded monument at Moneyduff Castle GA095-084. It should include a report on archaeological test excavations that have been informed by a prior geophysical survey, and a detailed conservation and management proposal to ensure the future preservation of the recorded monument including a description of its current status and condition. The prospective applicant should satisfy themselves that any report prepared addresses the points raised by the Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht as indicated in their submission dated 29/01/19 and entitled 'Archaeology'.

3. A site specific flood risk assessment and details of proposals for the drainage of the site and the attenuation of surface water runoff, as well as details demonstrating the capacity of the receiving waters for stormwater effluent and of the wastewater treatment plant to cater for foul effluent from the proposed development.

(Items 2 and 3 above may be incorporated into an EIAR, if one is to be submitted with the application for permission).

4. A statement specifying who would be responsible for carrying out any works to provide the supporting infrastructure that would be required to service the proposed housing development, including roads, watermains and sewers, and specifying when the works would be carried out in relation to a phasing programme for the proposed housing development. Information should also be submitted to demonstrate that the responsible person would have the requisite legal interest in land to carry out those



works, or the agreement of a person who does. If the works are not included within the proposed development and the boundary of the application site, then information should be submitted that demonstrates that the consents necessary for those works under the planning act and other laws have been obtained.

5. A report prepared by a suitably qualified and competent person demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets and the National Cycle Manual, as well as a map illustrating pedestrian, cycle and vehicular links from each part of the proposed development on the site to the rest of the town.

6. Proposals for the taking-in-charge of common areas, services and facilities in the development. Streets and footpaths/cycle links should be shown up to the boundaries of the site and facilitate future access. Ongoing management and maintenance, including a building lifecycle report for apartment buildings in accordance with section 6.13 of the 2018 Apartment Design Guidelines. The proposals should have due regard to section 180 of the Planning and Development Act, 2000 (as amended), the taking-in-charge policy of the planning authority and any relevant ministerial policies, including those stated in Circular Letter PL5/2014.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. The Department of Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. An Taisce
5. The Galway County Childcare Committee

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Stephen Rhys Thomas  
Planning Inspector

26 February 2019