



An  
Bord  
Pleanála

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

### **Inspector's Report on Recommended Opinion ABP-304507-19**

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<b>Strategic Housing Development</b>	272 no. bedspace student accommodation and associated site works.
<b>Location</b>	Coolough Road, Terryland, Co. Galway.
<b>Planning Authority</b>	Galway City Council
<b>Prospective Applicant</b>	Montane Developments (Ireland) Ltd.
<b>Date of Consultation Meeting</b>	27 <sup>th</sup> June 2019
<b>Date of Site Inspection</b>	19 <sup>th</sup> June 2019
<b>Inspector</b>	Ronan O'Connor

## 1.0 Introduction

- 1.1. 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

- 2.1. The site is located within Terryland, approximately 2km to the north of Galway City Centre, and approximately 1.2 km from the National University of Ireland Galway campus. The stated site area is 1.115 Ha.
- 2.2. The site is currently vacant and is overgrown with vegetation. There is an existing residential housing estate located to the north-east of the site, Crestwood, which is predominantly single storey detached dwellings. To the east and south-east, the site borders the Tirellan Heights estate, which is a relatively large expanse of two-storey suburban type dwelling houses.
- 2.3. On the opposite site of Coolough Road, there are a number of larger, detached houses on larger sites.

## 3.0 Proposed Strategic Housing Development

- 3.1. The proposed development comprises the following:
  - A student housing development comprising a 2-5 storey accommodation block, a 2-storey seminar room building, and a single storey services block.
  - The development will provide a total of 272 no. bedspaces with 252 bedrooms (232 no. single bedrooms (including 6 no. accessible bedrooms) and 20 no. double/twin bedrooms, divided into 45 no. clusters.

- Ancillary student facilities to include communal laundry (c. 69 sq. m.), gym (c.144 sq. m.), reception/security area (c.139 sq. m), seminar room (c.63 sq. m.) and a student common room.
- Provision of 10. No. car parking spaces, 304 no. bicycle parking spaces, 3 no. motorcycle spaces, and coach drop-off (with bus shelters).
- Access to be provided from Coolough Road.
- Bin stores, plant areas, switch room, ESB sub-station, gas skid.
- All associated site development works, including landscaped areas, boundary treatments, drainage works, lighting, site services and infrastructure.

3.2 The following details are noted:

<b>Parameter</b>	<b>Site Proposal</b>
Application Site	1.115 Ha
Area of Development	Gross Floor Area 7985.21 sq. m
No. of Apartments/Clusters	45
No. of Bedrooms	252
No. of Bedspaces	272
Other Uses	Ancillary student support facilities
Car Parking	10 spaces
Bicycle Parking	304 spaces
Vehicular Access	From Coolough Road
Open Space	Courtyard space, communal open space including informal running track.

3.3 The breakdown of the accommodation is as follows:

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
Student Clusters	-	-	-	2	14	29	272 bedspaces

## 4.0 National and Local Planning Policy

### 4.1. National

4.2. The recently published National Planning Framework references student accommodation at section 6.6 and states that demand for student accommodation exacerbates the demand pressures on the available supply of rental accommodation in urban areas in particular. In the years ahead, student accommodation pressures are anticipated to increase. The location of purpose built student accommodation needs to be as proximate as possible to the centre of education, as well as being connected to accessible infrastructure such as walking, cycling and public transport. It states that the National Student Accommodation Strategy supports these objectives.

4.3. The NPF also includes a number of relevant objectives as follows: Objective 31 which seeks to prioritise the alignment of targeted and planned population and employment growth with investment in: - the expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development. Objective 13 states that in urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well designed high quality outcomes in order to achieve targeted growth. Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.

### Section 28 Ministerial Guidelines

4.4. 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 Section 28 Ministerial Guidelines are:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated 'Urban Design Manual').
- Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities.
- Design Manual for Urban Roads and Street.
- Urban Development and Building Heights, Guidelines for Planning Authorities.
- 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices').
- Framework and Principles for the Protection of the Archaeological Heritage (1999).

4.5. The following documents are also considered relevant:

- Dept. of Education and Skills 'National Student Accommodation Strategy' (July 2017)
- Dept. of Education and Science 'Guidelines on Residential Developments for 3rd  
Dept. of Education and Science 'Matters Arising in Relation to the Guidelines on Residential Developments for 3rd Level Students Section 50 Finance Act 1999.' (July 2005).

#### Local

4.6. The relevant Development Plan is the Galway City Development Plan 2017-2023.

#### **Zoning**

4.7. The majority of the site is zoned 'R' Residential – To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.

4.8. Section 11.2.8 notes uses which are compatible with and contribute to the zoning objective include residential and residential institution.

- 4.9. The southern portion of the site zoned RA (Recreation and Amenity) objective “To provide for and protect recreational uses, open space, amenity uses and natural heritage”

### **Relevant City Development Plan Policies and Objectives**

#### Student Accommodation

- 4.10. Section 11.29 of the Plan deals with Student Accommodation and states that the City Council supports the provision of high quality, professionally managed, purpose built student accommodation on/off campus at appropriate locations in terms of access to sustainable and public transport modes and third level institutes, in a manner that respects the residential amenities of the surrounding area.
- 4.11. Student accommodation should be designed to be attractive, accessible, safe, and minimise adverse impacts on the surrounding area while creating mixed, healthy and inclusive communities. The nature, layout and design of the development should be appropriate to its location and context and should not result in an unacceptable impact on local character, environmental quality or residential amenity. Proposals should be designed to be safe and secure for their occupants whilst respecting the character and permeability of the surrounding area. An appropriate management plan should be part of student accommodation applications to minimise potential negative impacts from occupants and the development on surrounding properties and neighbourhoods and to create a positive and safe living environment for students. Adequate open space of suitable orientation should be provided within developments.
- 4.12. Proposals for student accommodation should comply in general with the design standards promoted in the Guidelines on Residential Development for Third Level Students (DES 1999), the subsequent supplementary document (2005) and the Student Accommodation Scheme, (ORC 2007) unless superseded by new standards. Alternative design standards will be required to show that they are adapted from other international standards and prevailing best practice.
- 4.13. When assessing planning applications for student accommodation consideration will be given to the following:

- The location and accessibility to educational facilities and the proximity to existing or planned public transport corridors and cycle routes;
- The potential impact on local residential amenities;
- Adequate amenity areas and open space;
- The level and quality of on-site facilities, including storage facilities, waste management, bicycle facilities, leisure facilities, car parking and amenity;
- The architectural quality of the design and also the external layout, with respect to materials, scale, height and relationship to adjacent structures. Internal layouts should take cognisance of the need for flexibility for future possible changes of uses;
- The number of existing similar facilities in the area. In assessing a proposal for student accommodation the Council will take cognisance of the amount of student accommodation which exists in the locality and will resist the over-concentration of such schemes in any one area, in the interests of sustainable development and residential amenity.
- Details of the full nature and extent of use of the proposed use of the facilities outside of term time.
- Consideration regarding compliance with Part V arrangements for social housing will not be required where the accommodation is for student accommodation of a recognised third level institution.

4.14. All permissions for student accommodation shall have a condition attached requiring planning permission for a change of use from student accommodation to other types of accommodation. Future applications for change of use will be resisted except where it is demonstrated that continuing over-provision of student accommodation exists in the city.

#### Neighbourhoods/Suburbs

4.15. Section 2.4 of the Plan refers to the neighbourhood concept and the site lies within an 'Established Suburb' which are addressed in section 2.6 of the Plan. The following elements of Policy 2.6 are considered relevant.

‘Ensure a balance between the reasonable protection of the residential amenities and the character of the established suburbs and the need to provide for sustainable residential development’.

### Residential Development

- 4.16. Section 11.3 addresses residential development. 11.3.2 deals with ‘Established Suburbs’ and states that policies and objectives are as per standards for Outer Suburbs except:

#### 11.3.2 (a) General

In the interests of sustainability and urban design, higher densities may be appropriate when new residential development or commercial/community development has regard to the prevailing pattern, form and density of these areas.

#### 11.3.2 (b) Amenity Standards

Shall be as per Outer Suburbs except in certain circumstances where the established form and layout would deem a reduction in these standards appropriate, in the interests of sustainability and urban design.

#### 11.3.2 (c) Car Parking Standards

- 1 on-site per dwelling and 1 grouped visitor per 3 dwellings or,
- 1 space per dwelling if grouped.

- 4.17. Section 11.3.1 of the Plan deals with the Outer Suburbs with section 11.3.1 (a) ‘General’ stating that residential development shall be laid out in such a way so as to maximise accessibility to local services, public transport and to encourage walking and cycling. The following are also considered to be of note:

- Pedestrian, cycle and vehicular movement shall be convenient, safe and integrated into the overall layout of the development. The layout of all new residential development shall have regard to adjoining developments and undeveloped zoned land. Where appropriate, linkages and complementary open spaces shall be provided between adjoining developments.
- Innovative layouts, including courtyard developments, shared open spaces and the clustering of dwellings shall be used, where appropriate, to achieve high standards of amenity.



- Existing hedgerow, trees, watercourses and stone walls shall be retained where feasible. A landscaping scheme including hard and soft landscaping, and incorporating SUDS principles where appropriate, shall be designed as an integral part of the development.
- A plot ratio of 0.46:1 for new residential development shall not normally be exceeded.
- Residential developments of 10 units and over shall normally provide a mix in type of residential units.
- Non-residential development shall be considered at appropriate locations on residentially zoned lands where it is of a scale that serves the local need and where all other development management requirements are satisfied. Plot ratio for such commercial, leisure, community and mixed developments on residentially zoned lands shall not normally exceed 1:1. On distributor roads or other major access roads where commercial development will contribute to the quality of urban design and is otherwise acceptable a higher plot ratio may be considered.

- 4.18. Standards for Roads and Streets in New Residential Development is set out in section 11.3.1 (b).
- 4.19. Amenity Open Space Provision in Residential Developments is set out in section 11.3.1 (c) stating that communal recreation and amenity space is required at a rate of 15% of the gross site area. It is states that in all proposed residential development over ten units, a recreational facility shall be provided as part of the communal open space and funded by the developer.
- 4.20. Overlooking is addressed in section 11.3.1 (d) where it is stated that residential units shall not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum and in the case of developments exceeding 2 storeys in height a greater distance than 11 metres may be required, depending on the specific site characteristics.
- 4.21. Daylight is set out in section 11.3.1 (e); Car Parking Standards are set out in section 11.3.1 (g); Cycle Parking Standards are included at section 11.3.1 (h); Bin Storage Standards are included at section 11.3.1 (i).

## 5.0 Planning History

### Pre-Application Site

- 5.1. ABP Ref 302626-18 (PA Reg Ref 17/377) – Permission granted by ABP and by Galway City Council for construction of 30 residential units.

### Other Student Accommodation Developments

- 5.2. ABP-301693-18 – Permission granted under SHD for 394 bedspaces within 63 apartments at the site of the Westwood House Hotel.
- 5.3. Ref.15/221 (ABP-PL61.246079) - Permission granted to NUIG for student accommodation comprising 429 bedspaces in 57 units in 5, 4 & 3 storey blocks on Campus with the accommodation also proposed for short-term letting during summer months.
- 5.4. PL61.246807 (Ref. 16/40) – Permission granted for redesign and change of use of 3 storey office building over basement car park to provide 4 storey building over basement car park comprising 77 student and self-catering holiday apartment suites. This site is located at Sandyfort Business Centre, Bohermore on land zoned CI.
- 5.5. PL61.247406 (Ref. 16/156) Five storey block of managed student accommodation (147 bedspaces/46 units) modifying/ superseding previously permitted apartments under planning register reference 13/306 at Fairgreen Road.
- 5.6. ABP-300613-18 (Ref. 17/21) – Permission granted for predominantly student accommodation scheme (c. 10,747 sqm) provided in 2 blocks (consisting of a total of 345 no. bedrooms) at Queen Street/Dock Road.

## 6.0 Section 247 Consultation(s) with Planning Authority

- 6.1. Galway City Council state that one pre-application consultation took place on 12th December 2018.

### **Other Prescribed Bodies**

#### Irish Water

- 6.2. Confirmation of Feasibility issued for this site for 290 student bedspaces. The proposed development, as assessed for the Confirmation of Feasibility, 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 to take plans. Therefore, based upon the CoF, Irish Water confirms that subject to a compliant water and wastewater layout and a valid connection agreement being put in place between Irish Water and the developer, the proposed connections to the Irish Water networks can be facilitated.

#### Department of Culture, Heritage and the Gaeltacht

- 6.3. It is noted that the proposed development lies in close proximity to monument GA082-096-Mass Rock. The Mass rock is situated adjacent to the boundary of the proposed development site and the development may have a direct impact on this monument.
- 6.4. Given the scale and location of the proposed development it is also possible that subsurface archaeological remains could be encountered during the construction phases that involve ground disturbance. The Department concurs with the findings of the archaeological impact assessment report submitted with the application.
- 6.5. Conditions are recommended.

### **7.0 Prospective Applicant's Case**

- 7.1. 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. This information included, inter alia,

*SHD Application Form for Section 5 Consultation; Schedule of Documents and Drawings; A1 Drawings; Booklet of A3 Drawings Construction Management Plan ; Planning Report and EIA Screening ; Statement of Consistency; Letter from Cushman & Wakefield in relation to demand for student accommodation; Student Accommodation Management Plan; Operational Waste & Recycling Management Plan; Fire Safety Report for Planning; Statement of Screening for Appropriate Assessment; Irish Water CoF correspondence; Stage 1 Flood Risk Assessment; Schedule of Areas; Letter from NUI Galway Students Union; Ecological Impact Statement; Mobility Management Plan and Road Safety Audit; Drainage & Water*

*Supply Report; Archaeological Impact Assessment; Visual Impact Assessment Report; Building Services Planning Stage Report ; Environmental Analysis Report; Landscape Design & Maintenance Report; Tree Survey; Architectural & Urban; Design Statement; Shadow Analysis; copy of pre-application request on disc.*

7.2. In addition, section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000.

These statements have been submitted, as required.

7.3. The applicant's case is set out in in general terms within the Planning Report and the Statements of Consistency documents and can be summarised as follows:

- Unprecedented growth in Galway City in student numbers in recent years. The total student population in Galway is expected to exceed 21,500 by 2024.
- Has an impact on the private rental and sales market/specifically designed student accommodation can help rebalance demand in the private housing market.
- Provision of student accommodation supported at National level.
- This proposal is located on lands zoned residential, proximate to NUIG and has a significant student population currently residing in standard housing accommodation.
- In line with the NPF which supports the provision of student accommodation in appropriate locations.
- In line with the Draft Regional and Economic Strategy 2019-2031 which supports the principles of compact urban growth, improved residential supply and choice, improved land-use/transportation integration and better urban design.
- In line with the relevant Section 28 Guidance.
- Proposal responds to its environment and established a landmark at the northern edge of the Terryland suburb/high quality materials.
- Provides high quality walking and cycling links, limited no. of car parking spaces (10), close to services, improve urban legibility, is accessible and is not on a site

of ecological importance/Proposal complies with the design criteria in the Urban Design Manual.

- Site is within an Intermediate Urban Location which can accommodate higher density development.
- Internal road is a shared surface and vehicular traffic within the site will be minimal.
- Site is situated outside of Flood Zones A and B and is not a floodrisk.
- Protects residential amenity with the higher elements located furthest from the existing houses.
- Footprint reflects that permitted in the previous residential development permitted by the Board.
- Is proximate to public transport.
- Significant open space is provided including an informal running track.
- Materials and building form break up the massing of the building.
- Only one other student accommodation facility within 1/2km of the site – Menlo Park which provides 140 bedspaces. Two more within 1km – not considered an overconcentration of student accommodation in the area.
- Will be professionally managed.

7.4. I have reviewed and considered all of the documentation submitted by the prospective applicant relating to this case.

## **8.0 Planning Authority Submission**

8.1. 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 City Council, submitted the minutes 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 17th June, 2019.

8.2. Galway City Council's opinion included the following matters: urban design; planning history; land use zoning; compliance with CDP; environmental issues; transportation issues; water supply, waste water and surface water.

8.3. In summary the following is noted:

- Location of the site (semi-rural area) requires a development that is responsive to its context, and not a development which is more suited to an urbanised central location.
- Site would be considered a 'Peripheral and/or less Accessible Urban Location,.
- The proposed density would be more suited to an Intermediate Urban Location.
- Site is not defined as an Intermediate Urban Location in view of its urban edge and peripheral location and its distance from city centre and third level institutions.
- Bus service does not achieve the peak hour frequency required.
- Shadow analysis shows significant overshadowing of No. 82 Crestwood for 21st June 6pm.
- Displays problematic interface between the development, its associated proximity, massing, scale and height and the adjoining established residential properties.
- Some features of the open space are welcomed – however layout of the open space provided is incidental and subject to a significant portion of hard landscaping treatment.
- Plot ratio of 1.14:1 exceeds the plot ration standards for residential development as set out in the CDP (0.46:1) – highlights a more intense form of urban development that is out of character with its surroundings and this established residential neighbourhood.
- Refers to previous permission – current three storey development is closer to the eastern side boundary than the residential development previously permitted – impact on amenity was an issue at planning application stage – ridge heights were reduced and the three storey units were omitted along the eastern

boundary. Current proposal represents a significant departure from the precedent established under previous permission..

- Concerns are raised over the location of student accommodation at this site in view of its transitional urban edge location.
- Lack of supporting facilities for student accommodation.
- Scale and intensity of student accommodation proposed would have a negative impact on the established residential character and amenity of adjoining properties and the surrounding neighbourhood.
- In view of the site's location on limestone bedrock, a highly karstified area, groundwater quality should be protected.
- Proposal would require child facilities for summer tourist use.
- Open space in terms of its quantity and quality was deemed inadequate/need preserve wayleave over sewer pipes may sterilise amenity space.
- Buffer zone from Mass Rock feature has been reduced from 20m to 15m.
- Unclear if staff will be on site 24/7 or will be on call.
- Communal facilities appear very limited.
- Shadow analysis shows significant impact on existing properties.
- An Bord Pleanála Inspector's comments in relation to the previous scheme have relevance to this current proposal, including a justification for lower density.
- Transportation Section has no objection to the proposed development subject to conditions.
- Water Services – Pumped water mains to the southern boundary to be protected/smaller water mains to the north to be maintained and replaced if necessary/foul sewer connection considered acceptable.

8.4. I have reviewed and considered all of the documentation submitted by the planning authority relating to this case.

## 9.0 The Consultation Meeting

9.1. A Section 5 Consultation meeting took place at the offices of Galway City Council on the 27th day of June 2019, commencing at 11.00am. 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.

9.2. The main topics raised for discussion at the tripartite meeting were as follows:

- Locational Justification including accessibility by sustainable transport.
- Urban Design, including height and layout (including compliance with Design Manual Criteria and DMURS).
- Design Standards including amenity for occupants.
- Impact on Surrounding Residential Amenity.
- Drainage/Water Supply.
- Appropriate Assessment Screening.
- Any other matters.

9.3. In relation to location, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Existing links to NUIG; Provision for pedestrians and cyclists; Existing and proposed bus links; Footpath improvements

9.4. In relation to urban design and layout An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:

- Justification for the height proposed and visual impact of same; Layout of the proposed development and justification for the layout as proposed; DMURS compliance; Proposed materials in particular the cladding material

9.5. In relation to design standards An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:

- Open space provision; Play space/facilities to serve summer occupiers; management of the proposed development; other facilities in the general area to serve the development.



- 9.6. In relation to impact on amenity, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:
- Impact of this development on surrounding residential amenities including overshadowing, overlooking and visual impact.
- 9.7. In relation to drainage/water supply, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following:
- Compliance with SUDs/proposed attenuation.
- 9.8. In relation to Appropriate Assessment Screening, An Bord Pleanála representatives sought further elaboration/discussion/consideration of the following
- Appropriate Assessment Screening in relation to Lough Corrib.
- 9.9. In relation to Other Matters, there was a discussion in relation to the following:
- Setback from National Monument (Mass Rock).
- 9.10. The prospective applicant and the planning authority were given the opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting 304507' 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.

## 10.0 **Assessment**

- 10.1. 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.
- 10.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicants, the submissions of the planning authority and the discussions which took place at the tripartite meeting.
- 10.3. Having regard to all of 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.

## 11.0 Recommended Opinion

The Board 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.

Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, 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)(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. Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs;
2. Heritage Council;
3. An Taisce;
4. Irish Water;
5. Transport Infrastructure Ireland.

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

1. Student Demand and Concentration Report.

2. A detailed layout plan and report outlining pedestrian and cycle connectivity to the NUIG Campus, to surrounding services and to the City Centre, including details of any infrastructural improvement works proposed as part of the application.
3. Additional CGIs/visualisations/3D modelling showing the proposed development relative to existing development, including the surrounding residential development.
4. A site specific Student Management Plan which includes details on management outside of term-time.
5. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.
6. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.
7. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
8. Construction and Demolition Waste Management Plan;
9. Details of public lighting.

**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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Rónán O'Connor  
Planning Inspector

16<sup>th</sup> July 2019