



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion

ABP-306598-20

Strategic Housing Development

338 unit residential development comprising 2-bed, 3-bed and 4-bed houses, 2 crèche facilities, a community meeting room and a park pavilion with changing facilities and toilets.

Location

Lands at Cosmona, Loughrea, Co. Galway.

Planning Authority

Galway County Council.

Prospective Applicant

Rocktop Asset Management Limited.

Date of Consultation Meeting

7 May 2020.

Date of Site Inspection

6 March 2020.

Inspector

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 is located in Loughrea, County Galway. The site is situated north of Loughrea town centre and south of the R380, regional road. The site is large and comprises a number of agricultural fields with earlier phases of residential development to the east, south and west. A portion of the lands at the western side of the site adjoins the Athenry Road and south of Gaelscoil Riabhach (primary school). Other portions of the site adjoin the following housing estates, Cois Furain, Ti na Ri, Donnellan Drive, Ashlawn, Hazelwood, Abbeyfields and Cosmona.

The lands are mostly level with some slight crossfalls towards the northern portion of the site. There is a slight fall in level down to the site from Donnelly Drive and along the northern part of Ti Na Ri a blank retaining wall is very prominent. The character of the wider area is low density suburban type dwellings with a hotel, commercial quarter and shopping centre to the south west.

3.0 Proposed Strategic Housing Development

The proposed development which is subject of this pre-application consultation request comprises 338 residential units, all houses and 1 to 2 storeys in height, as follows:

	<i>Total</i>	<i>Percentage</i>
<i>Total No. Units</i>	338	100

<i>2 Bed/1-storey</i>	25	7.5
<i>2 Bed 2 Storey</i>	25	7.5
<i>3 Bed/2 Storey</i>	247	73
<i>4 Bed/2 Storey</i>	41	12
<i>Community Bldg</i>	4	
	<i>Total</i>	
<i>Open Space (m2)</i>	21,022.65	
<i>Parkland</i>	20,736.90	
<i>Total Open Space</i>	41,759.55	

Ancillary to the development are 2 crèche facilities, a community meeting room and a park pavilion with changing facilities and toilets, total floor area 600 sqm.

A new public park is to be provided (approx. 2.07 ha) central to the development area along with shared green spaces scattered throughout the development phases. 4 playground areas are accommodated within these zones.

20 additional car parking spaces are being provided to facilitate the adjoining secondary school facility.

- 763 car parking spaces
- The site area is 14.85 hectare. Stated residential density of 33.8 units per hectare.

4.0 National and Local Policy

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:

- ‘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’)
- ‘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.

Local Policy

The **Galway County Development Plan 2015-2021** is the operative development plan for the area, the Loughrea LAP concerns the specifics of the site.

Relevant sections of the development plan include:

Chapter 2: Core Strategy (Population allocation for Loughrea of 1,133 persons with a stated indicative housing yield of 351 housing units).

Chapter 3: Housing – Urban Policies & Objectives (Section 3.6).

Chapter 8: Climate Change & Flooding: Flood Risk Management Policies & Objectives (Section 8.3).

Chapter 9: Heritage, Landscape & Environmental Management – Natural heritage and Biodiversity Policies & Objectives (Section 9.96).

Chapter 10 Social, Cultural & Community Development - Gaeltacht Policies & Objectives (Section 10.5).

Loughrea LAP 2012-2022

The site is located on lands subject to zoning objective R1 – Residential (Phase 1) and R2 Residential (Phase 2). A large portion of the site also includes lands zoned OS Open Space/Recreation and Amenity with objective CF3b (Community Facilities) and an Amenity Corridor bisects the site east to west. The LAP includes sections on a strategic vision, core strategy context and development strategy policies and objectives.

Policy RD2 – Phased Development on Residential Zoned Lands (refer to Map 1)

It is the policy of Galway County Council to encourage orderly, sequential and phased residential development in accordance with the Preferred Development Strategy and the land use management and zoning provisions set out in this Local Area Plan. This shall include a positive presumption in favour of the sequential development of suitably serviced Residential (Phase 1) lands in order to align the Local Area Plan with the Core Strategy/Settlement Strategy in the Galway County Development Plan, subject to compliance with the policies and objectives in this Local Area Plan and the principles of proper planning and sustainable development. There will be a general presumption against residential development on lands zoned Residential (Phase 2) within the lifetime of the Local Area Plan, subject to the exceptions provided for under Objective RD1.

Objective RD1 – Phased Residential Development (refer to Map 1)

Support the development of lands designated as Residential (Phase 1) within the lifetime of the Local Area Plan, subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer term growth needs of the town. Residential (Phase 2) lands are generally not developable within the lifetime of this Plan, with the exception of the following developments, which may be considered by the Planning Authority within the lifetime of this Local Area Plan subject to a suitable case being made for the proposal:

- a) Single house developments for family members on family owned lands.
- b) Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area.
- c) Where it is apparent that Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development may be considered in a phased manner on some Residential (Phase 2) lands.

The above exceptions will be subject to compliance with the Core Strategy in the Galway County Development Plan, the policies and objectives in this Local Area Plan, the principles of proper planning and sustainable development and to meeting normal planning, access and servicing requirements. Developments will only be permitted where a substantiated case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer term growth needs of the town.

Development Management Standards and Guidelines are detailed in the Galway County Development Plan.

5.0 Planning History

Subject site:

051150 – Permission for the construction of a 190 unit residential development and creche.

Subsequent permissions refer to amendments to layout and house type.

Section 247 Consultation(s) with Planning Authority

It is stated by the prospective applicants in the submitted documentation that Section 247 pre-application consultations took place with the planning authority on the 21 August 2019.

6.0 Forming of an Opinion

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

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.

The information submitted included the following: a Completed Section 5 Pre-Application Consultation Request Form, Site Layout Plans and building elevations, Statement of Consistency, Planning Appraisal of phase 2 lands, Natura Impact Statement (NIS) and an Appropriate Assessment Screening Report, EIA Screening Report, Ecological Impact Assessment, Architectural Design Statement, Landscaping plan, CGI Images, Drainage layout drawings, Irish Water pre-connection enquiry, Draft Part V letter of understanding from Galway County Council, Stage 1 Road Safety Audit, Traffic and Transportation Assessment, Construction & Environmental Management Plan and Invasive Species Management Plan.

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

Planning Authority Submission

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 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 12 March 2020.

The planning authority's 'opinion' included the following matters: planning history; zoning, policy to do with low density residential locations, plot ratio, density, residential amenity, landscape/play areas passive supervision, service and transportation infrastructure.

The planning authority's comments can be summarised as follows:

Principle of development – more than half of the site is located on lands zoned Residential (Phase 2) the applicant is referred to Policy RD2 – Phased Development on Residential Zoned Lands and Objective RD1 – Phased Residential Development of the Loughrea LAP 2012-22, which sets out that there will be a general presumption against residential development on lands zoned residential phase 2

within the lifetime of the LAP. While the lands upon which 100 of the proposed 338 residential units are proposed are zoned for residential development (Phase 1) in the current LAP, the lands upon which the remaining 238 units are proposed are zoned residential development (Phase 2). The proposed development would materially contravene the development plan. Land located on Residential phase 1 should be developed first. Concerning the development plan core strategy, the planning authority also query whether the proposed development of 338 residential units which does not appear, by itself to contravene the core strategy figure of 351 residential units would trigger the requirement for a material contravention of the plan or whether analysis of extant permissions should be factored in as part of an 'in combination assessment'. The Planning Authority tentatively conclude that the current application metric is by itself below 351 residential units, the development may not necessarily, in this case trigger the requirement for a material contravention by reason of core strategy exceedance alone. The development of phase 2 lands is a more pressing concern.

Urban Density - Given the greenfield suburban nature of the site and by reason of the Residential Phase 1 nature of a portion of the site it is considered that this portion of the site would meet the definition of 'inner urban suburbs' triggering consideration of appropriate density in the 15-35 unit range. The northern portions of the site, including most of those zoned Residential 'phase 2', would appear to meet the 'outlying areas' definition whereon the appropriate density range as set out in the current Local Area Plan would be in the 5 to 15 units per hectare range.

Development at this density range would, create an inefficiency in terms of serviceable urban land usage and potentially undermine the future sustainable urban development of the R2 land parcel. The planning authority state that this issue reinforces the unsustainability of the development of such large tracts of land, not earmarked for development within the current plan period.

Layout and Configuration - The scheme reads as a purpose built suburb with an excessively uniform urban grain, a more preferable arrangement from the perspective of sustainable urban placemaking would be the use of greater variety in terms of urban grain, avoid undue uniformity in the urban environment and use street based solutions such as perimeter block typologies, enclosure larger open and more casual groupings around smaller areas of public space. The planning authority

highlight critical issue areas where passive supervision is not achieved and where rear garden walls present to the public realm.

Street Architecture and Building Typology – the mix of units is skewed towards detached and semi-detached houses and this results in a certain pattern of development that is not compliant with local development plan advice or section 28 guidelines.

Flood Risk – though the site is located in flood zone C, there are areas of pluvial flooding at various locations of planned phases 1 and 2 of the prospective development. A site-specific flood risk assessment for the development is recommended and is required under U18 of the LAP.

EIA and AA – EIA screening documentation is noted and for the purposes of AA the inclusion of Sonnagh Bog SAC and Peterswell Turlough SAC should be considered.

Roads and Transportation – a Stage 2 RSA should be prepared, the TTA should address the proposed construction phase and address the issue of unsustainable transport modes and focus more on pedestrian facilities and linkages, the design and mixture of circulation space (mix of traffic and pedestrian circulation) should be clearly shown, and childcare set down areas should be detailed.

Servicing – the issues raised by IW should be addressed. Submissions state that there is no suitable public piped surface water outfall for the site. It is proposed in this contingency to utilise a mix of SuDS and onsite soakaways/attenuation systems to attenuate surface water. These surface water attenuation arrangements may heighten the flood risk potential of the site and this design should be built into a site specific flood risk assessment for the site.

Part V – proposals have been submitted and will be subject to agreement.

Childcare - Further analysis of demographics and local childcare facilities and availability may be required to ensure that the development does not place undue pressure on existing facilities or displace childcare requirements generated on site resulting in unnecessary commuting patterns.

Built and Cultural Heritage – there are no protected structures on or near the site, but an archaeological feature RMP No: GA 105-068 (Lime Kiln) is located on site. An Archaeological Impact Assessment may be required.

Submission from Irish Water (IW)

A submission was received from Irish Water and is available on file. In summary, the submission states that the proposal to deliver 50 units per year is feasible and the first phase of 50 units can be accommodated by existing infrastructure. However, to accommodate subsequent phases of development downstream network upgrades are necessary. Network upgrades include: 300 metres of a 150mm diameter sewer would require to be upsized to cater for more than the applicant's initial phase of 50 housing units and the 600 metres of Irish Water 225mm diameter sewer downstream of the 150mm sewer would also require to be upsized. IW have no plans to carry out these upgrades and funding, third party consents and wayleaves are required for the 900 metres of sewer upgrade works.

With respect to wastewater treatment, the wastewater treatment plant in Loughrea can facilitate the proposed phased loading to the networks of 50 housing units per annum commencing in 2020. Irish Water has plans to upgrade the wastewater treatment plant to improve treatment processes in the light of revised WWDA treatment standards. At present these upgrades are not on Irish Waters Capital Investment Plan and the upgrades will be subject to planning permission. The applicant may be required to contribute towards the costs of these upgrades; this will be confirmed at the connection application stage for each phase of development.

In terms of water supply there is capacity to serve the development though there are flow issues with regard to water supply such that the development should provide adequate fire storage capacity. With respect to water treatment, the two Water Treatment Plants serving the town of Loughrea are expected to be decommissioned in 2020 (subject to change) and connected to the Tuam RWSS. There should be no issues with regards to water treatment plant capacity as long as the development is delivered in the phased basis outlined by the applicant (Initial phase 1 of 50 units).

The Consultation Meeting

A section 5 Consultation meeting took place via Microsoft Teams on the 7 May 2020, commencing at 2.30pm. 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.

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. Core Strategy, LAP Phasing and NWRA RSES settlement hierarchy
2. Design Strategy - housing mix/typology, layout and urban design, open space hierarchy
3. Drainage - Surface Water Management – Flood Risk Assessment
4. Environmental Impact Assessment
5. Any other matters

In relation to **Core Strategy, LAP Phasing and NWRA RSES settlement hierarchy**, ABP representatives sought further elaboration/discussion on the status of Loughrea in terms of the RSES. The rationale for bringing the lands forward for development ahead of the phased approach in the LAP was queried. The planning authority provided a background to the zoning strategy of the LAP, noted that a third of the proposed development was on residentially zoned land but that the remainder was on phase 2 residential lands, the potential for a material contravention was highlighted. The applicant presented material submitted as part of the pre-app consultation to provide a rational for development the lands ahead of other residentially zoned land, but accepted that the production of a material contravention statement should be looked at prior to the submission of an application. In addition, Board officials made reference to the route of a link road through OS zoned land and highlighted that this too may present issues concerning material contravention of land use zoning. Finally, the likelihood of a ten year permission was highlighted as unlikely and that the applicant should provide a very robust rational for same.

In relation to **Design Strategy - housing mix/typology, layout and urban design, open space hierarchy**, ABP representatives sought further elaboration/discussion on the design strategy for the site entire site, in particular aspects such as passive overlooking of open space was queried, the distribution and mix of house types, the

provision of long lengths of flank walls and general compliance with section 28 guidelines was queried. The provision of a link street through OS zoned land was also queried, together with the provision of a buffer zone to the north of the site along the R380. The planning authority reinforced their concerns as highlighted in the opinion already submitted. The prospective applicant outlined their design strategy and suggested that their double fronted house design approach to open space would provide adequate levels of passive supervision. On balance, the prospective applicant noted the concerns raised and suggested that issues such as passive supervision of open space, the use of buffer zone areas and the location of a link road through open space could be revisited.

In relation to **Drainage - Surface Water Management – Flood Risk Assessment**, ABP representatives sought further elaboration/discussion on the surface water management rationale for the site and the production of a Flood Risk Assessment, despite most of the site being flood zone C. Other matters to do with significant wastewater infrastructural improvements and correspondence from Irish Water were highlighted. The planning authority highlighted their support for SuDS but also noted that the prospective applicant will not avail of local surface water infrastructure. The prospective applicant stated their intention to soakaway surface water on site, but acknowledged that other methods can be explored. The Board officials highlighted the importance of agreeing as far as possible technical arrangements concerning surface water management as there is no scope for further information requests under SHD legislation. In terms of wastewater infrastructure, the prospective applicant was advised to pursue the matter further with IW.

In relation to **Environmental Impact Assessment**, ABP representatives sought further elaboration/discussion on the need or not for the production of an EIAR, given the large scale of the site. The submission of screening documentation was noted and the prospective applicant was advised to prepare a suitably robust rational screening document exploring the need for an EIAR for the proposed development, or not as the case may be. The planning authority reiterated the issue and the prospective applicant noted the comments.

In relation to **other matters**, the planning authority highlighted a number of technical aspects to do with roads infrastructure, these were noted by the prospective applicant.

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 306598' 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

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.

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. I have had regard to both national policy, via the section 28 Ministerial Guidelines and local policy via the statutory plans for the area.

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 **requires further consideration and amendment** in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

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.

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 requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.

In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

1. Residential Phase 2 Lands

Further consideration of the documents as they relate to the zoning of a large proportion of the site for Phase 2 Residential. This consideration, including a justification for any application for development, should have regard to, inter alia, the Galway County Development Plan 2015 – 2021 and the Loughrea Local Area Plan 2012-2022 as it relates to the phasing of residential development and, in particular, the quantum and location of Phase 1 lands within the above mentioned LAP area which remain undeveloped and Policy RD2 – Phased Development on Residential Zoned Lands. This consideration and justification should also have regard to, inter

alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) as it relates to the sequential approach and phasing. In this regard an appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines consistency with the relevant development plan and that specifically addresses any matter that maybe considered to materially contravene the said plan, if applicable.

2. Development Strategy

Further justification/re-examination of the documents as they relate to the proposal which includes for the provision of an access road over an area zoned Objective OS Open Space/Recreation and Amenity within the Loughrea Local Area Plan 2012-2022. Having regard to, inter alia, the specific wording relating to this land use zoning objective and objective CF3b (Community Facilities), the applicant should satisfy himself/herself that they can proceed with an application for this part of the proposed development noting the provisions of section 9(6)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. In the event that an application is made, the application documentation should clearly lay out the justification and rationale for the proposed development having regard to the above. The materiality or otherwise of any contravention of the statutory objectives pertaining to the site, should be fully addressed in the application documentation.

3. Design and Layout

Further consideration of documents as they relate to the development strategy for the site, in particular the design approach and overall layout of the proposed development in relation to:

- The configuration of the layout particularly as it relates to the creation of a hierarchy of high quality, functional and amenable public open spaces with maximum surveillance, the creation of high quality public space interfaces without physical or visual barriers, quality children's play areas, general amenity and pedestrian connectivity should be given further consideration. Incidental and unusable strips of

open space should be omitted. Unsupervised laneways and open spaces between and behind dwellings should be avoided.

- The overall design approach to the site to ensure that a range of high quality housing typologies are provided and that a high quality living environment is created with distinct character areas. Finishes and materials should be robust and ensure variety.
- Further consideration of the documents as they relate to the layout and design of streets within the development and the requirements of DMURS regarding permeability and connections with existing street network; hierarchy of routes and street function; enclosure including building frontage, furniture and planting along streets; parking; widths of carriageways and footpaths; pedestrian crossing points; and types of junctions and corner radii. The submitted documents should demonstrate specific compliance with the particular stated provisions of DMURS. Generalised assertions regarding principles are not sufficient. If any cycle facilities are proposed, the specific compliance with the particular requirements of the National Cycle Manual should be demonstrated by the documents.
- That a high quality landscape strategy for the site is provided. Full details of boundary treatment should be provided and more effective ways to deal with legacy issues such as large expanses of retaining walls and tackling the loss of passive supervision opportunities from previous phases of development should be clearly demonstrated. In addition, the use and function of all open spaces should be detailed, not least with regard to the proposed buffer zones along the northern extremity of the site adjacent to the R380 and the large open space at the centre of the scheme. SuDS measures should be incorporated into the landscape proposals as appropriate.
- The design of the community facilities / crèche facilities should ensure that development appropriately addresses the street and that the layout is not dominated by surface car parking.
- The need to provide appropriate double fronted corner units particularly along road frontages and adjacent to public open spaces to ensure appropriate passive surveillance.

- The documentation at application stage should clearly indicate how the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities have been complied with.

Further consideration of these issues may require an amendment to the documents and/or design proposals submitted

4. Water Services

Further consideration of documents as they relate to the water supply network, required pipe upsizing of the foul sewer network and any other wastewater treatment upgrades necessary as outlined by Irish Water documentation received by An Bord Pleanála dated 11 March 2020. An outline of the necessary works to address the constraints and what party or parties will be responsible for such works. In addition, there should be clarity as to whether such works would be the subject of a separate consent process and or compulsory purchase process. Timelines for the delivery of any works is required relative to the delivery of the proposed development. Given the existing deficiencies in the provision of adequate sewerage infrastructure, the applicant should satisfy themselves that the proposed development would not be premature pending the delivery of required infrastructural improvements. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

5. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management for the site. This further consideration should have regard to the requirements of the Council in respect of surface water treatment and disposal as set out in section 'D.10 Servicing' of the Planning Authority's opinion. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated

'Technical Appendices'). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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:

1. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority. Streets should be shown up to the boundaries of the site and facilitate future access.
2. Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal if proposed. Details of proposed tree protection measures during construction. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted. Sections should be submitted at key locations where the public open spaces interface with proposed residential units.
3. A construction and demolition waste management plan.
4. In the event that the application is not accompanied by an EIAR the applicant shall submit the information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 and this should be submitted as a standalone document.
5. Noise Impact Assessment, which addresses the potential noise impact from the R380 and clearly outlines noise mitigation measures, if considered necessary

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. Minister for Culture, Heritage and the Gaeltacht
3. Heritage Council
4. An Taisce
5. The Galway County and City 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.

Stephen Rhys Thomas
Senior Planning Inspector

26 May 2020