



An  
Bord  
Pleanála

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

## Inspector's Report on Recommended Opinion

### ABP-308525-20

---

<b>Strategic Housing Development</b>	104 residential units (40 houses, 64 apartments), crèche and associated site works.
<b>Location</b>	Knockaunglass and Kingsland South, Athenry, Co. Galway.
<b>Planning Authority</b>	Galway County Council.
<b>Prospective Applicant</b>	Laurem Construction Ltd.
<b>Date of Consultation Meeting</b>	4 March 2021.
<b>Date of Site Inspection</b>	18 December 2020.
<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 is located at the south eastern side of Athenry, County Galway and abuts an existing small housing estate known as Abbey Glen. The site will be accessed from the Abbey Glen estate that in turn takes its access from the R347, an approach road into the town centre. The R345 is a wide road with a footpath on its western side, across from the Abbey Glen estate. The site comprises agricultural fields, flat with no significant change in level and characterised by rushes. A watercourse traverses the northern section of the site.

## 3.0 Proposed Strategic Housing Development

3.1 The proposed development which is subject of this pre-application consultation request comprises 104 residential units, accommodated in conventional housing units, duplexes and apartment buildings between two and three storeys in height, as follows:

<b>Detail</b>	<b>Proposal</b>
<b>Number of Units</b>	104 units
<b>Other uses</b>	Childcare facility – 412.7 sqm 4 Bike shelters 108 sqm
<b>Site Area – stated by applicant</b>	2.96 ha red-line boundary

<b>Density</b>	35 units per hectare net (stated by applicant)
<b>Building Height</b>	Up to 3 storeys
<b>Public Open Space</b>	5,800 sqm (greater than 15% of site)
<b>Dual Aspect Apartments</b>	100%
<b>Car parking</b>	168 spaces

#### Dwelling Mix

<b>Units Type</b>	<b>Number of units</b>	<b>% of each Unit type</b>
1 bed apartment	24	23
2 bed apartment	40	39
3 bed house	16	15
4 bed house	24	23
<b>Total</b>	<b>104 Units</b>	<b>100%</b>

The development also includes for the:

- Vehicular access via the L-31233 local road (Abbey Glen housing estate road) and associated R347 regional road junction,
- Pedestrian connections to existing Abbey Glen Housing estate, together with proposed pedestrian and cycleway connections to undeveloped lands to the north-east, east and south.
- A pedestrian crossing to link with the existing footpath along the western side of the R347
- Connection to public mains water infrastructure, including connection to existing surface water and foul drainage networks, to serve the development,
- Provision of landscaped public open space areas, a playground and a shared surface homezone

- Provision of private open space areas, surface level car parking, bicycle parking, refuse storage areas, footpaths, public lighting, revised boundary treatments, together with site works and services associated with the proposed development.
- Temporary construction phase access to the R347 via the greenfield lands to the south-west.

## 4.0 Planning History

### 4.1 Subject site:

**PI. Ref. No. 00/5975 (ABP PL07.130319)** – Permission refused for the construction of a housing scheme consisting of 82 houses, creche, social centre and temporary treatment plant.

### 4.2 Adjacent to site:

**LA0109:** Part 8 Planning Permission granted by Galway County Council for “Athenry Southern Ring Road”.

### **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 24 January 2019 and 26 February 2020.

## 5.0 National and Local Policy

### 5.1 National Policy

The government published the National Planning Framework in February 2018. Objective 3b is that 50% of new homes in cities would be within the existing built up area. Objective 13 is that, in urban areas, planning and related standards 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. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected. Objective 35 is to increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

## 5.2 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
- 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' - 2018
- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') 2009
- 'Design Manual for Urban Roads and Streets' 2013 (as amended)
- 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices')
- 'Childcare Facilities – Guidelines for Planning Authorities' 2001

Other relevant national guidelines include:

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

## 5.3 Regional Spatial & Economic Strategy -North and Western Regional Assembly 2020-2032

As a place of strategic potential Athenry has easy access to the mainline railway and motorway networks, providing easy access to Galway, Athlone, Limerick and

Shannon. It has existing access to broadband infrastructure thus ensuring the town/IDA park is an attractive place for industry to invest. Athenry has the opportunity to provide appropriately zoned land with adequate infrastructural services to accommodate enterprise e.g. Economic Corridor from Oranmore to Athenry. Economic corridors particularly industrial corridors such as the Oranmore – Athenry Strategic corridor must be developed/promoted and serviced to high international standards to attract further Foreign Direct Investment and indigenous industries/ businesses, building on strategic location and infrastructure. This corridor should be promoted sustainably as a centre for major national and international enterprises in a manner that shall be further defined in local planning policies.

#### 5.4 Local Policy

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

Relevant sections of the development plan include:

Chapter 2: Core Strategy (Population allocation for Athenry of 1,122 persons with a stated indicative housing yield of 363 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).

#### **Athenry LAP 2012-2022**

The site is located on lands subject to zoning objective R1 – Residential (Phase 1). The LAP includes sections on a strategic vision, core strategy context and development strategy policies and objectives for R1 zoned lands.

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

## 6.0 Planning History

### 5.1 Subject site:

**PI. Ref. No. 00/5975 (ABP PL07.130319)** – Permission refused for the construction of a housing scheme consisting of 82 houses, creche, social centre and temporary treatment plant.

Adjacent to site:

**LA0109:** Part 8 Planning Permission granted by Galway County Council for “Athenry Southern Ring Road”.

### **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 24 January 2019 and 26 February 2020.

## 7.0 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.

### 7.1 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, Appropriate Assessment Screening Report, Esker Assessment, Engineering Services Report, Landscaping plan, Drainage layout drawings, Irish Water pre-connection enquiry, Traffic and Transport Assessment including a DMURS Statement, Flood Risk Assessment.

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

## 7.2 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 23 November 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:

Zoning – The subject site is zoned Residential (Phase 1) in the current Athenry Local Area Plan 2012-2022, no concerns raised.

Core Strategy - Recommended housing densities in inner urban suburbs in the 15-35 Units/Ha range (DM Guideline LU1 of LAP refers). Core Strategy Population allocation of 1,122 (equivalent to an expected housing yield of 348 units). Permitted development on other lands within the LAP area amounts to approximately 125 residential units to date. It is considered that a further residential development of 104 units on the said Residential (R1) lands would, by itself and in conjunction with existing and permitted development, be unlikely to create any clear material contravention of the Galway County Development Plan Core Strategy for the settlement and LAP area of Athenry.

Residential Density – greater clarity is required in relation to the application of section 28 guidelines and the rationale presented for the density proposed. However, overall it is considered that the proposed development with a net density of



approximately 34 units per hectare is within (towards the upper limit of) the appropriate density parameters for the site.

Layout and configuration – The layout is significantly more aligned to the provisions of the local area plan concerning urban design on those which were the subject of preliminary discussions however some improvements on the layout are suggested, having regard LAP objectives, in terms of amenity and placemaking. It is considered that there is a placemaking justification for redesigning and substituting the proposed creche building from the main public open space north to the proposed playground area. An indicative masterplan for the entire R1 parcel should accompany any SHD application as a background to the design statement.

Building Typology – the duplex format is inconsistent with the traditional built form of Athenry found in the ACA. In addition, some duplex units engage poorly with amenity space. Material and built finishes require clarity.

Flood Risk – objectives contained within the LAP should be noted in the production of an FRA. Technical clarifications are required to be made to any FRA submitted with an application and the requirement to carry out a justification test is highlighted.

EIA - Should the proposed development not fall into a class of development contained in Schedule 5, Parts 1 or 2. Class 15 of the Schedule 5 states that EIA can be required in the case of subthreshold development that would be likely to have significant effects on the environment having regard to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended).

Appropriate Assessment – the nature of the site, its location close to designated sites and general planning history in the area are noted with regard to the sensitivity to appropriate assessment issues, an NIS may be required.

Roads and Transportation – any third-party consents to access the lands are required. Pedestrian network in the area is inconsistent and a study should be made to identify where upgrades should happen. A new relief road to the east has been permitted, reference LA01109 (Athenry Relief Road) and may provide benefits to this development.

Servicing – the comments made by IW are noted, however, more up to date information should be sought by the applicant. More details are required in relation to the surface water management strategy for the site.

Part V – details need to be expanded in relation to part V obligations.

Childcare – studies are required to ascertain if the proposed facility is an appropriate size.

Heritage – Any archaeological assessment should comment on the cultural and/or archaeological significance of An Esker Riada which has been plotted traversing the site.

Apartment use – Based on analysis of the zoning matrix contained within the Athenry LAP, apartments are indicated as ‘Permitted in Principle’ only on lands zoned C1 in the settlement of Athenry as defined by the LAP boundary and as ‘open to consideration’ only on lands zoned R. Given that apartments are ‘open for consideration’ on these lands, justification is required.

### **7.3 Submission from Irish Water (IW)**

Wastewater - The Athenry Wastewater Network Upgrade Project is at detailed design stage and a contract will be awarded for this project in 2022 (subject to change). A connection for the proposed development in its entirety could be facilitated as soon as possibly practicable after the completion of the Irish Water network upgrade project. The Irish Water network upgrade project is designed so that the proposed new main network sewer is at a sufficient depth to allow Irish Water to eliminate the existing Abbey Glen WWPS and to connect the existing estate by gravity to the new network.

The current network upgrade design includes for a new gravity sewer on the R347 It is proposed that this new foul sewer will allow the existing IW pumping station at the adjacent Abbey Glen estate to be decommissioned and connected by gravity to the new sewer. A gravity sewer connection may therefore be possible for the proposed development to the IW network in the Abbey Glen Estate or alternatively a direct connection to the new sewer proposed on the main road.

Should the development proceed in advance of delivery of the Irish Water network upgrade project and a connection be required in advance then in the interim it may be possible for the First Phase (circa 11 units) of the proposed development to connect to the existing Abbey Glen Pumping Station. This would however be subject

to an assessment of the existing pumping station and rising main capacity as upgrades may be required. This can be confirmed at connection application stage. The existing rising main serving the Abbey Glen Estate currently discharges to a 150mm sewer approximately 200m to the north of the existing Abbey Glen estate entrance.

Water supply – no issues

## 8.0 The Consultation Meeting

A section 5 Consultation meeting took place via Microsoft Teams on the 4 March 2021, commencing at 10am. 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. Design Strategy - housing mix/typology, layout and urban design, open space hierarchy
2. Connectivity - Athenry Relief Road, cycle-paths and footpaths
3. Drainage - Surface Water Management – Flood Risk Assessment
4. Any other matters

In relation to **Design Strategy - housing mix/typology, layout and urban design, open space hierarchy**, ABP representatives sought further elaboration/discussion on how the site fits in with the wider area, a masterplan could assist with this.

Greater clarity regarding the red line boundary of the site should include all areas where works/development are proposed, obtain the necessary consents if needed. More information is needed on the open space hierarchy, how the residential amenity of future occupants will be provided with reference to apartments/duplex units. Note the relevant section 28 guidelines in relation to apartments and residential development in urban areas. Provide a rationale for the location of the

crèche and the reason for its size, demand for such a facility should be provided. The Architects Design Report should distinguish between the front and back of duplex units, or if they are to be double fronted. More information on how the parking spaces are to be used, provide a rationale for the number proposed, have consideration for electric charging points and avoid car-dominated development. The planning authority noted that the overall design of the scheme had improved, but concerns remain about detailed design and unit typologies. The prospective applicant briefly outlined their design choices for the position of apartments, configuration of shared spaces and the location of the crèche. Board officials reminded the prospective applicant about the importance of referencing the relevant section 28 guidelines to back up design proposals.

In relation to **Connectivity - Athenry Relief Road, cycle-paths and footpaths**, ABP representatives sought further elaboration/discussion on the status of the Athenry Relief Road, its timeline for delivery and how it relates to the subject site in terms of cycle paths/footpaths and the front building line of duplex units. In terms of connectivity, it was thought more details would be needed about the pedestrian crossing along the R347, and should be included within the red line boundary of the application site. A Traffic and Transport Assessment needs to take into account any technical design issues in relation to a new pedestrian crossing. In terms of development contributions, if the planning authority are minded to suggest contributions toward infrastructural improvements, they should clearly identify development contribution calculations from the approved scheme. The prospective applicant should also address legal consent issues if any, regarding access proposed from Abbey Glen development or across lands outside their ownership. The planning authority highlighted that they had initial concerns about encroachment of the planned development on the relief road, matters to do with the proposed pedestrian crossing over the R347 and speed controls if necessary can be discussed prior to application. The prospective applicant stated that the Athenry Relief Road is at the same level as the site and that a timeline and funding for the road development is not yet certain. Contribution may be paid for relief road if permission for proposed development is granted. There are no legal issues related with access

to the site and will discuss traffic calming measures and pedestrian crossing further with the planning authority prior to lodging an application.

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 in accordance with the guidelines and the need for a justification test. An assessment should take into account any changes in level to the proposed site and the impact of the new road development to the east. Any surface water proposals, ecology/biodiversity measures, landscape design should all tie in with the findings and conclusions of the Flood Risk Assessment, there should be no inaccuracies or conflicts in terms of the information contained within each study. The planning authority had some concern regarding potential for displacement and downstream impact resulting from the proposed development and these should be addressed in the FRA. A combination of measures can be considered. The prospective applicant explained that the site is identified as a low risk area for flooding on general Flood Risk Assessment carried out for Athenry, the Flood Risk Assessment for the individual site refines the flood risk scenario for the area and takes into account the Clarinbridge River and climate change. With regard to surface water management, it is planned to open up, repair and maintain the existing drainage network on site and green spaces are selected as the location for attenuation areas. Board officials reminded the prospective applicant to ensure all documentation is consistent at application stage.

The Board officials highlighted the importance of agreeing as far as possible technical arrangements concerning surface water management and flood risk 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, as necessary.

In relation to **other matters**, Board officials reminded the prospective of the importance of section 28 guidelines and the need for detailed assessments in relation to Ecology, Appropriate Assessment and Sunlight/Daylight Analysis. Certain

standards need to be met concerning Strategic Housing Development applications and the level of detail required by the Board. The planning authority noted further discussions are necessary in relation to Part V housing. The prospective application will address the issues outlined, meet with the planning authority as needed and ensure a high standard of rigour in relation to a NIS.

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 308525' 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.

## 9.0 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.

## 10.0 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. 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 well designed 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 areas; 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, especially at the interface with the planned relief road to the east. Detailed cross sections at regular intervals should be used to illustrate the relationship between this site and the new road to the east. In addition, the use and function of all open spaces should be detailed, not least with regard to the proposed margins along the eastern extremity of the site adjacent to the planned relief road 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 crèche facilities should ensure that development appropriately addresses the street, opens onto planned open space and that the layout is not dominated by surface car parking.



- The need to provide appropriate double fronted corner units particularly along road frontages, pedestrian/cyclist connection points 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.

## 2. Water Services

Further consideration of documents as they relate to wastewater network upgrades, pumping station requirements and any other wastewater treatment upgrades necessary as outlined by Irish Water documentation received by An Bord Pleanála dated 24 November 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.

## 3. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management and flood risk assessment (FRA) for the site. This further consideration should have regard to the requirements of the Council in respect of surface water treatment and disposal including flood risk assessment as set out in section 'D.10 Servicing' of the Planning Authority's opinion. In addition, any landscape,

watercourse adjustment and surface water management proposals such as Sustainable Drainage Systems, should be considered in tandem with the FRA and specifically relate to an appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices') and include a suitably detailed assessment that satisfies criterion number 2 of the Justification Test for development management as set out in the guidelines. 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. 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.
2. 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.

3. A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials on each block. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development.
4. A construction and demolition waste management plan.
5. A detailed schedule of accommodation (Housing Quality Assessment) which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018 (2020), including its specific planning policy requirements.
6. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and on adjacent properties.
7. A building life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.
8. Noise Impact Assessment, which addresses the potential noise impact from the proposed relief road to the east and that clearly outlines noise mitigation measures, if considered necessary.
9. Information for the purposes of screening for EIA as set out in schedule 7A of the Planning and Development Regulations 2001 (as amended) where the application is not accompanied by a full EIAR. The information should be submitted as a standalone document and refer to the potential for cumulative effects in conjunction with other permitted and planned housing and road developments in the area.
10. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement

indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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

15 March 2021