



An  
Bord  
Pleanála

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

### **Inspector's Report on Recommended Opinion ABP-309350-21**

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<b>Strategic Housing Development</b>	110 no. residential units (8 no. houses, 102 no. apartments), creche and associated site works.
<b>Location</b>	Freeport, Bearna, Co. Galway.
<b>Planning Authority</b>	Galway County Council
<b>Prospective Applicant</b>	Peter and Seona O'Fegan.
<b>Date of Consultation Meeting</b>	01 <sup>st</sup> of April 2021.
<b>Date of Site Inspection</b>	25 <sup>th</sup> of March 2021.
<b>Inspector</b>	Karen Hamilton

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## 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

- 2.1. The site (2.05ha) comprises of two land parcels located to the north and south of the R336, within the village of Bearna, County Galway. The site is located c. 300m to the east of the existing Bearna Village Centre, separated by one-off dwellings. The R336 provides direct access into Galway City.
- 2.2. The northern parcel (0.35ha) of the site contains a pair of semi-detached dwellings and outbuildings. The Post Office occupies the ground floor of one of the dwellings. To the east of the northern site is Seamus Naofa Bearna National School and associated grounds, a small lane bounds the west of the site providing access to one-off residential properties to the north of the site.
- 2.3. The southern parcel (1.7ha) of land is bound by the R336 to the north and extends south to the edge of the coastline. The site is undeveloped and the most northerly aspect has been cleared. Topsoil has been stocked in the centre of the site.
- 2.4. The The application site is located largely within Flood Zone C. Flood Zone A covers a small section of the southern land parcel in the north western corner. This relates to a section of the Truskey Stream which flows within the southern land parcel along the northwest boundary.
- 2.5. Bearna is located within the Galway Gaeltacht.

### 3.0 Proposed Strategic Housing Development

The proposed development consists of:

- The demolition of 2 no. existing dwellings (currently the village post office is located in one of these houses) and associated outbuildings.
- The construction of 6 no. blocks (A-F) consisting of 110 residential units with commercial uses at ground floor level (Blocks A, E and F).
- The provision of vehicular access/egress onto the R366, signalised junction and associated works.
- All other associated site development and servicing works.

#### 3.1. Development Parameters

Site size	2.05ha (north parcel 0.35h, south parcel 1.7ha)
Total units	110 units
Commercial	1,601.60m <sup>2</sup> Block A- Gym (151.9m <sup>2</sup> ) & Block E- Creche (100m <sup>2</sup> )
Dual Aspect	72.5% of apartments
Public Open Space	Coastal park
Communal Amenity Space	Podium Amenity Space accessed from Block A
Bicycle Spaces	330 (45 for visitors)
Height	Up to four storeys
Density	56 units per ha

#### 3.2. Description of Blocks A- F

Block A	3 storeys at the entrance to the southern parcel 14 no apartments & 11 no duplex units Commercial Units on ground floor
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	Access to the podium communal space
Block B	3 storeys located within the southern parcel adjacent to the stream 8 no terrace houses
Block C	4 storeys located along the south facing onto the coastline 20 no. apartments
Block D	4 storeys located along the south facing the coastline 20 no. apartments
Block E	4 storeys located along the south facing the coastline 19 no. apartments Creche located at the ground floor
Block F	3 storeys located at the northern parcel facing onto the R336 18 no. apartments Commercial Units on the ground floor

### 3.3. Housing Mix

Units	Number	Percentage
1 bed	15	14%
2 bed	76	69%
3 bed	19	17%

### 4.0 Planning History

No relevant planning history on the site.

**Reg Ref 18/910** (site near the northern parcel)

Permission granted for the demolition of an existing dwelling house and 2) the construction of a two storey mixed use building consisting of 3 no. ground floor retail units and 3 no. first floor office units and all other associated works.

Adjoining site to the east, along the R336

**PL 07.243912 (Reg Ref 14/563)**

Permission granted for a new service station with shop/off-licence, restaurant, stores, tanks and ancillary works.

Other SHD applications in Bearna include:

**ABP 308431**

Permission granted for 121 no dwellings, associated works and childcare facility to the north of Bearna accessed through Cnoc Fraoogh.

## **5.0 Relevant Planning History**

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

- 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 Streets (DMURS)
- Urban Development and Building Heights – Guidelines for Planning Authorities
- The Planning System and Flood Risk Management Guidelines for Planning Authorities

### **5.2. Galway Metropolitan Area Strategic Plan**

- Bearna is within the Metropolitan area.

### **5.3. Galway County Development Plan 2015-2021**

Core Strategy

- Bearna Population allocation 420 persons and housing yield of 130 units.

Housing

- Objective UHO 7- High Quality/ Mix and Sensitive Design
- Objective UHO 8- Urban Design
- Objective UHO 12- Linguistic Impact Statements
- Objective UHO 13- Urban Housing in Gaeltacht Settlements

Chapter 8- Climate Change & Flooding

Chapter 9- Heritage, Landscape & Environmental Management

Chapter 10- Social, Cultural & Community Development.

#### 5.4. **Bearna Plan- Variation 2a of the Galway County Development Plan 2015-2022**

- This plan replaced the Bearna Local Area Plan 2007-2017

##### Core Strategy

- Target of 420 persons by 2021 and a land allocation of 12.12 ha to accommodate the new residential development over this plan period.

##### Village Zoning

- The site is zoned Village Centre
  - Apartment are permitted (subject to Objective RD3)
  - Residential is Open for Consideration
  - Recreational Open for Consideration
- Section 3.1- Development Densities for Zone VC- 1.00-1.25.
- Medium to high density (35-50units per ha) appropriate at Village Centre.

##### **Objective LU1 - Village Centre (VC)**

*Promote the development of the Village centre as an intensive, high quality, well-landscaped, appropriately scaled and accessible environment, with an appropriate mix of uses, including residential, commercial, service, tourism, enterprise, public and community uses that also provides a range of retail services, facilities and amenities to the local community and visitors to the village. The village centre shall remain the primary focus for retail and service activity within Bearna.*

##### **Objective ED2 - Proliferation of Any Individual Uses**

*Protect and enhance the vitality and viability of the village centre by ensuring that it remains the primary retail, commercial and mixed use centre in Bearna and prohibiting a proliferation of any individual use or other uses, which in the opinion of the Planning Authority does not contribute to the vitality and viability of village.*

**Objective ED1 - Retail and Commercial Development**

*The Village Centre (VC) zoning will remain the primary focus for the location of new retail and commercial development. The Planning Authority will ensure that the location of future retail development is consistent with the key policy principles and order of priority, as set out under Section 4.4 to 4.6 of the Guidelines for Planning Authorities Retail Planning 2012 (and any updated/superseding document) and will require Retail Impact Assessments, including details of the sequential approach and Design Statements for retail developments in accordance with the Retail Planning Guidelines.*

Coastal Development

**Objective CF4 - Coastal Amenity Park**

*Support the creation of a Coastal Amenity Park, extending from Mag's Boreen to Lacklea Boreen, to serve the recreation and amenity needs of the Bearna community, to provide an appropriate public interface between the village and the coastline and to create a focal point and attractive setting for high quality tourism and mixed use development on adjoining lands. The design of any works being undertaken to achieve this objective shall be informed from the outset by ecological considerations*

**Objective CF7 - Coastal Setback**

*Ensure a general building setback of 30m from the foreshore field boundary line to allow for the development of the coastal amenity park and a seaside promenade, cycleway, children's playground(s), landscaped amenity space and improved access routes to the local beaches, Bearna Pier and water-based activities.*

Urban Design

- Objective UD2-New Dwellings will be a maximum building height of 2 and half storeys reduced along the vulnerable coastal areas.



- Objective UD3- Coastal views- new dwellings must integrate into the landscape
- Objective RD1- Residential Phasing

### Flooding

Lands along the Truskey River are subject to additional assessments as summarised below:

- Flood Risk “Mitigation Measures” and the provisions of Objectives CCF6 apply to portions of the site as per the Bearna Plan.
- Objective CCF1- protect Flood Zones A & B from inappropriate development and in accordance with the *Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)*.
- Objective CCF6- Inappropriate Development on Flood Zones

Need to be accompanied by a detailed hydrological assessment and robust SUDS to demonstrate capacity to withstand potential flood events

10m buffer strip along any riparian corridor.

Detailed ecological survey.

Climate change considered.

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

6.1. The PA submitted a record of one S.247 meeting held on the 12<sup>th</sup> of June 2019. A summary of the issues raised are detailed below:

- The previous pre planning meeting included much more development and related to 105 no residential units, 600m<sup>2</sup> of retail space and 1,800m<sup>2</sup> primary care centre.
- The inclusion of 100 units would amount to over two thirds of the Core Strategy and would therefore undermine the core strategy.
- The Village Centre zoning required an appropriate mix of uses and Objective ED2 prohibits the proliferation of any one use.

- In relation to Flood Risk, Objective CCF6 and CCF1 apply to the land and those constraints apply. The applicant pointed out to a substandard culvert causing flood risk on the site.
- There are concerns in relation to the design of the block-based approach, compliance with Objective UD2 (restriction of heights to 2.5storeys). A high-quality public realm is required for the VC zoning.
- The buildings should be located along the edge of the road.
- A vista corridor should be maintained to the coast and amenity park.
- 10% Part V provision is required for the VC Zoned lands.
- Language enurement provisions will apply to 20% of the residential development.

## 7.0 Prospective Applicant's Case

### 7.1. Statement of Consistency

The applicant's Statement of Consistency includes reference to national, regional and local policy and concludes that aside from the height the overall proposal is in compliance with planning policy.

### 7.2. Material Contravention Statement

A Material Contravention Statement accompanied the application in relation to the following:

- Core Strategy

Aside from the proposed development, the number of residential units that have already been delivered or are in the process of being delivered (i.e. a commencement notice has been submitted) in Bearna under the Development Plan is 70 units and the number of units for which there is extant permission is 34 units. When added to the 110 units in the proposed development, this provides a total of 214 units. This exceeds the housing units yield on residential land of 130 units in the Core Strategy Table by 84 units.

- Building Heights (Objective UD 2)

The proposed building height, over 2.5 storeys, is greater than the restriction placed by Objective UD2 of the Bearna Plan. It is argued that the proposal contributes positively to the character of the area. The proposal is accompanied by an Architectural Design Statement.

- Density (Objective DM 1)

The proposed density of 56 units per ha exceeds the density specification of 16 units per ha in the Core Strategy Table. The proposed development would be in breach of this density calculation. The proposed density is justified having regard to the characteristic and location of the site within the metropolitan area.

- Car parking

226 no. spaces are required under the guidelines. 187 no spaces have been provided of which 16 are specific to the housing units and 161 linked to the apartments and commercial units. There is a shortfall of 39 no spaces. It is put forward that Table 13.5 allows for a flexible approach to standards and objective DM 22- Parking Standards allows dual use parking is acceptable in some instances.

### 7.3. **Supporting Information**

The following information accompanied the application, *inter alia*, additional drawings etc.

- Planning Report & Statement of Consistency
- Traffic and Transport Assessment
- Architectural Design Statement
- Landscape Report
- Material Contravention Statement
- Environmental Impact Assessment Screening Report
- Linguistic Impact Statement
- Ecological Impact Assessment
- Natura Impact Statement (including Appropriate Assessment Screening Report)

- Site Specific Flood Risk Assessment
- DMURS Statement of Consistency.

## 8.0 Planning Authority (PA) Submission

In compliance with section 6(4)(b) of the 2016 Act the PA for the area in which the proposed development is located, Galway County Council, submitted their opinion in relation to the proposal on the 02<sup>nd</sup> of March 2021.

The PA opinion includes a summary of the S.247 meeting, a background on the planning history on the site and the policy background.

### 8.1. Planning Assessment

#### Use and Zoning

- The other uses (14.3%) are very close to that 15% permitted under the SHD legislation.
- The uses other than the gym and crèche have not been specified.
- There is concern over the excessive single use nature of the residential in the VC zoned lands and compliance with Objective LU1, ED2 and ED1 which seek to provide and support mixed use development such as retail and commercial.
- An evidence-based assessment of the impact on the units on the existing retail development and the viability and viability of the village is necessary.

#### Coastal Amenity Park and Propsoed Uses.

- The design and location of the coastal amenity park lends the use of the coastal amenity area to be communal use, rather than a public facility as intended in Objective CF 4.

#### Core Strategy

- Housing Yield of 130 houses for the plan period (2021).
- The VC residential lands where not factored into the CS figure.
- The CS figure has been significantly exceeded to date.

- In combination to the 135 units already the proposed development would contravene the core strategy materially.
- It is not considered there is any conflict between the population target for Bearna, the proposed density (16 units per ha) and the VC zoning.

#### Urban Density

- The proposed density is 56 units per ha and has increased since the S247 discussions of 51 units per ha.
- Should the coastal park be removed from the gross developable area the density would increase to 68.75 units per ha.
- The development standards for VC is 35-50 units per ha.
- The characteristic of the site as urban/brownfield, the location and promotion of Bearna within the Galway MASP and consideration of other national guidance allow a higher density to be applicable. This aside, it is considered that 56 units per ha or indeed 68 units per ha exceeds the density.
- Design implications for overall scheme should be reassessed so that there is more legibility and street-based solution defining the village centre.
- The proposal should add to a potential street network for the VC.
- The existing village centre has good placemaking.

#### Blocks C, D and E

- The four storey apartment blocks have a considerable height, massing and would go against the prevailing typologies of the area.
- There is a concern over the lack of frontage onto the coastal amenity.

#### Blocks A, B and F

- Blocks A, B and F are more street based than blocks C, D and E although have considerable height and massing and are not in keeping with the prevailing typologies, massing or architectural language of the area.

#### Riparian Strip

- Objective BHN4 seeks to reserve a 10-metre protection buffer from rivers within the plan area
- The roads, private open spaces and car parking encroach onto this buffer.

### Flooding

- Detailed hydrological assessment, appropriate SUDS design, SSFRA (including justification test), reservation and protection of 10 metre riparian zones, ecological assessment are all required in accordance with the provisions of CCF6.
- A SSFRA was submitted and includes site -specific hydraulic modelling. It is estimated that part of the site is liable to fluvial flooding and a justification test can be met when considering the upgrade of an existing R336 culvert.
- The replacement of the existing R336 bridge is cited as a mitigation measure to alleviate flooding of the subject site as it is known to cause flooding.
- It is questioned if the proposal satisfies the criteria in Box 5.1 and the justification test, due to poor urban design and lack of vibrant streetscape.

### EIA and AA

- There appears to be a potential interrelationship between flood risk and hydrological connection via the adjacent stream to the Natura 2000 network.
- Any present uncertainty concerning the delivery of the flood relief works and the impacts of said works on flood extents and local hydrology also creates a potential uncertainty in terms of Natura impact.
- Ideally the flood relief works would have been carried out and the efficacy of same demonstrated prior to stage 3.

### Roads and Transportation

- The material contravention of parking standards is noted although a further analysis of the parking proposed for the commercial uses and impact on residential amenity should be further advanced.
- There is a need to submit a preliminary workplace travel plan.
- The modal split is Bearna is only 93% for the car.

## Water

- The treatment of surface water is noted and submission from Irish Water has indicated that the water and wastewater connection can be facilitated.

## Part V

- The transfer of 11 no. houses is noted. The council prefers units with individual external access.
- The housing demand in Bearna is predominantly 2 bed.

## Linguistic Requirements

- A language enurement clause should be applied to 20% of the residential units as per Objective CH3.
- The applicant has stated that 22 no. resindeital units will be reserved for Irish speaking members of the community.

## Childcare Provision

- An analysis of the projected population indicates an estimation for 21 no children from the ages of 0-4.
- A set down area for the childcare is required.

## Built and Cultural Heritage

- No assessments have been prepared for the site.
- The SHD application should be referred to the Development Application Unit of the Department of Culture, Heritage and the Gaeltacht for there comments as there is a potential for sub-surface archaeology.

## 9.0 **Irish Water**

9.1. Irish water has issued a confirmation of feasibility for 110 no residential units (8 no houses, 102 no. apartments) crèche and associated works.

In respect of **Wastewater**:

- The proposed connection for this development to the existing Irish Water wastewater network on the R336 road can be facilitated.

- A pumping station is proposed within the development site to cater for a portion of the development which will discharge to a proposed gravity sewer network serving the development which will in turn discharge to the Irish Water network.
- Irish Water understands this infrastructure is to be funded and delivered by the applicant as part of this application and will be responsible for obtaining any consents/permissions or licencing which may be required.

In respect to **Water**:

- A water connection can be facilitated to the existing 125mm uPVC watermain on the R336 road.

## 10.0 The Consultation Meeting

10.1. A Section 5 Consultation meeting took place via Microsoft Teams on the 01<sup>st</sup> of April 2021 with representatives of the prospective applicant, the Planning Authority and An Bord Pleanála in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

10.2. 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. Village Centre Zoning
2. Core Strategy
3. Development Strategy, *inter alia*, density, height, materials, design and layout and open space provision.
4. Flooding, *inter alia*, SSFRA, Coastal development and Riparian Corridor
5. Transport
6. Any Other Business.

10.3. In relation to the **Village Centre Zoning**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following;

- In relation to the commercial units, the quantum, uses proposed and the potential impact on the vitality and viability of the Bearna Village Centre.



- In relation to the residential development, the quantum relative to the commercial uses proposed.
- The potential for the proposed development to form a material contravention of Objective ED 2 which prohibits any proliferation of any individual use in the village centre zoning.

10.4. In relation to the **Core Strategy**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following;

- The Core Strategy allocation, the quantum of units proposed, the proposed development granted to date in Bearna and the potential for any material contravention of the development plan.

10.5. In relation to the **Development Strategy**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following;

- The calculation used for the density, *inter alia*, gross and net, the plot ratio in the development plan for the Village Centre Zoning (1.00- 1.25) and any material contravention of the development plan.
- The justification for a material contravention of Objective UD2, where the heights are restricted to 2.5 storeys and that information submitted necessary to comply with Section 3.2 of the Urban Development and Building Heights guidance.
- The design and layout of the proposed development, in particular the scale and massing of Block C, D & E, along the coast and the treatment of Block A along the main regional road.
- The absence of any communal open space provision and dominance of car parking for Block F on the northern parcel.

10.6. In relation to the **Flooding**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following;

- The proposed encroachment of the rear gardens from Block B onto the riparian buffer zones along the River Truskey and the potential to integrate the river as a feature in the proposed development.

- The Site-Specific Flood Risk Assessment (SSFRA), the works required on the existing culvert under the R336 and the requirement for all works to be carried out within the red line.
- The location of the site along the site, the buffer zone provided and the potential impact from coastal flooding.

10.7. In relation to the **Transport**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following;

- The shortfall of parking spaces, the calculations for dual use and the material contravention of the development plan.
- The necessity for a mobility management plan to justify any shortfall in parking spaces.

10.8. In relation to the **Any Other Business**, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following;

- The submission from Irish Water, the inclusion of the commercial development and the capacity of the pumping station to serve the site.
- The treatment of surface water.

## 11.0 **Assessment**

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 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.

### **Conclusion**

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.

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

### 1. Height and Design

Further consideration and/or justification of the development strategy as it relates to the scale, bulk and mass of the proposed development, should address the proposed design and massing along the public interfaces and include justification for the height and design of Blocks C, D & F, and the visual impact on the existing receiving environment along the coastal area. Additional CGIs/visualisations/3D modelling, both short and long range, and cross section drawings showing the proposed treatment of the new public street through the site and the proposed development relative to existing and proposed developments in the vicinity, should be included in any justification for an increased height at this location relative to the surrounding area.

## 2. Flooding

Further consideration and/or justification of the Site Specific Flood Risk Assessment (SSFRA) as it relates to the proposed works required to ensure the proposed development can adequately address any impact on flood risk on the site or lands in the vicinity of the site.

The further consideration/justification shall:

- Include adequate site-specific information in relation to proposals to address, *inter alia*, indicative and modelled flood extents,
- Include full details of all works required to alleviate any flood events on the site, *inter alia*, the bridge upgrade along the R336 and associated culvert,
- Ensure any works required to alleviate flood risk are included within the red line boundary and/ or have full consent for all works necessary to undertake these works,
- Integrate the preservation of coastal and riparian buffer zones where necessary,
- Include all plans and particulars necessary to comply with Objective CCF6 of the Galway County Development Plan and the justification test in Box 5.1 of the national guidance, The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and accompanying Appendices.

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:

1. A Housing Quality Assessment which provides the details regarding the proposed apartments set out in the schedule of accommodation, as well as the calculations and tables required to demonstrate the compliance of those

details with the various requirements, *inter alia*, residential support facilities and communal open space, of the 2020 Guidelines on Design Standards for New Apartments.

2. A detailed landscaping plan clearly illustrating the quantum and functionality of all areas designated for communal and public open space. The landscaping details shall include, *inter alia*, designated communal open space connected to and made available for the use of those future occupants in Block F, the inclusion of useable space for play provision necessary to comply with Section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities and the design, the proposed phasing and delivery of the coastal amenity park and the inclusion of any ecological corridor along the Truskey River.
3. Plans and particulars to an appropriate scale for proposed upgrade works to the R336.
4. Submission of plans and particulars detailing the commercial uses proposed and the inclusion of ancillary support services. The supporting documentation should address the potential impact of any commercial uses on the vitality and viability of those existing services within the Bearna Village Centre.
5. An updated Core Strategy impact assessment including all recently granted residential developments.
6. A rationale for the proposed car parking provision should be prepared, to include details of local census, mobility split, car parking management, car share schemes, dual use proposals and associated quantum's, and a Mobility Management Plan.
7. Inclusion of all works necessary for the proposed development within the red line boundary.
8. A Community and Social Infrastructure Audit.
9. A drawing detailing all areas proposed for Taking in Charge.
10. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls and a life cycle report in accordance with section

6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).

11. 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. The Minister for Culture, Heritage and the Gaeltacht
2. The Minister for Agriculture, Food and the Marine (Foreshore),
3. The Heritage Council
4. An Taisce
5. Udaras na Gaeltachta
6. Inland Fisheries Ireland
7. Irish Water
8. National Transport Authority
9. Galway County Childcare Committee

**PLEASE NOTE:**

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

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Karen Hamilton  
Senior Planning Inspector  
13<sup>th</sup> of April 2021