

Statement of Response to the Notice of Pre- Application Consultation Opinion

Strategic Housing
Development at Trusky
East, Trusky West,
Freeport and Ahaglugger,
Berna, Co. Galway



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1.

INTRODUCTION

Following consultation with Galway County Council, a request to enter into pre-planning discussions with An Bord Pleanála (ABP) was submitted on 20th January 2020 and a pre-planning consultation meeting was held on 6th March 2020. ABP issued a Notice of Pre-Application Consultation Opinion on 19th March 2020 which states that the documentation submitted –

‘constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.’

The Board requested, pursuant to Article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, 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 the application:

1. *Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is advised to address the following in the documents submitted:*
 - a) *Provide further justification in relation to the distribution of density and height within the site. This justification should include, inter alia, details of alternatives considered.*
 - b) *Provide further justification in relation to flood risk. This further justification should address, inter alia, indicative and modelled flood extents and the requirement for a justification test under Objective CCF6 of the Galway County Development Plan.*
 - c) *Provide further justification in relation to Sustainable Urban Drainage. This further justification should address, inter alia, the storage options considered and the operation of the system during a flood event.*
2. *A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment and/or the statement of consistency should set out how the proposed apartments comply with the various requirements of those guidelines and its specific planning policy requirements.*
3. *Plans and particulars to an appropriate scale for proposed upgrade works to the Moycullen Road.*
4. *An archaeological impact assessment having regard to the comments raised in the submission of the Department of Culture, Heritage and the Gaeltacht.*
5. *A schedule of public and communal open space.*
6. *Landscaping details for the overall site and design details for bicycle parking and bin storage facilities.*
7. *A phasing plan for the development.*

2. RESPONSE TO SPECIFIC INFORMATION REQUESTED

The Board have requested, pursuant to Article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, a number of specific items to be submitted with the planning application. Information in relation to these matters is set out below.

2.1 Item 1: Justifications

2.1.1 Item 1 (a): Height and Density Justification

ABP requires the Applicant to:

‘Provide further justification in relation to the distribution of density and height within the site. This justification should include, inter alia, details of alternatives considered.’

2.1.1.1 Response

In response to the Board’s Opinion a comprehensive review of the urban design strategy for the scheme was carried out by the Full Design Team. The design process was an iterative process, where findings at each stage of the assessment, and pre-application discussions with the Planning Authority were used to further refine the design, always with the intention of minimising the potential for environmental impacts. As with any design process for a large residential scheme a number of factors, constraints and opportunities need to be considered when laying out the scheme.

A review of the alternatives, and the constraints and factors which influenced the design are provided in the sections below.

2.1.1.1.1 Alternative Layout 1

Burkeway Homes Ltd., previously applied for planning permission to develop a Strategic Housing Development scheme comprising 113 no. residential units, community room, new vehicular and pedestrian access at Trusky East, Barna, Co. Galway.

The site layout is indicated below in Figure 1. That proposal comprised:

- The construction of 113 no. new dwelling houses comprising
 - 46 no. 2 Storey detached units
 - 64 no. 2 storey semi-detached units and
 - 3 no. 2 storey terraced units

An Bord Pleanála refused planning permission for the development on 6th February 2018. The above described development had a stated density of 20 units per hectare. In their direction, the Board considered that the “*density of the proposed development was contrary to the provisions of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), which was not considered to be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Bearna and Galway City*”. Furthermore, it was considered that the “*development as proposed did not have an adequate mix of dwelling types, being predominantly semi-detached and detached housing*”.



Figure 1: Alternative Layout 1

2.1.1.1.2 Alternative Layout 2

On the 31st July 2018 Burkeway Homes Ltd., submitted a subsequent application to develop a Strategic Housing Development scheme comprising an increased density scheme of 197 no. residential units, community room, new vehicular and pedestrian access at Trusky East, Barna, Co. Galway.

The site layout is indicated below in Figure 2. That proposal comprised:

- 107 no. houses
- 24 no. duplex units
- 66 no. apartments

In proposing this alternative development layout, the developer sought to address the concerns of An Bord Pleanála by increasing the density of the development and improving the housing mix proposed. In order to achieve this, a number of apartment buildings were integrated into the development. The apartments were located on the east side of the stream, away from the existing Cnoc Fraoigh residential development.

An Bord Pleanála granted permission for the proposed development on the 16th November 2018. The Inspectors Report for the development noted the following in relation to density;

“The development has a stated net residential density of 35 units/ha, based on a ‘developable area’ that excludes OS zoned lands, i.e. a significant increase on that proposed under ABP-300009-17. As per the Inspector’s report of ABP-300009-17, this location is considered to correspond to the definition of an ‘outer suburban / greenfield site’ in the Guidelines for Planning Authorities for Sustainable Residential Development in Urban Areas. The Guidelines encourage densities of 35-50 units/ha at such sites, to involve a variety of housing types where possible. Development at net densities of < 30 units/ha is discouraged. While a density of 35 units/ha is at the lower end of the scale, it is considered acceptable in this instance given the

constraints that apply to the development site, i.e. the presence of OS zoned lands and flood zones.”

However, the decision was subsequently subject to Judicial Review proceedings and by way of Judgment delivered on 21st June 2019, the High Court (Simons J.) held that the decision made by the Board to grant permission would be set aside.



Figure 2: Alternative Layout 2

2.1.1.1.3 Alternative Layout 3

For the current planning application an initial design concept was circulated to the Planning Authority as part of the statutory Pre-Application Consultation process of the SHD process.

The site layout is indicated below in Figure 3. That proposal comprised:

- 120 no. units
- Overall site area of 3.43ha,
- Density of 35 units per ha
- 50 no. apartments (41.66%), 19 no duplexes (15.83%) and 51 no. houses (42.5%)
- Public open space of 25.9%

This initial design concept for this subject application sought to find a balance between meeting the density requirements of the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)*, providing an appropriate housing mix, and keeping within the character of the existing area. Given the constraints of the zoning and the position of the access road, the applicant and design team elected to keep all buildings out of the CCF6 zoned lands.

A density of 35 units per ha was achieved through the provision of 3 no. apartment blocks to the north of the scheme. Taking this approach, the applicant sought to keep the highest elements of the proposal away from the existing Cnoc Fraoigh residents. However, during consultations the Planning Authority raised concerns regarding the location of the apartments within the most elevated part of the site. The applicant and design team sought to address these concerns in the subsequent iteration of the design.



Figure 3: Alternative Layout 3

2.1.1.1.4 Alternative Layout 4

The draft application pack prepared for Stage 2 of the SHD process – that is, the tripartite meeting with An Bord Pleanála and the Planning Authority – contained the following revisions:

- Increase in overall unit numbers to 121.
- An increased site area of 5.96ha.
- A density of 35 units per ha (net of main distributor road and open space zoning on east side of site)
- 48 no. apartments (39.67%), 15 no duplexes (12.40%) and 58 no. houses (47.93%)
- Relocation of apartment units to lower part of the site
- Inclusion of a footpath connectivity link along the L1321 within the Red Line Boundary

The site layout is indicated below in Figure 4. Alternative Layout 4 was developed to incorporate the feedback received from the planning authority. The revised design sought to address the concerns of the Planning Authority by the inclusion of footpath connectivity and a revised development layout.

A density of 35 units per hectare was retained, and the revised layout saw the location of the 3 no. apartments move further south within the site, creating a gateway point at the entrance to the scheme.

A tripartite meeting took place between An Bord Pleanála, Galway County Council and the Design team on the 6th of March 2020. Within the meeting detailed discussions were had with regards to the principle of the project including elements surrounding development strategy, flood risk, water services, road infrastructure and core strategy.



Figure 4: Alternative Layout 4

2.1.1.1.5 **Layout 5 - Proposed Development**

The proposed development layout is indicated below in Figure 5. The proposed development layout builds on Alternative Layout 4 and seeks to address the issues identified in the tripartite meeting. In this layout the overall number of units remains at 121 with a reduction in size of the site area to 5.38 ha. The final configuration is 33 no. apartments, 36 no. duplexes and 33 no. apartments with a residential density of 35 units per ha. The proposed development includes the provision of a public linear park along the Trusky Stream.

Following the tripartite meeting and as the design continued to progress, the approach has been to increase the distribution of density across the scheme within a number of unit typologies. The higher density units have been distributed on an approximately north-south axis with a prospect over the public open space within the scheme and the open space zoned land. This ensures that the open space is enjoyed by the greatest number of people possible and ensures a high level of passive surveillance.

The unit typologies altered during this process. The apartment buildings to the entrance area reduced to 2 no. 3 storey apartment buildings rather than 3 no. 3.5 storey buildings. Two storey, own door apartment buildings and 3 storey duplex units aid the spreading of density along the OS zoned land. Narrow plan terrace units are located to the west of the site increasing range of house type and further supplementing the density within the western section of the scheme.



Figure 5 Proposed Development

2.1.1.1.6 Spread of Density Commentary

One of the key criteria was how to achieve the required density of 35 units per hectare in a cohesive and integrated manner within the scheme. In order to achieve this, a number of apartment buildings needed to be integrated into the development. The eastern section of the site adjacent to the land zoned open space was considered the most appropriate location for some of the higher density elements. This would maximise views from private amenity spaces and minimise the visual impact from the existing context.

A number of possible locations for these higher density units was previously considered. A number of layout and design studies were carried out to assess the viability of each location, each of which had varying degrees of success. As outlined above, an initial feasibility layout looked at placing 3 No. 3.5 storey apartment blocks to the north of the scheme. This allowed the scheme to continue the unit type from existing residential environment, however the raised northern section of the site amplified the visual impact of the apartments which would be next to two storey dwellings. Considering this, the apartment buildings were moved towards the entrance to the scheme, creating a gateway point.

As outlined above, following the tripartite meeting and as the design continued to progress, the approach has been to increase the distribution of density across the scheme within a number of unit typologies. The higher density units have been distributed on an approximately north-south axis with a prospect over the public open space within the scheme and the open space zoned land. This ensures that the open space is enjoyed by the greatest number of people possible and ensures a high level of passive surveillance.

The unit typologies also altered during this process. Notably, the apartment buildings to the entrance area reduced to 2 no. 3 storey apartment buildings rather than 3 no. 3.5 storey buildings. Two storey, own door apartment buildings and 3 storey duplex units aid the spreading of density along the OS zoned land. Narrow plan terrace units are located to the west of the site increasing range of house type and further supplementing the density within the western section of the scheme.

Figure 6 below extracted from the Architectural Design Statement submitted with this application shows how the density of development was transferred from concentrated pockets to more evenly distributed units of scale, more suited to the existing development context.



Figure 6: Spread of density

The proposed development layout is the culmination of an extensive consultation process with the Planning Authority and An Bord Pleanála over the course of several planning applications for this site. Overall, the proposed development is a better design from an environmental perspective than the previous alternatives. The proposed development provides for an appropriate number of residential units at a density that is consistent with the provisions of the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)*. Furthermore, the mix of housing types has been improved over previous iterations of the development.

2.1.2 Item 1 (b): Flood Risk Justification

ABP requires the Applicant to:

‘Provide further justification in relation to flood risk. This further justification should address, inter alia, indicative and modelled flood extents and the requirement for a justification test under Objective CCF6 of the Galway County Development Plan.’

2.1.2.1 Response

There are two areas within the lands zoned ‘R’ within the subject site where Objective CCF6 applies.

Objective CCF6- Inappropriate Development on Flood Zones

“Where a development/land use is proposed within any area subject to this objective the development proposal will need to be accompanied by a detailed hydrological assessment and robust SUDS design which demonstrates the capacity to withstand potential flood events to maintain water quality and avoid potential effects to ecological features.

- *Any development proposals should be considered with caution and will be required to comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014 & the associated Development Management Justification Test.*
- *Climate Change should be duly considered in any development proposal.*
- *Protect the riparian zones of watercourse systems throughout the plan area through a general 10 metre protection buffer from rivers within the plan area as measured from the near river bank, (this distance may be increased and decreased on a site by site basis, as appropriate).*
- *Any development proposals submitted for this site will require a detailed ecological report (s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council, the competent authority (in accordance with Objective DS 6 of the Galway CDP 2015-21).*
- *The relevant lands will be outlined and flagged with a symbol on the land use zoning map and on the GIS system of Galway County Council so that staff and the public are aware of the special conditions/constraints attached.*
- *A briefing will be provided to relevant staff within Galway County Council on the special conditions and constraints on relevant lands.”*

No buildings are proposed on the two areas within the subject site that are zoned ‘R’ where Objective CCF6 applies. The first, more northerly, of these two areas will be developed for open space amenity only including items such as trees, park benches and playground equipment. The second, more southerly, of the two areas zoned ‘R’ where the Object CCF6 applies will be developed for open space amenity and car parking. The development on lands zoned ‘R’ and subject to Objective CCF6 is considered ancillary to the residential development and therefore a Development Management Justification Test is required in accordance with the decision of the High Court in *Heather Hill Management Company CLG v An Bord Pleanála* [2019] I.E.H.C. 450.

In compliance with the Flood Risk Management Guidelines, Objective CCF6, a Site-Specific Flood Risk Assessment (SSFRA) and Trusky East Stream Flood Study have been prepared by prepared by O’Connor Sutton Cronin Engineers and accompany this application. In particular, this SSFRA report demonstrates (i) the manner in which the “Justification Test” has been applied on behalf of the developer and should be applied by the Board and (ii) the criteria of that test are met in respect of the proposed development. The SSFRA is a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014, which assesses the risks of flooding associated with the proposed development. The SSFRA also considers the impact of climate change in accordance with Objective CCF6. The SSFRA demonstrates that the proposed development will not have adverse impacts or impede access to a watercourse, on floodplains or flood protection and management facilities, or increase the risk of flooding to other locations. Measures proposed follow best practice in the management of health and safety in relation to flood risk for users and residents of the development.

Further, in compliance with Objective CCF6, the Trusky East Stream Flood Study report provides a hydrological assessment of the stream catchment, the SSFRA report demonstrate the capacity to withstand potential flood events and the Engineering Services Report includes a hydrological assessment of the subject site and describes the SUDS design.

Objective CCF6 also requires the protection of *“riparian zones of watercourse systems throughout the plan area through a general 10 metre protection buffer from rivers within the plan area as measured from the near river bank (this distance may be increased and decreased on a site by site basis, as appropriate)”*. The Trusky Stream is located within the proposed development site boundary. The

stream is separated from the main construction footprint by over 10m at its nearest point. However, the construction works also involve the discharge of surface water from the proposed development, to the Trusky Stream. This involves, the installation of two precast headwalls within the banks of the stream at the location of the two surface water outfalls. There will also be some minor landscaping works including the planting of native species and the construction of a boundary fence along the stream banks to ensure the safety of users undertaking recreational activities on the OS zoned lands. These minor works will not affect the integrity of the riparian zone. A linear park with strong biodiversity focus forms the eastern boundary of the site and separates the stream from proposed buildings and roads.

In compliance with CCF6, ecological reports are submitted with this application, including an Appropriate Assessment Screening Report and Natura Impact Statement to enable the Board to carry out a Stage One Screening for Appropriate Assessment and a Stage Two Appropriate Assessment.

Accordingly, the development proposed on the lands zoned 'R', including those lands subject to Objective CCF6, complies with the Land Use Zoning Map, associated Objectives and the Land Use Zoning Matrix.

2.1.3 Item 1 (c): Sustainable Urban Drainage Justification

ABP requires the Applicant to:

'Provide further justification in relation to Sustainable Urban Drainage. This further justification should address, inter alia, the storage options considered and the operation of the system during a flood event.'

2.1.3.1 Response

Please see enclosed Engineering Services Report and Drawing B861-OCSC-XX-XX-DR-C-0500 prepared by O'Connor Sutton Cronin which includes details of a robust Sustainable Urban Drainage design.

The proposed drainage infrastructure has been so designed to accommodate rainfall run-off up to and inclusive of the 1%AEP rainfall event, inclusive of recommended allowance for climate change. The design of the proposed drainage adheres to the hydraulic performance criteria set out in the Greater Dublin Strategic Drainage Study and in the Building Regulations Part H, in order to achieve self-cleansing velocity, minimising the potential for blockages leading to flooding.

To mitigate the potential possible flood risk in the receiving watercourse, the surface water runoff will be reduced to pre-development green-field run-off rates. The proposed drainage system incorporates Sustainable Drainage Systems (SuDS) that will control the discharge rate through the use of a vortex flow control device (Hydrobrake or similar), which will reduce the volumetric runoff from the site. The surface water drainage system provides a minimum freeboard of 500mm to finished floor levels from the 1% AEP design top water level in the attenuation facilities

The wastewater drainage infrastructure includes a new pumping station in an area of the site zoned 'R' where the Objective CCF6 applies to replace an existing wastewater treatment works within an area of the site zoned 'OS'. The new pumping station will include duplicate pumps in alternating duty-standby arrangement and will include an emergency storage tank providing 24-hour capacity, in accordance with Irish Water requirements; these measures effectively mitigate the risk of flooding from the pumping station arising from a potential interruption of service.

Please refer to the Engineering Services Report for further details.

2.2 Item 2: Housing Quality Assessment

ABP require the submission of:

'A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards for New Apartments. The assessment and/or the statement of consistency should set out how the proposed apartments comply with the various requirements of those guidelines and its specific planning policy requirements.'

2.2.1 Response

A Housing Quality Assessment has been prepared by McCauley Daye O'Connell Architects and is enclosed with the application. Please also see the Planning Report and Statement of Consistency Report prepared by MKO which also provides details on how the proposed apartments comply with the 2018 Guidelines on Design Standards for New Apartments. Appendix 1 of the Planning Report and Statement of Consistency Report also includes a summary of the manner in which the proposed SHD will be consistent with the relevant policies and objectives of national, regional and local plans, including Section 28 Ministerial Guidelines, in the form of a matrix of planning policies and guidance.

2.3 Item 3: Moycullen Road Upgrade Plans

ABP require the submission of:

'Plans and particulars to an appropriate scale for proposed upgrade works to the Moycullen Road.'

2.3.1 Response

Please see enclosed the following drawings prepared by O'Connor Sutton Cronin.

- B861 - OCSC - XX - XX - DR - C - 0101 Proposed Plan and Profile Public Footpath And Road
- B861 - OCSC - XX - XX - DR - C - 0102 Cross Sections (BL15) Sheet 1 of 3 Public Footpath And Road
- B861 - OCSC - XX - XX - DR - C - 0103 Cross Sections (BL15) Sheet 2 of 3 Public Footpath And Road
- B861 - OCSC - XX - XX - DR - C - 0104 Cross Sections (BL15) Sheet 3 of 3 Public Footpath And Road
- B861 - OCSC - XX - XX - DR - C - 0105 Typical Cross Section (BL15) Public Footpath And Road

The construction of approximately 330m section of footpath on the eastern side of the L1321 will improve pedestrian connectivity to the village. The proposed footpath width of 1.8m is the minimum allowed under DMURS and is considered appropriate based on the level of pedestrian activity. The works required to provide the path and the proposals compliance with DMURS is discussed in further detail in the **Engineering Services Report** and associated **Technical Note L1321 Footpath Works**.

2.4 Item 4: Archaeological Impact Assessment

ABP require the submission of:

'An Archaeological Impact Assessment having regard to the comments raised in the submission of the Department of Culture, Heritage and the Gaeltacht.'

2.4.1 Response

An archaeological and cultural heritage chapter was prepared by Dominic Delany & Associates (DDA) as part of the Environmental Impact Assessment Report. It presents the results of an archaeological and cultural heritage impact assessment for the proposed development.

The chapter assesses the potential effects of the Proposed Development on the surrounding archaeological, architectural and cultural heritage landscape. The assessment is based on both a desktop review of the available cultural heritage and archaeological data and a comprehensive programme of field walking of the study area that was carried out on 24th and 31st August 2020.

The chapter amalgamates desk-based research and the results of field walking to identify areas of archaeological/architectural/cultural significance or potential, likely to be impacted by the Proposed Development. A description of the potential impacts is presented, and mitigation measures are recommended where appropriate. The potential visual impact of the proposed development on recorded monuments is also assessed.

The Assessment has given due regard to the comments raised in the submission of the Department of Culture, Heritage and the Gaeltacht.

2.5 Item 5: Open Space Schedule

ABP require the submission of:

‘A schedule of public and communal open space.’

2.5.1 Response

A schedule and diagram of public open space has been prepared by McCauley Daye O’Connell Architects Design and is enclosed as an Appendix to the Architectural Design Statement.

The diagram and accompanying schedule denote that the Open Space within the land zoned for Residential development equates to 0.67 hectares, while the Open Space within the land zoned for Open Space /Recreation & Amenity equates to 1.37 hectares.

The proposed scheme includes 6,711 sqm (19.3%) of public open space on lands zoned Residential which exceeds the 15% requirement for lands zoned ‘R’ and the entirety of the lands zoned ‘OS’ will be public open space thus satisfying plan provisions.

The Figure 7 annotations and area sizes in the Table 1 below provide a further breakdown of the Open Space within the land zoned for Residential development;

Table 1: Open Space Schedule (R zoned lands)

Area	Hectares
Area 1	0.31
Area 2	0.13
Area 3	0.08
Area 4	0.11
Area 5	0.04
Total	0.67



Figure 7: Diagram – Public Open Space

2.6 Item 6: Landscaping & Design Details

ABP require the following:

‘Landscaping details for the overall site and design details for bicycle parking and bin storage facilities.’

2.6.1 Response

Landscape Masterplan

Landscaping details for the overall site have been prepared by Radharc Landscape Design and are enclosed with the application. The proposed scheme includes a public linear park on lands zoned ‘OS’ providing open space for recreational activities for the community and a potential for a future pedestrian link access to Bearna village. The Landscape Masterplan for the proposal is presented in **Drawing No. 24_Rad_1973_01_Landscape Masterplan.**

Bicycle Parking

Design details for bicycle parking and bin storage facilities have been prepared by McCauley Daye O’Connell Architects. Bicycle parking areas will be provided in 8 no. locations dispersed throughout the development. Communal bike stores, external visitor parking and crèche parking are provided along with internal bike stores in Apartment Block A1 and A2. Most bicycle parking locations have been provided near the apartment blocks and the creche facility to help promote cycling. Secure, residential bicycle parking has been provided within apartment buildings at a ratio of 1.5 bicycle parking spaces allocated per apartment. Bicycle storage is also available to the rear of individual houses.

A total of 117 no. secure bicycle parking spaces (111 no. residential cycle spaces + 6 no. creche cycle spaces) are proposed in the scheme. A schedule of bicycle parking is provided in Section 1.10 of the

Architectural Design Statement. All bicycle stores are abutting footpaths or roads for accessibility. Refer to MDO Architect's **Drawings 924-MDO-BK2-ZZ-DR-A-02001 Bicycle Store 1 - Plans, Elevations & Section**, **924-MDO-BK1-ZZ-DR-A-02001 Bicycle Store 2 - Plans, Elevations & Section** and **924-MDO-BS1-ZZ-DR-A-02001 Bin & Bicycle Store - Plans, Elevations & Section** for the specification/ design of the bicycle parking areas.

Cycling is positively encouraged within the proposed development and provided with in compliance with the Design Standards for New Apartments 2018. Secure, residential bicycle parking has been provided within the core of Apartment Blocks A1 and A2. Communal stores are provided for blocks A3, A4 and Duplex units without a garden area, at a ratio of 1 bicycle parking space per bedroom. Further visitor bike parking is provided through the development to facilitate visitor parking to the apartments, open space and crèche. These spaces are located in visible locations in close proximity to the entrances. The majority of the houses have gardens that can be accessed by side or rear passage allowing for bicycle parking and bins to be facilitated within their private gardens.

Bin Storage Details

Refer to MDO Architect's **Drawings 924-MDO-BS1-ZZ-DR-A-02001 Bin & Bicycle Store - Plans, Elevations & Section**, **924-MDO-BS2-ZZ-DR-A-02001 Bin Store 2 & Substation - Plans, Elevations & Section**, **924-MDO-BS3-ZZ-DR-A-02001 Bin Store 3 - Plans, Elevations & Section**, and **924-MDO-BS4-ZZ-DR-A-02001 Bin Store 4 - Plans, Elevations & Section** for the specification/ design of the bin storage areas.

An overview of the specification design is provided below;

Housing

No bin storage is proposed to the front gardens of housing. The majority of the houses have rear gardens that can be accessed by either a private side passage or shared link allowing bin storage to be provided in the private open space to the rear of each house. A standard 240 litre bin measures 1170mm High x 580mm Wide x 740mm Deep, which will easily pass along the 1.2metre minimum width side passages provided. 5 No. Mid terrace houses facing onto the pocket park, are not provided with a rear passage. Bin storage for these houses is facilitated by central communal store.

Apartment

The requirements for bin storage is set by the Galway County Development Plan 2015-2021. 'Guidelines for Residential Development (Urban and Rural) DM Standard 2: Multiple Housing Schemes (Urban Areas)' Section V; Bin Storage states that: "For Residential Units without private open space, a set of three x 240 litre bins shall be provided for a block of 10 apartments." Communal bin stores are sized to accommodate at least three standard 1100 litre bins measuring 1300mm High x 1370mm Wide x 1120mm Deep. This ensures a high level of capacity for all units and allow adjustment of provision in co-ordination with collection companies for the provision of glass collection and other recyclables. Bins are conveniently located for each user. For Apartment blocks A1 & A2, bins are located to the rear door which allows for high levels of ventilation. Own door duplex and apartment units are provided with conveniently located communal bin stores.

Creche

Given the crèche's raised location, bins are located at road level on approach to the building. Bins are fully enclosed with the raised planter adjoining the entrance door to the crèche extending over the proposed storage area and allowing for the storage of 240L bins.



Figure 8: Bin Store Locations



Figure 9: Bike Store Locations

2.7 Item 7: Phasing Plan

ABP require the following:

‘A phasing plan for the development.’

2.7.1 Response

MDO Architects in collaboration with the applicant have prepared a phasing plan for the proposed scheme, as detailed in Figure 10 below. Please refer to **Dwg 924-MDO-XX-XX-DR-A-01202 Proposed Site Layout Development Phasing**, for further details. It is envisaged that the scheme will be developed in 4 no. stages, with proportionate amounts of communal open space provided in each phase. The proposed childcare facility will be provided in Phase 3, with a total of 52 units being delivered in Phase 1 (31 units) and Phase 2 (21 units).

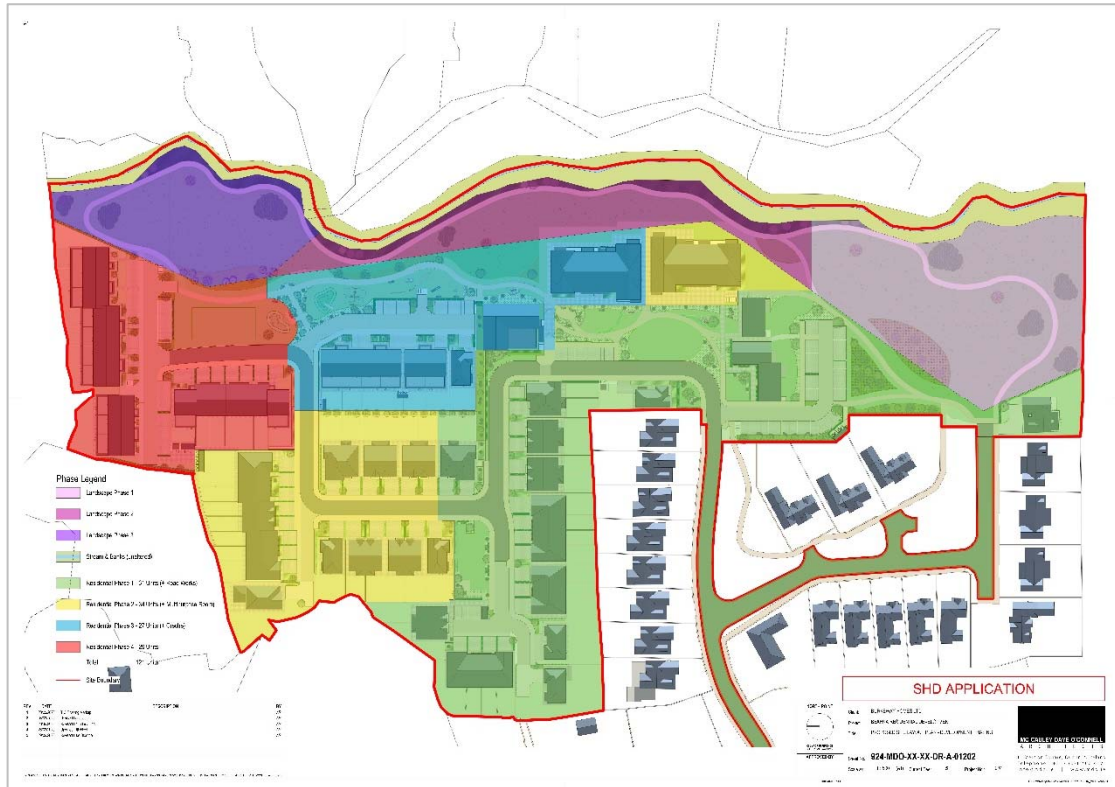


Figure 10: Phasing Proposal

3.

CONCLUSION

This document sets out how the items outlined in the pre-application consultation opinion from An Bord Pleanála in relation to the proposed development have been addressed in full by the applicant and the design team prior to the lodgement of the planning application.

The layout and design of the proposed development are considered to result in a scheme with a high-quality design. It is considered that the proposed development is consistent with the proper planning and sustainable development of the area and is consistent with all relevant national, regional and local planning policies and guidelines.