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February 2019

Aldi Stores (Ireland) Ltd
c/o McCarthy Keville O'Sullivan
Planning & Environmental Consultants
Block 1, GFSC
Moneenageisha Road
Galway

Re: Request for Further Information – Planning Ref. No. 18/1811 – Permission for the construction of a single storey discount foodstore (to include off licence use) with a gross floor area of 1,816 sqm (net retail area: 1,325 sqm). The development includes the erection of 2 no. free standing doubled-sided illuminated signs, 3 no. illuminated gable signs and 1 no. non-illuminated entrance sign and 1 no. Special Buy sign. The proposed development will be serviced by 97 no. car parking spaces. The proposed development includes for the demolition of an existing building and structures on the site (1,703 sqm). The proposed development also includes for the provision of an ESB substation and switchroom as well as all landscaping, boundary treatments and site development works, connection to existing services and all other works necessary to facilitate the proposed development. The planning application is accompanied by a Natura Impact Statement. Gross floor space of proposed works: 1,816 sqm. Gross floor space of any demolition: 1,703 sqm in the townland of Townparks 1st Division

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I refer to your application regarding the above, in order that a decision may be made on same you are requested to submit ² copies of the following:

1. The applicant is requested to submit a redesign of the proposed discount store. The store shall be re-designed from first principles and shall pay particular attention to the following points:
 - The design as it stands is generic, lacks character and has no relationship with Ballygaddy Road or the N17.
 - Any redesign shall include a range of building materials to break up the monotony, mass and bulk of the proposed building and particularly the roof and shall include natural stone. The revised proposal shall reduce the overall form of the building into smaller elements. This shall be achieved by including pitched roofs and gable walls in the proposal to break up the span of the roof.
 - The revised proposal shall endeavor to minimize the visual impact of the roof plant when viewed from the Ballygaddy Road and the N17. The redesign proposal shall be accompanied by photomontages and visual aids for building materials.
2. The building shall be relocated on site so that the footprint of the building is brought forward on the site towards the northern boundary and western boundary and the parking be reversed to the south in order to strengthen the overall streetscape at this prominent location. The relocation shall maintain 10 m buffer between the river Nanny and the building in accordance with Objective NH 5 in Tuam LAP.

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3. Submit a revised layout map detailing hard and soft landscaping proposals and boundary treatments only. Same shall be accompanied by visual aids. The revised proposal shall include a boundary wall which is clad in natural stone and landscaping throughout the car park area and along the northern and western boundary. Details of the landscaping proposal shall include the no. girth and types of species proposed. With respect to the applicant's proposal to remove the trees along the western boundary it would appear from the layout map submitted that these trees are outside the red line boundary, therefore the applicant is requested to submit clarification in relation to same.
4. Clarify why two sets of steps are required from the site onto the N17. The proposed concrete steps shall be redesigned to soften their visual impacts. The steps shall be broken up and reduced in form and shall be illustrated on an elevational drawing which shall be accompanied by visual aids. Their visual impact shall be softened by landscaping and details of construction materials, box wall and handrailing materials shall be specified on the information submitted.
5. The NIS shall be amended so that:
 - (a) It considers the potential adverse impacts of a flood event on site.
 - (b) The applicant consults with Inland Fisheries and NPW and includes their recommendations
 - (c) Includes the 'surface water management plan' referred to in the mitigation measures proposed.
6. The applicant is requested to relocate the access to the site towards the west along the northern boundary. The proposed junction is non-compliant with national design standards (Mainly DMURS) and the road at the proposed point of access is not wide enough to accommodate HGV and is restricted by on street parking and a yellow box.
7. The applicant is requested to complete:
 - (a) An auto-track analysis for the proposed new access demonstrating swept paths for vehicles (HGV's in particular) entering and exiting the development.
 - (b) A stage 1/2, Road Safety Audit completed by independent competent Road Engineer. This audit will examine all aspects of road safety from HGV access and vulnerable users. The scope of the Road Safety Audit be for the entire site including the R923 and Ballygaddy Road. Any recommendations arising shall be incorporated in the proposed development by amendment to the existing planning application or as a condition of planning permission, if granted. Any additional works required as a result of the RSA shall be funded by the developer.
8. The applicant is requested to re-examine the car parking proposal in order to increase the number of spaces and submit a statement of compliance with the development management standards in GCDP 2015-2021 in this regard.
9. Submit a revised layout map showing the location of the pumping station that may be required in order to connect into the public sewer. The applicant is advised that it should not be located in an area at risk of flooding.
10. The applicant is requested to submit a section taken from the west boundary through the proposed concrete steps and though the building to the eastern boundary.

A second section shall be submitted from the northern boundary though the building to the southern boundary. Both sections shall show existing and proposed buildings, and have the store, ffl and frl of the store and proposed boundaries indicated thereon. Sections A-A and B-B are not indicated on any layout map submitted. In addition, to this sections Y-Y and X-X have not been submitted with the application.

11. Clarify what the proposed 'storage shelving' is indicated on the layout map submitted. Elevations of same shall be submitted.

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Advice note:

Galway County Council has serious concern regarding the 'box style' design of the proposed building at a prominent location in Tuam Town, particularly when viewed from the north when traveling south from the Ballygaddy crossroads. The proposed building is generic in character, lacks diversity in terms of building materials and is excessive in terms of bulk and roof mass. It does not contribute to the streetscape or aim to positively impact on the urban environment at this location. The applicant is strongly advised to arrange a meeting with Galway County Council prior to submitted a response to this further information request.

The Roads Department in Galway County Council have serious safety concerns associated with the proposed access. Thus, the applicant is required to liaise with Roads Department in relation to amending/relocating the proposed access to accommodate this development.

The applicant is further advised that the number of signs proposed is excessive and no standalone signage will be permitted in the event of a grant of permission

The response to the request to further information shall be re-advertised as 'significant further information' under Article 35 of the Planning and Development Regulations, 2001 (as amended).

Please use this letter as a checklist when replying to the request for Further Information and enclose a copy of same with the reply.

On receipt of a reply to the above, your application will be further considered.

Mise le meas,

a.s. Rúnaí Chontae

NOTE:

In accordance with Article 33 of the Planning and Development Regulations 2001 to 2006, please note that it will be required to give notice under Article 35 of the Regulations if the further information received is considered to contain significant additional data.

NOTE:

Please note that under the Planning and Development Regulations, 2001 to 2006 Article 33 (3) failure to comply with the above within a period of six months from the date of this letter will result in a declaration that the planning application has been withdrawn.

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