

SITE NOTICE

Galway City Council
Planning and Development Act 2000 (as amended)
Planning and Development Regulations, 2001 (as amended) - Part 10

Applicant: Galway City Council - Housing Department
Location: 17-20 Merchants Road Lower, Galway

Notice of Application to An Bord Pleanala for Approval

NOTICE PURSUANT TO: SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) GALWAY CITY COUNCIL 17-20 MERCHANTS ROAD LOWER MIXED USE DEVELOPMENT

Notice is hereby given that Galway City Council proposes to seek the approval of An Bord Pleanala to carry out development that will consist of demolition of No17-20 Merchants Road Lower terraced dwelling houses and all ancillary outbuildings and boundary walls and the construction of a proposed 5-storey (with part 1-storey) mixed use development comprising; a cafe, cultural venue, 12no social housing apartment units and accessible roof terrace at 17-20 Merchants Road Lower, Galway City.

The 5-storey (with part 1-storey) mixed use development will consist of:

(a) Cafe, (b) Cultural Venue, (c) Covered Courtyard at ground floor, (d) 12 no. social housing units comprising of: (i) 5no. one-bedroom apartments (ii) 7no two-bedroom apartments with (iii) accessible roof terrace; and (e) supporting development works including (i) access gate, (ii) signage, (iii) bin storage, (iv) plant equipment, (v) new site boundary treatment, and (vi) all other associated site development and ancillary works.

A Natura Impact Statement has been prepared in respect of the proposed development.

An Bord Pleanala may give approval to the application for development with or without conditions or may refuse the application for development.


A copy of the Natura Impact Statement and the Plans and Particulars of the proposed development are available on the website of Galway City Council at www.galwaycity.ie/planning-news A copy of the Natura Impact Statement and the Plans and Particulars of the proposed development will also be available for public inspection at the Planning Offices of Galway City Council, City Hall, College Road, Galway City, from 3rd February 2022 until 13th April 2022 inclusive, from 10 am to 1pm Monday to Friday, or purchase for a fee not exceeding the reasonable cost of making a copy.

Due to the Covid-19 pandemic the Council's offices are accessible by prior appointment only. Please contact Galway City Council by phone 091-536599 or email at planning@galwaycity.ie if you have any queries or wish to arrange an appointment. Submissions or observations may be made in writing to An Bord Pleanala, 64 Marlborough Street, Dublin, D01 V902 not later than 5.30pm on 13th April 2022 in relation to:

- The implications of the proposed development for proper planning and sustainable development in the area concerned;
- The likely effects on the environment of the proposed development, and
- The likely significant effects of the proposed development on a European Site, if carried out.

A person may question the validity of any such decision by An Bord Pleanala by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986) in accordance with section 50 of the Planning and Development Act, 2000 as amended. Practical information on the review mechanism can be accessed on the Board's website www.pleanala.ie or on the Citizens Information website www.citizensinformation.ie

Signed:


Patricia Philbin,

Director of Services, Planning, Housing, Environment Development & Culture

Dated:

This Site Notice was updated based on a Addendum Public Notice published on 3rd March 2022 which corrected the dates for the public inspection period and the period for submissions or observations to An Bord Pleanala