



An Bord Pleanála
64 Marlborough St,
Rotunda,
Dublin 1,
D01 V902

Our Ref: 211031

3rd June 2022

Re: Part X Planning Application for Permission to construct 21 no. Social Housing Units and 3 no. Traveller Appropriate Units (as per Section 177AE(4)(a) of the Planning and Development Act 2000) on lands at Castlegar, Headford Road, Galway.

Dear Sir/Madam,

Please find enclosed Part X planning application on behalf of our client Galway City Council. The proposed development description is as follows:

“Pursuant to the requirements of Section 177AE(4)(a) of the Planning and Development Act 2000 (as amended) notice is hereby given that Galway City Council proposes to seek approval from An Bord Pleanála to carry out the following development at Castlegar, Headford Road, Galway.

Nature of Development: To construct a social housing development of 24 no residential units, comprising:

- *Provision of a 3.no. storey apartment block comprising –*
 - *3 no. 1-bedroom units, 14 no. 2-bedroom units, 4 no. 3-bedroom units*
- *Provision of 3 no. 2-storey, 4-bedroom TAA (Traveller Appropriate Accommodation) units.*
- *Provision of roof mounted Solar PV panels on proposed apartment block.*
- *Provision of a foul water pumping station, car parking and bicycle parking, landscaping, children’s play area, multi-use games area, connections to existing services and all ancillary/enabling site development works.*

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

Please note that 2 no. copies of the following documents are submitted with this application, as well as 1 no. digital copy:

- An Bord Pleanála Cover Letter (2 no. copies)
- Development Applications Unit Cover Letter (2 no. copies)
- Transport Infrastructure Ireland Cover Letter (2 no. copies)
- Irish Water Cover Letter (2 no. copies)
- Newspaper Notice (1 no. original and 1 no. copy)
- Site Notice (2 no. copies)



- Planning Report, prepared by MKO (2 no. copies)
- Letter from City Bin Co. (2 no. copies)
- Screening for Environmental Impact Assessment, prepared by Ecofact (2 no. copies)
- Appropriate Assessment Screening Report, prepared by Ecofact (2 no. copies)
- Ecological Impact Assessment, prepared by Enviroguide (2 no. copies)
- Natura Impact Statement, prepared by Enviroguide (2 no. copies)
- Appropriate Assessment Screening Review, prepared by Enviroguide (2 no. copies)
- Archaeological Assessment, prepared by Arch Consultancy Ltd. (2 no. copies)
- Acoustic Design Statement, prepared by Amplitude Acoustics (2 no. copies)
- Landscape Report, prepared by Cunnane Stratton Reynolds (2 no. copies)
- Landscape Drawings, prepared by Cunnane Stratton Reynolds (2 no. copies)
- Engineering Services Report, prepared by DBFL Consulting Engineers (2 no. copies)
- Traffic and transport Assessment, prepared by DBFL Consulting Engineers (2 no. copies)
- DMURS Compliance Statement, prepared by DBFL Consulting Engineers (2 no. copies)
- Engineering Drawing Pack, prepared by DBFL Consulting Engineers (2 no. copies)
- Utilities Report, prepared by Varming Consulting Engineers Ltd. (2 no. copies)
- Energy Statement, prepared by Varming Consulting Engineers Ltd. (2 no. copies)
- Daylight & Sunlight Report, prepared by Varming Consulting Engineers Ltd. (2 no. copies)
- Engineering Drawing Pack, prepared by Varming Consulting Engineers Ltd. (2 no. copies)
- Building Lifecycle Report, prepared by O'Brien Beary Architects (2 no. copies)
- Architectural design Statement, prepared by O'Brien Beary Architects (2 no. copies)
- Architectural Drawing Pack, prepared by O'Brien Beary Architects (2 no. copies)

The newspaper notice was advertised in The Galway Advertiser on Thursday 2nd June 2022. The site notice was erected on Thursday 2nd June 2022. The location of the site notice can be seen on the enclosed Site Layout Map.

A full hard copy of this application has been submitted to Galway City Council for the purposes of public display. The application will be on display and available to the public to view between Tuesday 7th June 2022 and Tuesday 19th July 2022 (a period of 6 weeks).

As per the legislation referred to above, a digital copy and covering letter have been provided to the following prescribed bodies:

- Transport Infrastructure Ireland (TII);
- Irish Water; &
- Development Applications Unit, Department of Culture, Heritage and the Gaeltacht, (DAU)

We trust that you find the above in order and respectfully request confirmation on receiving this application. Should you require any further information or clarity on any of the items set out above do not hesitate to contact the office.

Yours sincerely,



David McGrane



Planner
MKO



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