



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

Our Ref: 210406

3rd September 2021

Re: Part X Planning Application for Permission to construct 63no. Social Housing Units and 8no. Traveller Appropriate Units (as per Section 177AE(4)(a) of the Planning and Development Act 2000) on lands at Keeraun, Ragoon, Galway, Co. 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 Keeraun, Ballymoneen Road, Galway.

Nature of Development: To construct a social housing development of 71no. units comprising – 4no. 1-bedroom units, 34no. 2-bedroom units, 22no. 3-bedroom units, 3no. 4-bedroom units, and 8no. TAA (Traveller Appropriate Accommodation) units, associated carparking and bicycle parking, green spaces & landscaping, connection to existing services and all ancillary/enabling site development works.

The following documents are submitted with this application, as well as 1no. digital copy:

- Newspaper notice – 1 original and 2 no. copies,
- Site notice – 3 no. copies,
- Site Location Map @ 1:1000– 3 no. copies,
- Site Layout Plan @ 1:500 – 3 no. copies,
- Planning Report – 3 no. copies, prepared by MKO
- Construction Environment Management Report (CEMP), 3no. copies prepared by MKO,
- EIA Screening Report – 3no. copies, prepared by MKO,
- Biodiversity Report – 3no. copies, prepared by Ecofact Environmental Consultants,
- Appropriate Assessment Screening Report – 3no. copies, prepared by Ecofact Environmental Consultants,
- Natura Impact Statement – 3no. copies, prepared by Enviroguide Consulting,
- Flood Risk Assessment – 3no. copies, prepared by RPS Group,
- Engineering Drawings - 3no. copies, prepared by RPS Group,
- Traffic & Transport Assessment – 3no. copies, prepared by RPS Group,
- Road Safety Assessment – 3no. copies, prepared by RPS Group,



- Drainage & Watermain Design Report – 3no. copies, prepared by RPS Group,
- Roads and Civil Engineering Drawings - 3no. copies of each, prepared by RPS Group,
- Architectural Drawings – 3no. copies, prepared by Coady Architects,
- Architectural Design Statement – 3no. copies, prepared by Coady Architects,
- Landscape Report – 3no. copies, prepared by Coady Architects,
- Landscaping Drawings - 3no. copies, prepared by Doyle O’Troithigh, &
- Irish Water Bespoke Confirmation of Feasibility – 3no. copies.

The newspaper notice was advertised in The Galway Advertiser on Thursday 2nd September 2021. The site notice was erected on Thursday 2nd September 2021. The location of the site notice can be seen on the enclosed Site Layout Map.

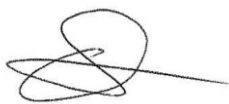
A full hard copy of this application has been submitted to Galway City Council for the purposes of public display. The application will be on display and available to the public to view between Monday 6th September 2021 and Monday 18th October 2021 (a period of 6 weeks).

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)

Having had regard to the relevant policies pertaining to the subject site, the nature and scale of the proposed development and the nature of development in the immediate vicinity of the site, it is considered that the proposed scheme would contribute to the sustainable development of Keeraun Ragoon, Galway. We look forward to a favourable decision in due course.

Yours sincerely,



David Shannon
Planner
MKO, Tuam Road, Galway
[091 735 611](tel:091735611)

