Comhairle Cathrach na Gaillimhe
Galway City Council

FÓGRA LÁITHREÁIN
NA hACHTANNA UM PLEANÁIL AGUS FORBAIRT, 2000 (arna leasú)
NA RIALACHÁIN UM PLEANÁIL AGUS FORBAIRT, 2001 (arna leasú) – Cuid 8

Iarratasóir: Comhairle Cathrach na Gaillimhe - Seirbhísí Tithíochta agus Lánpháirtíochta
Áit: Bóthar na Ceapaí, Cnoc na Cathrach, Gaillimh

I gcomhréir le Cuid X1 de na hAchtanna um Pleanáil agus Forbairt, 2000 (arna leasú) agus Cuid 8, Airteagal 81 de na Rialacháin um Pleanáil agus Forbairt, 2001 go dtí 2024, tugtar fógra leis seo ó Chomhairle Cathrach na Gaillimhe go bhfuil sé ar intinn aici an fhorbairt seo a leanas a dhéanamh ag Bóthar na Ceapaí, Cnoc na Cathrach, Gaillimh.

Is é a bheidh i gceist leis an bhforbairt Forbairt Tithíochta Sóisialta agus Inacmhainne Beartaithe ar 2 láithreán nasctha ar Bhóthar na Ceapaí, Cathair na Gaillimhe, atá comhdhéanta de:

38 n-aonad cónaithe nua a thógáil atá comhdhéanta de: 12 theach sraithe (6 theach 2 sheomra leapa agus 6 theach 3 sheomra leapa), 1 teach cathrach 2 sheomra leapa, 5 aonad 2 stór 2 sheomra leapa, 4 árasán 2 sheomra leapa 4 dhuine lena ndoras féin, 11 n-árasán 2 sheomra leapa 3 dhuine lena ndoras féin, 5 árasán 1 sheomra leapa lena ndoras féin, pointí rochtana feithicle agus coisithe chuig na Tograí trí bhóthar rochtana an Choimín Mhóir/Gharraí Dhónaill a thógáil, bearta deartha fuinnimh in-athnuaite do gach aonad agus oibreacha forbartha tacaíochta, lena n-áirítear: Bóithre Rochtana, Spásanna Páirceála Grúpáilte, Tírdhreachú agus cóireálacha teorann, Athruithe ar leibhéal na talún chun freastal ar an bhforbairt, Stóras rothar agus boscaí bruscair, Bainistíocht screamhuisce lena n-áirítear bearta CIDU, Comharthaíocht shealadach tógála, Comharthaíocht eastáit agus na hoibreacha láithreáin gaolmhara uile.

Rinneadh Scagadh le haghaidh Measúnacht Chuí (MC) ar an togra faoin Treoir maidir le Gnáthóga (92/43/CEE) agus Rialacháin na gComhphobal Eorpach (Éin agus Gnáthóga Nádúrtha), 2011, (arna leasú), agus Scagadh le haghaidh Measúnacht Tionchair Timpeallachta (MTT) faoi Threoir MTT 2011/92/AE arna leasú le Treoir 2014/52/AE (agus na forálacha ábhartha faoin Acht um Pleanáil agus Forbairt, 2000, arna leasú, agus na Rialacháin um Pleanáil agus Forbairt, 2001, arna leasú). Tháinig an t-údarás ar an gconclúid nach dócha go mbeidh tionchair shuntasacha ar an gcomhshaol ag eascairt as an bhforbairt bheartaithe agus cinneadh nach bhfuil gá le Measúnacht Chuí ná le Measúnacht Tionchair Timpeallachta. De réir Airteagal 120 de na Rialacháin um Pleanáil agus Forbairt 2001 (arna leasú), is féidir le haon duine, aon am roimh dheireadh na tréimhse 4 seachtaine ag tosú ar dháta an fhógra seo, iarratas ar chinneadh scagtha a dhéanamh leis an mBord Pleanála i dtaobh an bhféadfadh tionchair mhóra a bheith ag an bhforbairt ar an timpeallacht.

Beidh pleananna agus sonraí na forbartha beartaithe ar fáil lena n-iniúchadh nó lena gceannach ar tháille nach mó ná an costas réasúnta a bhaineann le cóip a dhéanamh ar feadh tréimhse **4 seachtaine ón 12/03/2026** le linn uaireanta oscailte poiblí san **Oifig Pleanála, Comhairle Cathrach na Gaillimhe, Halla na Cathrach, Bóthar an Choláiste, Gaillimh, Luan - Aoine 9.00am go 4.00pm**.

Is féidir cóipeanna boga de na pleananna agus sonraí na forbartha beartaithe a fheiceáil ar líne freisin ar shuíomh gréasáin Chomhairle Cathrach na Gaillimhe ag: https://files.galwaycity.ie/gccpart8/#/

Is féidir aighneachtaí nó tuairimí maidir leis an bhforbairt bheartaithe, a dhéileálann le pleanáil chuí agus le forbairt inbhuanaithe an cheantair ina mbeidh an fhorbairt suite, a dhéanamh i scríbhinn nó ar ríomhphost chuig planning@galwaycity.ie, chuig an Oifig Pleanála, Comhairle Cathrach na Gaillimhe, Halla na Cathrach, Bóthar an Choláiste, Gaillimh, **roimh 4.00pm an 27/04/2026**.

Ba cheart a thabhairt ar aird go bhfuil feidhm ag an Acht um Shaoráil Faisnéise maidir le gach taifead atá i seilbh Chomhairle Cathrach na Gaillimhe. Beidh gach tuairim, lena n-áirítear ainmneacha na ndaoine a thugann tuairimí, a chuirfear faoi bhráid na Comhairle maidir leis an scéim seo mar chuid den tuarascáil atá riachtanach go reachtúil a chuirfear i láthair ag cruinniú na gcomhaltaí tofa. Dá réir sin, is féidir iad a chur san áireamh freisin i miontuairiscí an chruinnithe sin agus féadfaidh siad a bheith san fhearann poiblí. Tá Comhairle Cathrach na Gaillimhe faoi réir fhorálacha na saorála faisnéise (Achtanna um Shaoráil Faisnéise 1997 agus 2014) agus na hAchtanna um Chosaint Sonraí 1988 agus 2013.

Signed: Elizabeth Fanning
Lieze Fanning
Stiúrthóir Seirbhísí, An Stiúrthóireacht um Fhorbairt Shóisialta

Arna dhátú Déardaoin an 12 Mhárta, 2026

Comhairle Cathrach na Gaillimhe
Galway City Council

SITE NOTICE
PLANNING & DEVELOPMENT ACTS 2000 (as amended)
PLANNING & DEVELOPMENT REGULATIONS 2001 (as amended) – Part 8

Applicant: Galway City Council – Housing Services and Integration
Location: Cappagh Road, Knocknacarra, Galway

In accordance with Part X1 of the Planning and Development Acts 2000 (as amended) and Part 8, Article 81 of the Planning and Development Regulations 2001 to 2024, Galway City Council gives notice that it intends to carry out the following development at Cappagh Road, Knocknacarra, Galway.

The Development will consist of a proposed Social and Affordable housing development on 2 connected sites at Cappagh Road, Galway City, consisting of:

The construction of 38 no. new residential units comprising of: 12 no. Terraced houses (6no. 2 bedroom houses & 6 no. 3 bedroom houses), 1 no. 2 bedroom townhouse, 5 no. 2 bedroom 2 storey duplex units, 4 no. 2 bedroom 4 person own door Apartments, 11 no. 2 bedroom 3 person own door Apartments, 5 no. 1 bedroom own door apartments, the construction of vehicular and pedestrian access points to the Proposals via the An Cimín Mór/ Garrai Dhónaill access road, renewable energy design measures for each unit and supporting development works including: Access Roads, Grouped Parking spaces, Landscaping and boundary treatments, Ground level alterations to accommodate the development, Bicycle storage and bin storage, Surface water management including SUDS measures, Temporary construction signage, Estate signage and all associated site works.

The proposal has undergone Appropriate Assessment (AA) Screening under the Habitats Directive (92/43/EEC) and the European Communities (Bird and Natural Habitats) Regulations 2011 (as amended), and Environmental Impact Assessment (EIA) Screening under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU, (and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended). The authority has concluded that there is no likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an AA and EIA are not required. In accordance with Article 120 of the Planning and Development Regulations 2001 (as amended), any person may, at any time before the expiration of 4 weeks beginning on the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of **4 weeks from 12/03/2026** during public opening hours at the offices of **Planning Office, Galway City Council, City Hall, College Road, Galway City, Monday - Friday 9.00am to 4.00pm**.

Soft copies of plans and particulars of the proposed development can also be viewed online on the Galway City Council website at: https://files.galwaycity.ie/gccpart8/#/

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, or by e-mail to planning@galwaycity.ie, to the Planning Offices, Galway City Council, City Hall, College Road, Galway, **before 4.00pm on 27/04/2026**.

It should be noted that the Freedom of Information Act applies to all records held by Galway City Council. All comments, including names of those making comments, submitted to the council regarding this scheme will form part of the statutorily required report to be presented at a meeting of the Elected Members. Accordingly, they may also be included in the minutes of that meeting and may appear in the public domain. Galway City Council is subject to the provisions of freedom of information (FOI Acts 1997 and 2014) and the data protection acts 1988 and 2013.

Signed: Elizabeth Fanning
Elizabeth Fanning
Director of Services, Social Development Directorate

Dated this Thursday 12th March 2026