



An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

AN BORD PLEANÁLA

LDG- _____
AEP- _____

25 OCT 2019

Fec: € 50 Type: Cheque

Time: 10-06. By: Reg Post

Our Ref: 191040
Your Ref: ABP-302848-18

24 October 2019

Re: The submission of significant additional data in relation to the proposed N6 Galway City Ring Road Motorway Scheme

Dear Sir/Madam,

On behalf of our client Strategic Land Investments Limited, with a registered address at IDA Business Park, Quarters town, Mallow, Co. Cork, we wish to make a submission to An Bord Pleanála on the submission of significant additional data in relation to the proposed N6 Galway City Ring Road 2018 Motorway Scheme. This written submission is made in response to invitation for comments from interested parties by Galway City Council. The submission is being made within the timeframe for submissions (25th October 2019) along with the submission fee of €50.00.

Submission Request

On behalf of Strategic Land Investments Limited, we would like to take this opportunity to make a submission on the significant additional data in relation to the proposed N6 Galway City Ring Road Motorway Scheme. Our client's land is located approximately 4 km to the North East of Eyre Square on the Tuam Road. Please see Figure 1 below which outlines the site in question. The subject site is a greenfield site with An Post Galway Mail Centre situated to its immediate north east. Ballybane Industrial Estate is situated to the south of the subject site. The lands are zoned Enterprise, Light Industry and Commercial (CI) under the provisions of the *Galway City Development Plan 2017-2023* (GCDP). The zoning objective for CI lands under the provision of this plan is to "provide for enterprise, light industry and commercial uses other than those reserved to CC zone." (See Figure 2 below). There has been one substantial planning application lodged and granted within the red line boundary. Pl. Ref 00/665 was granted permission on the 06/12/2000 which consisted of a 25,907 sqm commercial warehouse along with a business park comprising of 10 blocks plus a restaurant/creche & service building.



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Figure 1: Location of subject site on the Tuam Road, Galway

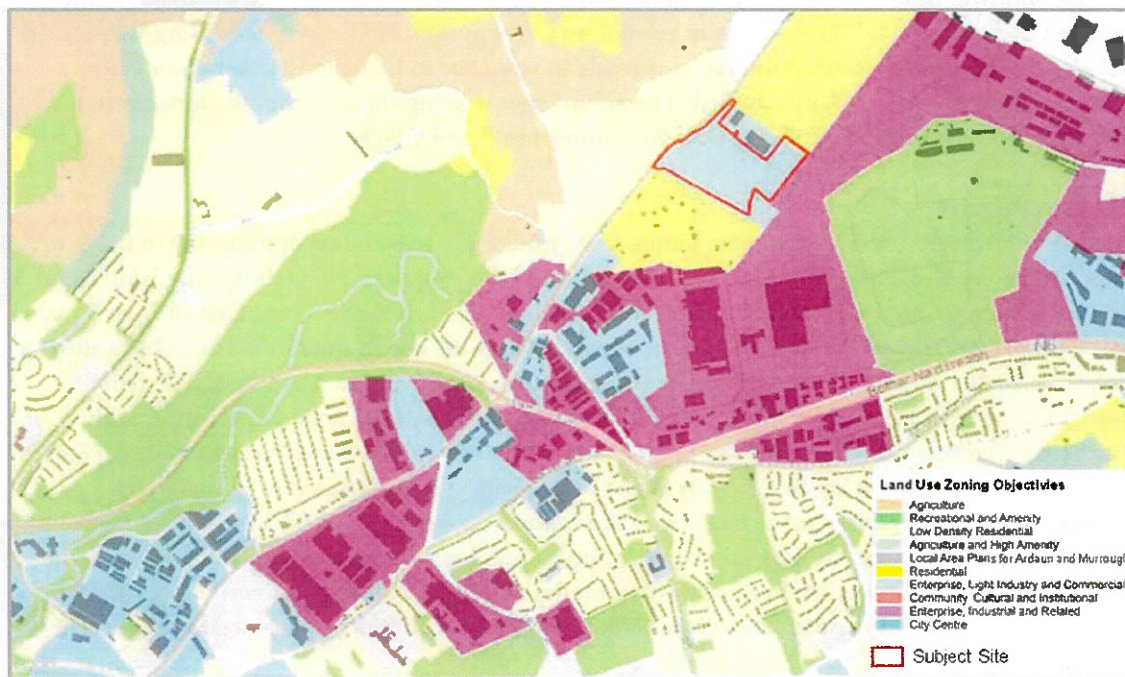
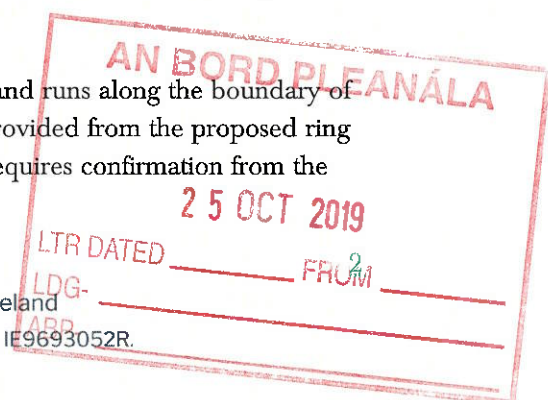


Figure 2: Relevant land use zoning according to the GCDP 2017-2023

Our client is generally supportive of the proposed N6 Galway City Ring Road Motorway Scheme and has been engaged with the ARUP team throughout the planning process. The purpose of this submission is to ensure that adequate access is maintained to our client's site which is currently accessed from the Tuam Road.

The proposed ring road is located to the north east of the subject site and runs along the boundary of the site to the south, east and west. Our client requests that access is provided from the proposed ring road along the southern boundary into the proposed site. Our client requires confirmation from the



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developer that appropriate site access and servicing infrastructure can be provided to enable our client to develop their land holding in the future. Please see Figure 3 below which outlines the proposed access into the subject site.



Figure 3: Subject Site with proposed access point indicated by the red star

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

Yours sincerely,

Ella O'Brien

Ella O'Brien
Graduate Planner
MKO



