

Paul Cairns
23 Gleann na Coille
Barna Road
Galway

Planning Application: 2560320 (Galway City Council)

Location of Development: Ragoon, Knocknacarra, Galway

Dear Sir/Madam,

I am a landowner, together with a family member, of lands located to the west of the proposed Large-Scale Residential Development (LRD) site. Please refer to Fig. 1 attached, where our landholding is identified in red. Importantly, my lands can only be accessed directly from the Kingston Road via the existing laneway.

Fig 1: Landholding



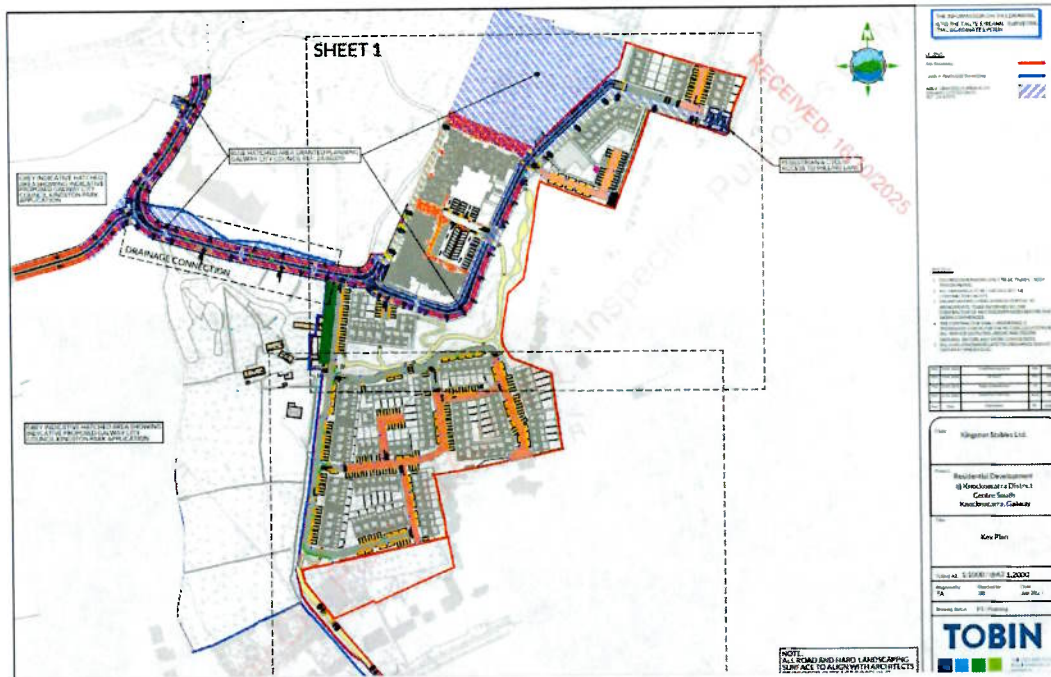
My lands are deemed serviced and zoned for residential development and accordingly, maintaining appropriate access arrangements and safeguarding the future development potential of these lands is of significant importance as I currently rely on access via the existing laneway connecting to the Kingston Road.

I wish to draw attention to a concern regarding certain documentation submitted as part of the application to Galway City Council, including:

1. "Key Plan"
2. "Mobility Management Plan"
3. "OSI Record"

Within these documents, certain adjoining lands are identified with a blue line and described as “lands in applicant’s ownership.” However, these lands are not within the ownership or control of the applicant. While these lands are not included within the red line application boundary, I believe it is important that the documentation accurately reflects land ownership interests in the interests of clarity and proper planning. (See Fig 2 for example)

Fig 2. Key Plan – Example of lands highlighted in blue “lands in applicants ownership”.



I note from the application documentation that the proposed development includes ‘upgrades to the existing access at the Kingston Road.’ In this regard, I wish to request that An Coimisiún Pleanála give due consideration to ensuring that any proposed works, modifications or upgrades to the existing access at the Kingston Road do not adversely impact the potential for future development of my site. The proposed site layout plan shown below in Fig 3.

Fig 3 – Proposed Site Layout Plan



In particular, the proposed site layout plan (Fig. 3) indicates the provision of a cycle/pedestrian route incorporating a landscaped “green strip” or planting area extending alongside the route and approaching the entrance to our lands. I am concerned that the inclusion and configuration of this “green strip” may unnecessarily constrain or restrict the ability to provide appropriate future access arrangements to facilitate the development of our lands and have to question why this is here or what purpose it serves.

I further note that the existing roadway, shown in Fig. 4 below, had previously been widened in accordance with proper planning and sustainable development of the area, which has proven beneficial for adjoining homeowners and landowners. In this context, consideration should be given to continuing this established approach by extending the road widening further along the roadway alongside the proposed cycle/greenway route as part of this application, as opposed to the inclusion of the proposed landscaped “green strip.” Such an approach would, in my view, represent a more appropriate long-term planning solution as opposed to the “green strip” which looks to negatively impact on my lands.

Fig 4 – Existing Roadway



I would appreciate confirmation that the rights of adjoining landowners, in respect of access and future development potential, will be fully considered as part of the assessment of this application and that the proposed development will not harm our development potential and be in accordance with proper planning and sustainable development of the area.