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COMPANY SECRETARY: RACHAEL CHIDLOW

COMPANY NUMBER: 661535

Proposed Housing Development

at

Páirc na hAbhainn,

Athenry

on behalf of

Galway County Council

Planning Application

Reference Number: ACP-324624-26

Response to Observations

Paul Keogh Architects

November 11th, 2026

1. Response to Observations

Introduction

1.01. On behalf of Galway County Council, we refer to the observations/ submissions received by An Coimisiún Pleanála for the proposed development at Páirc Na hAbhainn, Athenry.

1.02. The submissions have been carefully considered and the following response has been prepared by Paul Keogh Architects to address the issues raised within these submissions where appropriate. The response should be reviewed together with all supporting documentation that formed the planning application.

1.03. The response in relation to the submissions received is to be made to An Coimisiún Pleanála within 4 weeks from the date of notification, on or before 16th November 2026.

1.04. The structure of this response is as follows:

- Site Context: A brief overview of the site location and characteristics;
- Summary of Observations: A summary of key issues raised within in each submission received in relation to the proposed development;
- Response to Observations: An itemised response that addresses key issues raised within the submissions;
- Conclusions: Concluding comments from the applicant regarding the submissions;
- Appendix: Submissions.

2. Site Context

Context

2.01. The site is located on a greenfield site to the south of the housing estate, Páirc na hAbhainn in Athenry, Co. Galway and is accessed via the existing road network in the estate, located at Baunmore, a regional road connected to the R347 Dublin Road.

2.02. Páirc na hAbhainn housing estate was constructed in 2010, on behalf of Galway County Council. It consists of 62 no. two-storey houses, open green space, on-curtilage parking and on-street parking.

Proposal

2.03. The objective of the project is to deliver a high-quality housing scheme, with a mix of modern user-friendly family houses and a quality environment within an existing community.

2.04. The proposed development comprises of 16no. two-storey units; 8no. 3-bedroom houses and 8no. 2-bedroom houses. The development also includes the construction of hard and soft landscape works including new roadways and paths, car parking spaces, cycle parking, public open space, public lighting, signage,

boundary treatments and all associated infrastructure and site developments work necessary to facilitate the proposed development.

3. Summary of Observations

Summary

3.01. 10no. written observations/ submissions were received and are listed below:

- Anna Zukower & Anton Tsernjavski;
- Gary Colgan;
- Justyna & Bronislaw Barnas;
- Justyna Straszewka and Krzysztof Straszewski;
- Residents of Páirc Na hAbhainn co Greg Lipinski;
- Residents of Páirc Na hAbhainn co James Sido;
- Uisce Éireann;
- Warren Hurst;
- Residents of Páirc Na hAbhainn co Anna Zukower;
- Karoline Cihanek.

3.02. There is a total of 9no. submissions received from residents of Páirc Na hAbhainn objecting to the proposed development. There is 1no. technical observation received from statutory consultant, Uisce Éireann.

3.03. In summary, the residents generally recognise the need for additional housing in Athenry. The key concerns raised by the residents in relation to the proposed development have been itemised as follows:

- Access through the existing estate;
- Increased traffic;
- Cumulative development;
- Road safety;
- Child safety;
- Construction impact;
- Residential amenity;
- Drainage;
- Environmental impact;
- Estate Infrastructure;
- Estate Name.

Anna Zukower & Anton Tsernjavski

3.04. The submission received from Anna Zukower & Anton Tsernjavski, residents of No.26 Páirc Na hAbhainn, in respect of the proposed development has been summarised into key issues and concerns as follows:

3.05. Residential amenity: The residents refer to purchasing their house at the back of the estate for its open outlook onto agricultural land.

3.06. Estate maintenance: The residents explain that throughout their time living in the estate little maintenance works on behalf of Galway County Council have been carried out and residents have had to undertake improvement works to the estate themselves. The submission raises concern that the proposed development would face similar maintenance issues.

3.07. Access through the existing estate: The residents note the development would significantly change the character of the established community and access through the estate would place pressure on the existing infrastructure as well as affect the resident's privacy and security. The submission requests alternative access be provided and also objects to the proposed pedestrian walkway to the new camogie pitches.

3.08. Cumulative development and Road Safety: The residents request the new development of 49no. houses and new camogie pitches in neighbouring lands plus the addition of the proposed 16no. houses be reviewed considering combined impacts on local traffic and existing infrastructure as well as safety of existing residents, particularly around the R348/R347 junction. The residents note no pedestrian footpaths or adequate lighting have been provided between the estate and the junction.

3.09. Environmental impact: The residents highlight the development could have an environmental impact on the remaining green space and surrounding wildlife, increased noise and light pollution, as well as the possible effects on nearby protected natural areas and European sites.

3.10. Estate name: The residents request that the development should constitute as a separate development and should have a separate name and identity.

Gary Colgan

3.11. The submission received from Gary Colgan, resident of No.29 Páirc Na hAbhainn, in respect of the proposed development has been summarised into key issues and concerns as follows:

3.12. Residential amenity: The resident refers to the proposal replacing open land and open outlook behind the existing estate. The submission requests the impact of the development on neighbouring properties be considered in terms of overlooking, loss of privacy and security, lighting, differences in ground levels, overshadowing, boundary treatment and overall residential amenity.

3.13. Drainage: The resident is concerned that the proposed drainage design and existing drainage network cannot adequately manage exceptional rainfall if capacity is exceeded, noting the proposed design provided an approx. 142sqm attenuation tank against a calculated requirement of approx. 139sqm. The resident raises further concern about the impact of the development on local water quality and nearby designated ecological sites.

3.14. Cumulative development: The resident requests the new development

of 49no. houses and new camogie pitches in neighbouring lands plus the addition of the proposed 16no. houses be reviewed considering prolonged construction disruption, increased traffic, impact on existing infrastructure and drainage capacity.

3.15. Access through the existing estate: The resident requests access through the existing estate be reviewed as an appropriate route for additional permanent traffic and construction traffic considering the existing road condition and road safety. The resident refers to issues identified in The Road Safety Audit around the existing turning head at the entrance of the development that should be addressed.

3.16. Child safety: The resident notes a lack of a specific assessment of child safety on the estate roads. The resident is concerned the development will increase road traffic within the existing estate, particularly during construction, which could compromise the safety of children and other vulnerable road users.

3.17. Estate maintenance: The resident refers to poor maintenance of the existing estate on behalf of Galway County Council and notes about an annual charge that was initially set up to the council for maintenance works when they first moved into the estate but has now stopped. The submission refers to the condition of the estate noting damaged block paving, drainage deteriorations and neglected landscaping. The resident is concerned that the proposed landscaping and communal areas will not be maintained and requests a properly funded management plan for the long-term maintenance of the existing and proposed estates.

3.18. Open land alternative use: The resident requests the open-field site be considered as a community green space and could include wildflower meadows, tree and hedgerows which would promote biodiversity, permeable ground and amenity for the existing residents.

Justyna & Bronislaw Barnas

3.19. The submission received from Justyna Barnas and Bronislaw Barnas, resident of No.41 Páirc Na hAbhainn, in respect of the proposed development has been summarised into key issues and concerns as follows:

3.20. Access, traffic and road safety: The residents raise concern about access, traffic and road safety in the existing estate, noting poor sightlines at access points and bends, insufficient parking and no footpaths along the access road into the estate. The residents request an alternative access be considered such as extending the road from the nearby sports grounds. The residents also note the traffic assessment did not account for the new development of 49no. houses in the adjacent lands.

3.21. Residential amenity: The increase of traffic within the existing estate would also negatively impact noise levels and residential amenity.

Justyna Straszewka & Krzysztof Straszewski;

Residents of Páirc Na hAbhainn co Greg Lipinski;

Residents of Páirc Na hAbhainn co James Sido

3.22. The submissions received from Justyna Straszewka and Krzysztof Straszewski, Greg Lipinski and James Sido, residents of Páirc Na hAbhainn, have identical wording, and have been summarised together into key issues and concerns as follows:

3.23. Access through the existing estate: The residents strongly object to access through the existing estate, as it would increase traffic and change the existing infrastructure. The residents request an alternative access be investigated.

3.24. Traffic impact: The residents refer to the Traffic and Transport Assessment predicting relatively small numbers of vehicle movements during peak periods in the day and request the actual impact of additional traffic through the existing estate on residential amenity and road safety be considered.

3.25. Child safety: The residents raise concern with the impact of increased traffic through the existing estate on child safety, pedestrians and cyclists. The residents request the impact on vulnerable road users be properly assessed.

3.26. Road safety: The residents requests confirmation that the issues identified in The Road Safety Audit have been addressed and whether the current proposal has been subject to any further safety assessments.

3.27. Construction traffic: The residents note their concern about the impact of construction traffic over the anticipated construction period and increased safety risks for residents and pedestrians be considered. The residents ask that the construction phase and proposed construction traffic routes be properly assessed.

3.28. Cumulative development: The residents request the development be adequately assessed in the context of other proposed developments in the surrounding area considering combined impacts on local traffic, pedestrian and cyclist safety, and existing infrastructure.

3.29. Environmental impact: The residents request The Natura Impact Statement and other environmental documentation be carefully examined including potential impacts on European sites and cumulative effects with other developments and ensure the proposed mitigation measures are effective and properly implemented. The residents request the loss of an existing wildlife habitat and an open space be considered in terms of the its environmental impact.

3.30. Residential amenity: The residents request the impact of the development on potential overlooking, loss of privacy, overshadowing and overall residential amenity to existing residents be considered.

3.31. Estate infrastructure: The residents highlight their concerns with the condition of the existing estate, including damaged roads, landscaping and boundary infrastructure and request that the condition of the existing infrastructure be properly assessed.

Uisce Éireann

3.32. The submission received from Uisce Éireann is a technical observation and has been summarised as follows:

3.33. Galway County Council as the applicant of the proposed development engaged with UE via a Pre-connection Enquiry and UE confirmed that a Confirmation of Feasibility has been issued.

Warren Hurst

3.34. The submission received from Warren Hurst, resident of No.21 Páirc Na hAbhainn, in respect of the proposed development has been summarised into key issues and concerns as follows:

3.35. Access through the existing estate: The resident requests access through the existing estate be reviewed due to their concerns about increased traffic. The resident refers to issues identified in Road Safety Audit and requests clarity on the proposed entrance arrangement and the requirement for further safety reviews before construction. The resident also requests alternative access be properly investigated particularly towards the R348 junction, noting the approved access from the R348 junction for the adjoining Camogie Club development.

3.36. Cumulative development: The resident requests the development be adequately assessed in the context of the new development of 49no. houses in the adjoining site considering alternative access, impact on traffic and road safety.

3.37. Traffic impact: The resident refers to the Traffic and Transport Assessment and remarks that junction capacity on the wider network should not be the only consideration. The submission request suitability of the internal estate be considered in terms of pedestrian safety, visibility, parking, construction traffic, residential amenity and cumulative traffic.

3.38. Future development: The resident requests permission should be confined to the access of the permitted development and not create an expectation that future developments use the estate.

3.39. Construction impact: The resident requests a detailed Construction Traffic Management Plan be required and pre-condition survey of the existing roads be undertaken. The resident further requests construction-hour controls be implemented to ensure noisy construction activity is limited.

Residents of Páirc Na hAbhainn co Anna Zukower

3.40. The submission received from Anna Zukower, resident of No.26 Páirc Na hAbhainn, and undersigned by the main collective of residents of Páirc Na hAbhainn, in respect of the proposed development has been summarised into key issues and concerns as follows:

3.41. Access through the existing estate: The residents strongly object to access to the proposed development is through the existing estate due to concerns regarding safety of residents, increased traffic and noise, loss of privacy and residential environment. The residents request alternative access be

considered, such as through the new development of 49no. houses or the new camogie pitches in neighbouring lands.

3.42. Road Safety: The residents refer to specific road-safety issues identified in The Road Safety Audit and requests clarity on whether these issues have been incorporated into the current proposal. The submission also requests confirmation that that further assessment of the detailed design before construction has been undertaken. The residents request proper consideration is given to safety and accessibility of pedestrians, cyclists, children and existing residents.

3.43. Traffic impact: The residents refer to the Traffic and Transport Assessment and requests that the impact of additional traffic within the existing estate be given proper consideration rather than relying on theoretical traffic capacity. The residents request the current condition of the existing roads be reviewed, noting narrow widths, sloped conditions and parking constraints.

3.44. Child safety: The residents request the safety of children and other vulnerable road users within the estate be considered.

3.45. Construction traffic: The residents note their concern about the impact of construction traffic over the anticipated construction period, considering the existing road conditions, resident safety, noise, dust and other disturbances. The residents request that the construction phase and proposed traffic management arrangements be properly assessed.

3.46. Residential Amenity: The residents request the impact of the development on neighbouring properties be considered, including density, height, layout, overlooking, loss of privacy, overshadowing, boundary treatment, and open outlook.

3.47. Lighting: The residents request the proposed lighting design and its potential effects beyond the development boundary have been adequately assessed, noting concern with potential light spill given the sloped site.

3.48. Overshadowing: The residents request clarity on whether the final and accurate shadow analysis has been provided and whether it adequately assesses the effects on the neighbouring properties.

3.49. Boundary treatment: The residents request the proposed boundary treatment and landscaping to the neighbouring properties be considered appropriate.

3.50. Estate infrastructure: The residents raise concerns regarding the condition of the existing estate, including damaged roads, landscaping and boundary infrastructure and request the necessary repairs are addressed before additional demands on the estate are considered. The residents note their frustrations with the lack of engagement from Galway County Council to improve the estate after repeatedly raising concerns over the years. The residents request the interest of the existing residents and the condition of the estate be properly considered.

3.51. Cumulative development: The residents request the development of 49no. houses and new camogie pitches in neighbouring lands plus the addition of the proposed 16no. houses should be reviewed considering combined impacts on local traffic and existing infrastructure. The residents raise particular concern to the capacity of the R347/R347 junction, noting issues with lack of footpaths from the junction to the estate and inadequate lighting. The residents also note additional pressure on traffic and parking from the nearby cemetery.

3.52. Part 8 proposal: The residents note the change in planning procedure from Part 8 to Part 10 should not remove the need to properly consider the concerns previously raised.

3.53. Estate name: The residents request the development have a separate name and identity from the existing estate.

3.54. Environmental Impact: The residents request The Natura Impact Statement and other environmental documentation be carefully examined including potential impacts on European sites and cumulative effects with other developments and ensure the proposed mitigation measures are effective and properly implemented. The residents note their concern with the loss of an existing wildlife habitat and an open space as well as noise and wildlife disturbance during construction.

3.55. Drainage: The residents request the surface water drainage design is adequately assessed to ensure there are no additional drainage risks to neighbouring properties, noting concern with changes to ground levels, retaining walls and the addition of hard surfaces. The residents request the proposed drainage design be adequately assessed to ensure sufficient detail has been provided regarding tank capacity, proposed discharge rate, connection points and the suitability of the existing network. The residents further request the foul-water drainage and connection to the wastewater network have been properly assessed.

Karolina Cihanek

3.56. The submission received from Karolina Cihanek, resident of No.8 Páirc Na hAbhainn, in respect of the proposed development has been summarised into key issues and concerns as follows:

3.57. Access and child safety: The resident requests access through the existing estate be reviewed due to concerns about child safety and the impact of increased traffic on pedestrians and cyclists.

3.58. Construction impact: The resident notes their concern about the impact of construction, considering the existing road conditions, resident safety, noise, congestion and loss of amenity.

4. Response to Observations

General

4.01. The submissions received have been reviewed and the key issues raised have been considered and consolidated to inform the itemised response below.

4.02. The submissions generally recognise the need for additional housing in Athenry; however, they raise concerns in relation to the proposed development. Responses to observations should be reviewed together with all supporting documentation that formed the planning application.

Access Through the Existing Estate

4.03. The proposed development has considered the residential policies of the Galway County Council Development Plan 2022-2028 and the Athenry Local Area Plan 2024-2030, including land use zoning and the pattern of residential development in the area when reviewing site access.

4.04. The site is in the ownership of Galway County Council and is zoned Residential Phase 1 in the Athenry Local Area Plan. The development of 16 no. units provides a suitable site density of 25 units per hectare to an area that is characterised as low-density housing.

4.05. Policy objective 'ASP 8 Sequential Development' within the Athenry Local Area Plan promotes sequential extensions to an existing residential fabric of Residential Phase 1 lands.

4.06. The site is bounded to the north by the existing estate and the proposed development is a sequential extension of that estate.

4.07. Given the configuration of the site boundary and its direct adjacency to the existing road network, the estate was identified as the most suitable and practicable point of access without relying on a new road infrastructure on private lands. Access through adjoining lands, which were still being developed or had not yet been permitted, could not be relied upon. Access from the existing estate was the more certain and deliverable option.

4.08. The proposed development is a cul-de-sac and provides no connection to other roads. Traffic will therefore be limited to that of the proposed 16no. units, and the scheme will not create a route for through traffic.

Traffic and Transport Assessment

4.09. A Traffic and Transport Assessment (TTA) was carried out by CST Group on behalf of Galway County Council to assess the potential impact of the proposed development on the existing local road network to ensure the proposed site access and existing junctions have adequate capacity to carry the development traffic and future growth.

4.10. A traffic count and capacity analysis was carried out at the R348/ R347/ Baunmore Staggered Crossroads junction. The predicted development traffic was added to the existing flows at the junction as well as traffic growth figures up to a design year of 2043. The junction analysed is predicted to operate below the

recommended capacity for priority-controlled junctions with all development in place.

4.11. The traffic generated by the proposed 16no. units can also be considered relatively small, noting 8no. two-way movements in the busiest peak hour.

4.12. While the TTA did not specifically account for the new development of 49no. houses in their analysis, the assessed junction shows to operate at 34% of capacity in 2043, against a threshold of 85%, so there is substantial headroom to accommodate additional traffic from the wider area.

Road Safety

4.13. A Stage 1/2 Road Safety Audit (RSA) was carried out by CST Group on behalf of Galway County Council to identify any features of the initial design of the proposed development that could be removed or modified to improve the safety of the scheme. As part of the Stage 1/2 Audit process, the design team reviewed the recommendations outlined in the report and implemented these measures into the final planning application proposal.

4.14. The report noted an existing turning head at the entrance of the site that was observed to be used for long term parking. There was concern that the parked cars would protrude into the path of vehicles entering and exiting the site. The design team proposed an alternative solution to implement a yellow hatch painting on the turning head and a ‘no parking’ sign be provided. This solution was accepted CST Group, as the auditors.

4.15. The RSA recommended a further Stage 2 Audit of the detailed design be undertaken prior to commencement of construction. A Stage 2 RSA can be considered at the next project stage and any recommendations arising will be incorporated into the final detail design.

4.16. The public roads between the estate and R348/R348 junctions are outside the application site and no improvements to public footpaths and lighting along these routes have been made as part of this application. The new development of 49.houses will include a new controlled pedestrian crossing and footpath on Baunmore Road, improving the pedestrian route to the existing R347/R348 road network and the link to the town centre.

Child Safety

4.17. The proposed development seeks to provide houses for families and create a family friendly environment for the local community.

4.18. The assessment and recommendations implemented as part of the Road Safety Audit ensures pedestrians and vulnerable users such as children and disabled users are adequately catered for. The proposed development includes footpath provision thought out, as well as raised pedestrian crossings and traffic calming ramps in several locations and stop lines at internal junctions.

4.19. Disabled friendly access to the development are designed to Technical Guidance Document M of the Building Regulations. Proposed roadways and

pathways follow the natural topography of the site and have been designed to have a gradient no less than 1:20. Pathways will be a minimum 1.8 metres wide throughout the site.

Construction Impact

4.20. Prior to construction, the contractor will be required to prepare a comprehensive construction traffic management plan setting out haul routes, delivery scheduling, parking arrangements, banksman control, wheel washing, road cleaning, measures to protect pedestrians and working hour restrictions to reduce noise disturbance to Residents. These measures will be reviewed and agreed with Galway County Council prior to commencement of the works on site.

4.21. The contractor may also be required to undertake a pre-construction condition survey of the estate roads, so that any damage arising during the construction period can be identified and repaired.

4.22. Construction workers' vehicles will be parked within the site, and deliveries will be scheduled to avoid peak residential periods. Pedestrians, including children, will be protected through segregation from construction traffic, and a named community liaison contact may be provided so residents can be given advance notice of any major deliveries.

Residential Amenity

4.23. While the site changed from an open outlook for existing residents to housing, the site is zoned Residential Phase 1 in the Athenry Local Area Plan and is being developed to deliver high-quality homes. The proposal is a low-rise scheme of two-storey houses at a modest density that matches the neighbouring estate. The layout has been designed to avoid overlooking, with separation distances in excess a minimum requirement of 16m to existing homes, no habitable side windows, and houses stepped to follow the site topography and limit retaining walls.

4.24. The proposed development follows the guidelines set out in The Sustainable Residential Development and Compact Settlements that low-rise housing which meets the recommended separation distances between existing and proposed dwellings is not expected to adversely affect neighbouring properties and does not require a technical daylight and sunlight assessment. The proposed shadow analysis is an illustrative diagram depicting overshadowing to neighbouring gardens and is not considered a technical assessment.

4.25. The proposed public lighting design will be finalised in accordance with Galway County Councils Public Lighting Policy by the appointed contractor and street lighting specialist in the next project stage.

4.26. The existing site is undeveloped land that is not overlooked, and has no regular activity or natural surveillance. The proposed development will provide passive surveillance of the area, with front windows overlooking the central green space.

4.27. The shared open space aims to provide amenity that is functional,

manageable, and safe, with careful consideration of paving treatments, boundaries, hard and soft landscaping. The proposed open space includes a central communal green space, with new tree planting and wildflower meadows.

4.28. A planting and maintenance plan will be prepared for the development including an establishment period for new trees and hedgerows. The landscape design and maintenance details will be agreed between the Council and the appointed contractor at the next project stage.

Drainage

4.29. The Site Investigations reported poor infiltration rates on the site, and it was determined an attenuation tank would be the most sustainable and appropriate drainage solution for the site. An attenuation tank will be used for below ground storage located in the central green space and will connect into the existing surface water network serving the existing estate. The proposed attenuation has been designed to cope with a severe storms and there is additional allowance for 30% heavier rainfall in the future. The site is also in Flood Zone C, where it has a low risk of flooding from rivers or the sea.

4.30. The drainage design will be developed further at the next project stage by the appointed contractor, including confirmation of connection details to the existing networks, exceedance flow routes and maintenance arrangements, in accordance with the requirements of Uisce Éireann. Uisce Éireann has confirmed that a water connection is feasible without upgrade and that a wastewater connection is feasible subject to a network extension of approximately 30 metres, funded by the applicant.

Environmental Impact

4.31. An Appropriate Assessment (AA) Screening report, a Natura Impact Statement (NIS), an Environmental Impact Assessment (EIA) Screening report and an Ecological Impact Assessment (EcIA) was undertaken by Ash Ecology on behalf of Galway County Council.

4.32. The AA screening identified one possible route by which the development could affect a protected European site, where rainwater from the site passing through the existing estate drainage to the Clarinbridge River which connects to protected sites at the Inner Galway Bay (Galway Bay Complex SAC and Inner Galway Bay SPA). The screening could not rely solely on the drainage design to rule out an effect and a NIS was prepared. It examined each protected feature of both sites, during construction and occupation with other developments in the area, and concluded that the development will not adversely affect the integrity of either protected site.

4.33. A Construction Environmental Management Plan may be prepared in the next project stage by the appointed contractor detailing environmental measures and controls such as protection of water quality, control of dust, vibration and noise, protection of existing wildlife habitat and waste management prior to commencement of the works. These measures will be reviewed and agreed with

Galway County Council prior to commencement of the works on site.

4.34. Ash Ecology reports that the site itself is improved agricultural grassland of low ecological value. The proposed development, with implementation of specified mitigation and enhancement measures, can proceed without adverse ecological and environmental impacts. The EIA Screening concluded that the development is below the mandatory threshold and is not likely to have significant effects on the environment, so an Environmental Impact Assessment Report is not required.

Estate Infrastructure

4.35. The contractor will be required to undertake a pre-construction condition survey of the estate roads, so that any damage arising during the construction period can be identified and repaired.

4.36. Galway County Council will have Taking in Charge arrangements in place for the ongoing maintenance and operational responsibility of the public areas and infrastructure in the proposed development.

Estate Name

4.37. The naming and numbering of the development will be provided by the placename committee, in Galway County Council. The development has been referred to as Proposed Residential Development, at Páirc na hAbhainn, Athenry and an alternative name can be considered.

Part 8 Application

4.38. Pursuant to the requirements of Section 177AE(4)(a) of the Planning and Development Act, 2000, a planning application was submitted on behalf of Galway County Council to An Coimisiún Pleanála on September 4th, 2026 and A Natura Impact Statement was prepared in respect of the proposed development.

4.39. A planning application for the same development had previously been made to Galway County Council under Part 8 of the Planning and Development Regulations 2001. That application did not proceed because the proposal required a Natura Impact Statement, which meant it had to be made to An Coimisiún Pleanála under Section 177AE.

5. Conclusions

Summary

5.01. The observations/ submissions received are appended to this document for reference. On behalf of Galway County Council, we acknowledge the concerns and issues raised within the submissions by the residents of Páirc na hAbhainn estate, particularly in relation to access, traffic, road safety, environmental impact and residential amenity. We are confident that this document presents a well-considered response to those concerns raised.

5.02. The proposal aims to deliver 16no. high-quality homes on land zoned for residential development, and the Council respectfully asks An Coimisiún Pleanála to take this response into account in its consideration of the application.

5.03. We trust that An Coimisiún Pleanála will give due consideration to the responses provided and the matters raised in the submissions when assessing

the proposed development. We look forward to An Coimisiún Pleanála's determination of this application in due course.

Signed



Paul Keogh FRIAI FRIBA

November 10th 2026

Appendices:

10no. observations/ submissions received are appended as follows:

- Anna Zukower & Anton Tsernjavski
- Gary Colgan
- Justyna & Bronislaw Barnas
- Justyna Straszewka and Krzysztof Straszewski
- Residents of Páirc Na hAbhainn co Greg Lipinski
- Residents of Páirc Na hAbhainn co James Sido
- Uisce Éireann
- Warren Hurst
- Residents of Páirc Na hAbhainn co Anna Zukower
- Karoline Cihanek

Our Case Number: ACP-324624-26

An Coimisiún Pleanála

Anna Zukower & Anton Tsernjavski
26 Páirc na hAbhainn
Athenry
Co. Galway
H65 N225

Date: 15 October 2026

Re: Proposed Development in Páirc na hAbhainn, Athenry, Co. Galway

Páirc na hAbhainn, Athenry, Co. Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

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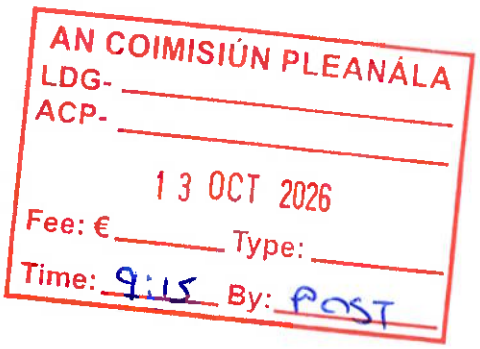
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Subject: Personal Submission and Observation Opposing the Proposed Development

09.10.2026

From: Anna Zukower and Anton Tsernjavski
26 Páirc na hAbhainn
Athenry, Co. Galway
H65 N225
Email: azukower@gmail.com



To: The Secretary, An Coimisiún Pleanála

Re: Proposed 16-Unit Residential Development at Páirc na hAbhainn, Athenry, Co. Galway
Case Reference: JP07.324624
Planning Authority: Galway County Council
Application: Section 177AE(4)(a) Application under the Planning and Development Act 2000 (as amended) — Part 10 Notice of Proposed Development

Dear Sir/Madam,

We do not intend to repeat all the detailed observations already submitted by the residents of Páirc na hAbhainn, including ourselves, in the collective submission. Many of these issues were also raised in our previous Part 8 objection. Instead, we wish to explain our concerns from a more personal perspective.

Our Experience of Buying and Living in Páirc na hAbhainn

Around 16 years ago, when we were looking to buy a house, we came across Páirc na hAbhainn. By coincidence, we met a representative of Galway County Council whose name we unfortunately cannot remember. He showed us around the estate and helped convince us to buy a house there.

At the time, we were impressed by the design of the houses, particularly their wooden windows and unusual porches. We were told that the estate had been built by Galway County

Council, that it would be maintained by the Council to a high standard, and that natural gas would be coming to the estate. It looked like the perfect place to settle, or at least that was what we believed.

Almost the entire estate was still unoccupied, so we had the opportunity to choose our home. We chose our particular house because of its location, layout and surroundings as they existed at that time.

We did not simply buy a house; we bought into a particular residential environment that we hoped to enjoy for years to come.

Our house is situated further back in the estate, away from traffic, with a field directly behind it. We understood this to be agricultural land used by local farmers for their animals. We had no reason to believe that it would become another residential development, particularly as we understood that the surrounding environment would remain as it was.

We loved looking out over that field. We could see sheep, foxes, birds and other wildlife. It was quiet and peaceful, and that was a significant part of why we chose our particular home.

The History of the Estate and Residents' Efforts

In the years following our purchase, the estate continued to be affected by the recession. As a result, only around half of the houses became occupied, while the remaining vacant houses gradually began to deteriorate.

Residents formed our own Residents' Association to improve the estate and work with Galway County Council. We held several meetings with the Council and still have minutes from some of those meetings. We also created our own website and tried to help the Council promote the houses that were still for sale.

We raised many concerns, including the lack of a proper entrance sign, poor landscaping and the absence of ongoing maintenance. Apart from grass cutting, little was done to improve the estate. Roads were not properly repaired, deteriorating fences were not addressed, and there was no safe pedestrian connection from the estate to the village.

Unfortunately, despite our efforts to work with Galway County Council, very little was done in return. Residents eventually became tired of having to fight for basic improvements and started doing things themselves.

When the remaining houses were eventually sold, residents continued working together for years to keep the estate looking presentable. We organised a Residents' Watch, painted boundary walls, maintained shrubs and landscaping, and created our own signs, all using our collective funds.

During the pandemic, residents also created a small community garden at the front of the estate. Unfortunately, we eventually had to close it because people from outside the estate were damaging things and drinking on our benches.

These experiences have shaped our view of the current proposal.

Why We Object

We have invested a great deal in our home and, like many other residents, have spent years of our own time and money maintaining and improving an estate that residents have too often had to look after themselves. We are concerned that adding another 16 houses would significantly change the character of our established community, particularly if access is provided through our existing roads, placing further pressure on infrastructure that is already a concern for residents.

We may not be able to prevent the development from proceeding in its entirety. However, after years of raising concerns about issues affecting our estate, we are not prepared to accept access being routed through our existing residential roads without proper consideration of the resulting impacts and alternative access arrangements.

We also strongly object to the new development being given the name Páirc na hAbhainn and presented as an extension of our existing estate. The proposed 16 units constitute a separate development and should have a separate name and identity.

Based on our 16 years of experience, we are concerned that the proposed development could eventually face similar maintenance problems and a lack of attention from Galway County Council. This could place further pressure on an estate whose infrastructure is already deteriorating.

We also wish to make clear that neither we nor many other residents have agreed to a pedestrian walkway through our estate to provide access to the future camogie pitches.

Residents have raised concerns about passers-by looking into properties and vehicles, as well as incidents of damage to our community garden that ultimately led to its closure. There have also been concerns about vehicles driving around the estate in circumstances that residents have found worrying.

We are concerned that creating additional routes through our established residential community, or connecting it to further developments, could increase these concerns and adversely affect residents' privacy, security and quality of life.

Cumulative Development and Road Safety

Another important issue is the cumulative impact of development in the surrounding area.

A further 49 houses are already being developed in the nearby townlands of Baunmore and Gortnahown, in the wider area around the R348/R347 junction and the route towards our estate. Future camogie pitches have also been approved in the vicinity.

The R348/R347 junction is already difficult to navigate due to its sharp turn and the lack of clarity about who has right of way. This can make it challenging for drivers to approach and negotiate the junction safely. The nearby graveyard creates an additional concern, as large funerals can cause traffic obstruction due to insufficient parking, temporarily making an already difficult junction even more challenging to navigate.

The additional 49 houses, the future camogie pitches and the proposed development of another 16 houses will inevitably generate more traffic in the surrounding area and place further pressure on this junction and the existing road infrastructure. This increased traffic must be considered alongside the junction's existing layout and the difficulties that already arise. It is important that the combined impact of these developments is properly assessed rather than considering each proposal in isolation.

It is also important to note that there are no pedestrian footpaths or adequate lighting along the route between Páirc na hAbhainn and the junction. This raises serious concerns about pedestrian safety, particularly for children and other vulnerable road users who may have to share the road with increasing numbers of vehicles.

Given the existing difficulties at this junction, including the sharp turn, uncertainty about right of way, traffic obstruction during funerals and the lack of safe pedestrian infrastructure, we believe that adding another 16 houses without properly addressing these concerns would place an unreasonable additional burden on an already challenging road network.

The safety of existing residents and all other road users must be given proper consideration before any decision is made.

Environmental Impact and European Sites

We would also like to highlight the potential environmental impact of further development on the remaining green space and surrounding wildlife.

With additional houses already under development nearby, together with the planned camogie pitches, the cumulative effects of further construction and activity should be carefully considered.

We are concerned not only about general pollution generated by additional households but also about increased noise and light pollution and their potential effects on the surrounding area and wildlife.

We are also concerned about the possible impact of this development on nearby protected natural areas. We understand that environmental assessments have been prepared as part of the application, and we hope these assessments will carefully consider whether the proposed development, together with other developments in the area, could affect nearby European sites and the wildlife they support.

The remaining green space provides a valuable natural environment for local wildlife and contributes to the character and quality of the surrounding area. We believe its importance should be fully considered before any decision is made. Providing additional housing is important, but so too is protecting nature, preserving green spaces and maintaining the natural environment for the benefit of both current residents and future generations.

Our Position and Conclusion

In our opinion, adding another 16 houses to an area already experiencing substantial development would be excessive without proper consideration of the combined impact on residents, road safety, local infrastructure and the surrounding environment.

The residents of Páirc na hAbhainn are an established community with direct experience of the issues affecting our estate. We have worked together over the years to maintain and improve our surroundings, often having to take matters into our own hands. I was previously a member of the Residents' Association, and I am confident that many residents would be prepared to organise collectively again if necessary to protect our interests and our community.

Please take this as our clear position regarding the proposed development and its access arrangements:

There should be no access to the proposed development through the existing Páirc na hAbhainn estate, and the name of our established estate should not be extended to include the additional 16 residential units.

We have lived here for many years and are determined to protect the homes and residential environment we have worked hard to maintain. We will continue to raise our concerns through the appropriate channels to protect our interests, the interests of our neighbours and the established character of our estate.

We wish to make clear that we are not opposed to appropriate and sustainable housing development in Athenry. However, the need for housing must be balanced with the safety and quality of life of existing residents, the capacity of local infrastructure and the protection of

the natural environment. The impact of these additional houses must be considered alongside the wider development taking place in the area, rather than in isolation.

We ask An Coimisiún Pleanála to give proper consideration to alternative access arrangements that would not compromise our existing estate. We also believe that this remaining piece of greenfield land could potentially provide a valuable community amenity, such as a small park or green space, benefiting local residents and wildlife.

We respectfully ask An Coimisiún Pleanála to consider the concerns raised in this submission and ensure that the interests of the existing community, road safety and the surrounding environment are given proper consideration before a decision is made.

Thank you for considering our observations.

Kind regards,

Anna Zukower

Anton Tsernjavski

Our Case Number: ACP-324624-26

An Coimisiún Pleanála

Gary Colgan
29 Páirc na hAbhainn
Athenry
Galway

Date: 15 October 2026

Re: Proposed Development in Páirc na hAbhainn, Athenry, Co. Galway

Páirc na hAbhainn, Athenry, Co. Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please be advised that there is no fee to make a submission on this case. A refund will be issued to the credit/debit card used to make this payment in due course.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

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Láithreán Gréasáin	**Website**	www.pleanala.ie		
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An Coimisiún Pleanála

SID Online Observation

Online Reference
SID-OBS-006150

Online Observation Details

Contact Name
Gary Colgan

Lodgement Date
09/10/2026 11:45:58

Case Number / Description
324624

Payment Details

Payment Method
Online Payment

Cardholder Name
Gary Colgan

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of
€ 50

Lodgement No
LDG—

Reason for Refund
No fee for this case type

Documents Returned to Observer
☐ Yes ☑ No

Request Emailed to Senior Executive Officer for Approval
☑ Yes ☐ No

Signed
Laurence Coff
EO

Date
15/10/26

Finance Section

Payment Reference
ch_3UObJKB1CW0EN5FC1uD0XP47

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount
€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

FORMAL OBSERVATION / OBJECTION

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Re: Proposed 16-Unit Residential Development at Páirc na hAbhainn, Athenry, Co. Galway
Case Reference: JP07.324624
Procedure: Section 177AE(4)(a) / Part 10

Dear Secretary,

I wish to formally object to the proposed development of 16 houses at Páirc na hAbhainn and respectfully ask An Coimisiún Pleanála to refuse the application in its entirety.

I am a resident of No. 29 Páirc na hAbhainn. Residents in this part of the estate have lived for more than 17 years with open land behind their homes. During that time, this open land has become part of the character of the estate and of the environment in which we live.

I recognise the need for affordable housing and I am not opposed to appropriate housing development in Athenry. My objection is to this particular proposal, on this particular site and in this particular form, and to the combined impact it would have on the people who already live here.

In my view, the issue is not simply whether 16 houses can physically be put on this land. The question is whether this scale, height and layout of development can be accommodated without an unacceptable effect on existing homes, residential amenity, privacy, security, light, drainage, safety and quality of life. I do not believe that it can.

The permanent change to the existing homes

The proposal would replace the open land behind existing homes with 16 two-storey houses, roads, parking, footpaths, lighting and associated infrastructure. What currently provides separation and an open outlook would become another occupied residential area immediately beside the existing houses. The impact should be considered from the point of view of the people who already live here, rather than simply by asking whether individual technical standards are met.

The application identifies approximately 5.5 metres of level difference across the site, with the most significant gradient towards the north-east. The applicant also acknowledges that proposed Unit 09-B is approximately 1.8 metres higher than No. 31 at ground level. These are important differences in level when considering the relationship between two-storey houses and existing rear gardens.

The Design Report says that, after investigating the topography, the layout was adjusted to accommodate the maximum number of semi-detached units. This raises an important planning question: should the difficult topography be used to fit the maximum number of houses onto the site, or should the form and scale of the development be reduced to respond properly to the existing homes? I believe the latter deserves much greater consideration.

Privacy, security and the change in outlook

The proposal would fundamentally change the privacy and security relationship between the new development and the existing homes. Instead of open land beyond the rear boundaries, residents would have occupied two-storey houses, upper-floor windows, rear gardens, lighting and increased activity immediately beyond those boundaries.

The applicant proposes native hedgerow planting along the northern boundary. However, a newly planted hedge is not an immediate substitute for the existing open outlook. It will take time to

mature and will depend on proper long-term maintenance. Nor does it change the basic fact that open ground will be replaced by occupied two-storey housing. The Commission should consider the long-term relationship between the existing and proposed homes, including building height, finished levels, boundary treatment, privacy and security, rather than relying mainly on future planting to resolve these concerns.

Loss of light

The Design Report acknowledges that Nos. 27 to 30 will experience some overshadowing from the proposed terrace houses during the early afternoon at the winter solstice. I do not believe this should simply be accepted because the impact has been described as minor. For residents affected, it is a permanent change to the sunlight reaching their homes and gardens.

This needs to be considered alongside the steep topography and elevated relationship between the proposed houses and existing properties. The Commission should consider whether lower buildings, lower finished levels or a reduction in the scale of development along the northern boundary could materially reduce the impact.

Drainage, runoff and flooding

I have serious concerns about surface water and drainage. The development would replace open greenfield ground with houses, roads, driveways, footpaths and other hard surfaces, permanently altering how water moves across the site. The environmental documents recognise the difficulties created by the slope. The EIA Screening Report states that substantial cut-and-fill works will be required, that surface-water patterns will be altered, and that there is an elevated risk of sediment release during construction because of the steep slopes.

The Ecological Impact Assessment identifies erosion risk and challenging drainage management as a Moderate Negative impact before mitigation. I acknowledge that an engineered drainage system is proposed. My concern is whether it provides sufficient protection to the existing estate in all realistic circumstances.

The proposed surface-water system will ultimately discharge into the existing surface-water network serving Páirc na hAbhainn. The civil design provides approximately 142m³ of attenuation against a calculated requirement of approximately 139m³ for the stated design event. That does not by itself prove the design is inadequate, but it makes it important that the Commission is satisfied about what happens when the system is under exceptional pressure.

I ask what happens if the attenuation system reaches capacity, a drainage inlet or flow-control device becomes blocked, rainfall exceeds the design scenario, or the receiving estate drainage network is already under stress. Most importantly, where does excess water safely go? Existing houses and gardens should not be placed at additional risk by development of this site.

The application identifies the nearby Clarinbridge River as having a Water Framework Directive status of Moderate and At Risk, while the site is in an area identified as having High groundwater vulnerability. The Appropriate Assessment Screening Report could not initially exclude significant effects on water-quality-dependent interests of the Galway Bay Complex SAC and Inner Galway Bay SPA through the surface-water pathway, which is why a Natura Impact Statement was required. While the NIS subsequently concludes that the proposed mitigation is sufficient, the local consequences of drainage and runoff for existing residents still require careful assessment.

The wider development taking place around Páirc na hAbhainn

This proposal should not be considered in isolation from the amount of development already taking place or approved around the estate. There are 49 houses under construction in the nearby Baunmore and Gortnahown area. There is also an approved camogie sports facility in the wider adjoining area, for which construction has not yet commenced.

These projects represent further construction, traffic, earthworks, drainage, roads, lighting, parking and activity within an area that is already changing substantially. The environmental

assessment for the proposed 16 houses anticipates a construction period of approximately 18-24 months, involving excavation, machinery, construction traffic, noise, vibration, dust and increased erosion and sediment risks.

Residents are already living beside construction associated with the 49 houses. If this proposal proceeds, they could then face another prolonged period of construction traffic, machinery, deliveries, noise, dust and disruption. That is not a trivial temporary inconvenience. It is a cumulative burden on an established residential community.

The approved camogie facility is also relevant to the wider cumulative picture because it will introduce another significant use in the immediate area, with its own access, parking, lighting, pitch drainage and surface-water arrangements. I am not claiming that the sports facility will cause flooding. I am asking that the Commission be satisfied that the combined effects of these permitted and proposed developments have been properly considered, particularly regarding drainage, runoff, traffic and the overall impact on existing residents.

Access through the existing estate

Access remains a major concern, but it is one part of my objection to the overall development rather than the sole reason for objecting. The proposed 16 houses are to be accessed through the existing Páirc na hAbhainn estate. The existing roads have narrow sections, bends, slopes and parking constraints. In everyday use, there are areas where residents experience difficulty when vehicles approach one another, and larger vehicles can struggle to pass through narrower sections.

The existing Road Safety Audit identified issues around the development interface and the turning head, where long-term parking was observed and parked vehicles could interfere with vehicles leaving the proposed development. It also recommended further assessment of the full detailed design before construction.

The issue should not be reduced to whether the wider road network can theoretically accommodate another 16 houses. The Commission should consider whether the existing estate is an appropriate route for the additional permanent traffic and construction traffic, taking into account the actual condition of its roads and how they are used by residents every day.

Children and everyday safety

Páirc na hAbhainn is a family residential estate. Children walk, cycle and play here, and the internal roads form part of their everyday environment. The roads include bends, changes in level and areas of restricted visibility. Parking can also reduce the available road space and bring pedestrians and vehicles into closer contact.

Additional traffic from 16 homes will increase that interaction, and construction traffic would make the situation more difficult during the building period. I remain particularly concerned that there is no specific assessment of child safety on the existing Páirc na hAbhainn roads. Extensive discussion of traffic generation and road capacity does not answer the practical question of how additional traffic will affect children who already walk and cycle around the estate.

A road can have sufficient theoretical capacity for vehicles while still becoming a less safe environment for children and other vulnerable road users. This distinction deserves proper weight.

The existing estate and Galway County Council's record of maintenance

I believe the condition and management of the existing estate is directly relevant to this application. I have lived in Páirc na hAbhainn for more than 17 years and have experienced first-hand the difficulties residents have had in getting the estate properly maintained.

When the estate was established, I signed an estate maintenance contract under which residents were required to pay an annual contribution of approximately €160 per household. Galway County Council initially collected those charges, then stopped collecting them. Residents had to

put pressure on the Council before collection was resumed, but the charges were subsequently stopped again.

In 2017, I took the matter to the Ombudsman in an effort to get Galway County Council to address its responsibilities for the estate. Following that process, the Council did not resume a continuing maintenance charge from residents. Its maintenance activity was effectively limited to grass cutting, while shrubs, landscaped areas and other communal features were left without the level of upkeep they required and were allowed to deteriorate.

Since then, the Council has not collected maintenance contributions from residents, yet grass cutting has continued. This raises an obvious question: how is the continuing grass cutting now funded, and has that cost in effect been transferred to public funds? Who is responsible for maintaining the other communal areas? The Commission should also be satisfied about what arrangements will apply to the additional communal areas proposed under this development.

The condition of the estate includes damaged and uneven block paving, deterioration around drainage and utility covers, neglected landscaping, damaged shrubs and fencing, and other communal areas requiring attention. Please see the images on the final page, which illustrate examples of damaged paving and the condition of shared areas within the estate.

Based on my experience of living in Páirc na hAbhainn and trying to get existing communal infrastructure maintained, I have very little confidence that the proposed landscaping and communal areas will automatically be maintained to an acceptable standard over the long term. This is directly relevant because the proposal includes new trees, wildflower areas, pathways, street trees and native hedgerow planting along the northern boundary.

Those proposals may look attractive on a planning drawing, but landscaping is only an asset to the community if it is properly maintained over its lifetime. I ask the Commission to require a clear, credible and properly funded arrangement for the long-term management and maintenance of the proposed communal spaces before treating this as an acceptable development.

A better use for the remaining open land

I also believe the Commission should consider whether this site has a better long-term use than being completely built over. The land has remained open for more than 17 years and provides a buffer between existing homes and the expanding development around the estate.

The applicant describes the existing grassland as having relatively low ecological value. However, the value of this land to the community cannot be measured solely by ecological classification. It provides an open outlook, visual separation, a sense of space, contact with nature and relief from the increasingly developed surroundings.

Instead of converting the entire site to housing, I ask the Commission to consider whether it could be rewilded as a community green space. A properly designed rewilded area could include native wildflower meadows, trees and hedgerows, habitat areas and carefully designed paths. It could support pollinators, birds and other wildlife, improve biodiversity, retain more permeable ground and help slow surface-water runoff, contribute to local cooling and climate resilience, and offer residents a green place for quiet recreation and contact with nature.

Such an approach would retain an important green buffer and deliver lasting environmental and community benefits without introducing another concentration of housing, traffic and hard surfaces into an area already undergoing substantial development. I believe this alternative deserves serious consideration.

Overall impact

The individual elements of this proposal may be presented as manageable when considered separately. That is not how existing residents will experience the development. We will experience the combined effect: the loss of open land; two-storey houses on changing ground levels immediately behind existing homes; changes to privacy, security, outlook and light; additional traffic through the estate; safety concerns for children and pedestrians; a prolonged construction period; major development already taking place nearby; drainage and erosion challenges on a steep site; and additional communal infrastructure whose long-term maintenance has not been demonstrated through the experience of the existing estate.

The Commission should consider whether the overall development is appropriate for this location and compatible with the residential environment that already exists. In my view, the application has not adequately demonstrated that it is.

Conclusion

I strongly object to the proposed 16-house development and respectfully ask An Coimisiún Pleanála to refuse the application in its entirety.

I am not opposed to affordable housing. My objection is to placing this particular development, at this scale, height and intensity, on a difficult sloping site immediately beside an established residential community. The proposal would permanently remove open land, introduce two-storey houses on changing ground levels immediately behind existing homes, create concerns about privacy, security and light, add traffic to a constrained estate, increase risks for children and pedestrians, create a prolonged construction burden, and add drainage and runoff pressures in an area already undergoing substantial development.

The surrounding 49-house development and approved camogie facility reinforce the need to consider cumulative effects on the existing community rather than assessing these 16 houses in isolation. The maintenance history of the existing estate also raises legitimate questions about the long-term management of the new communal landscaping and infrastructure.

The fundamental issue is whether this particular development can be integrated into the existing community without causing an unacceptable cumulative impact on residential amenity, safety, drainage, the environment and quality of life. I do not believe the application has demonstrated that it can.

For these reasons, I respectfully request that An Coimisiún Pleanála refuse the proposed development in its entirety.

Thanks and Regards,

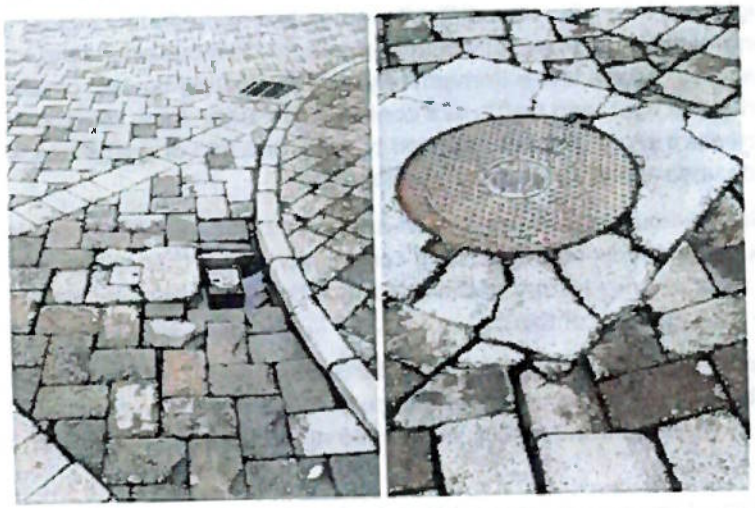
Gary Colgan
29 Páirc na hAbhainn
Athenry, Co. Galway

Signature: _____

Date: 09 / 10 / 2026

EXISTING ESTATE IMAGES





Our Case Number: ACP-324624-26

An Coimisiún Pleanála

Justyna & Bronislaw Barnas
41 Pairc na hAbhainn
Athenry
Galway

Date: 25 September 2026

Re: Proposed Development in Páirc na hAbhainn, Athenry, Co. Galway

Páirc na hAbhainn, Athenry, Co. Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

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64 Sráid Maoilbhríde
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64 Marlborough Street
Dublin 1
D01 V902

To: An Coimisiún Pleanála

Proposed 16-unit residential development at Páirc na hAbhainn, Athenry, Co. Galway An Coimisiún Pleanála Case Reference: 324624 Section 177AE / Part 10 Proposal

To whom it concerns:

I wish to formally object to the planning permission sought by Galway County Council for the proposed development consisting of the construction of 16 houses on a greenfield site, **to be accessed via the existing Páirc na hAbhainn housing estate**. I am not opposed to housing development in principle. My objection relates specifically to the proposed **access arrangements** and the potential negative impact on the safety and quality of life of the established local community.

Please find below the grounds upon which I base my objection. These points are outlined in summary and expanded upon throughout this submission.

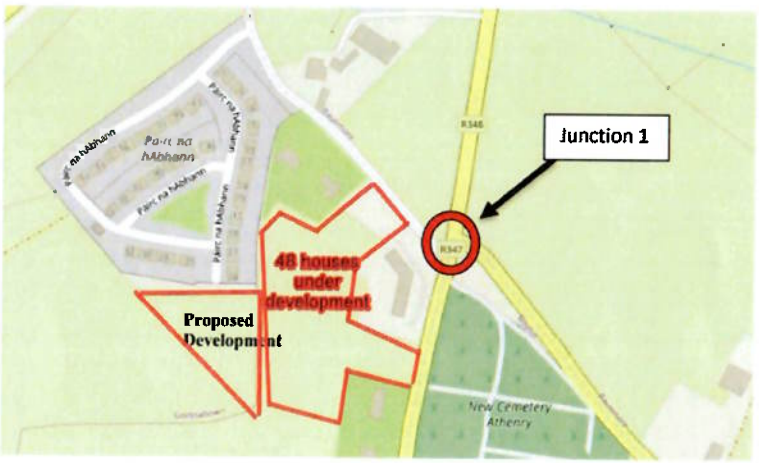
I object to this planning application on the following grounds:

1. Access, traffic congestion and road safety
2. Impact on local residents and residential amenity

1. Access, traffic congestion and road safety

- The existing estate was not designed to function as a through-route for additional housing. The internal road width is currently around 2 metres in places, which is insufficient for increased traffic.
- A significant increase in traffic flow would elevate the risk of accidents, particularly at junction1 and along bends within the estate where visibility is limited.

AN COIMISIÚN PLEANÁLA
LDG- _____
ACP- _____
24 SEP 2026
Fee: € _____ Type: _____
Time: 9:15 By: Post



- Access to the estate is via a narrow road, culminating in a 90-degree bend with restricted sightlines.
- There is already an insufficient number of designated parking spaces for existing homes. As a result, residents park on the road, narrowing the carriageway. An increase in traffic would exacerbate this issue and increase the likelihood of collisions.
- There is a lack of pedestrian footpaths along the access road, posing a serious safety risk to pedestrians, including children and elderly residents



- The access and egress points for multiple estates converge at a single location, which would lead to congestion and difficulty in entering or exiting the area, particularly during peak times.
- The traffic assessments carried out for this development did not account for another housing estate currently under construction(48 houses), which will be completed prior to the proposed expansion of Páirc na hAbhainn. As such, the traffic analyses are already outdated and inaccurate.
- Access to the proposed development could instead be achieved by extending the road from the nearby sports grounds, which are to be developed prior to the new housing estate.
- An alternative option would be to provide access via the estate currently under construction, thereby avoiding the need to route additional traffic through the established residential area.

2. Local residents' concerns – noise and amenity

- An increase in vehicle traffic along the internal estate road would result in higher noise levels, adversely affecting the quality of life for existing residents. The peaceful and residential character of the area would be diminished as a result of the proposed development.

I respectfully request that the planning authority take these concerns into consideration when assessing the application. I believe that the proposed development, as it stands, poses significant risks to road safety and would have a detrimental impact on the residential amenity of the area.

Thank you for your attention to this matter. I would appreciate confirmation of receipt and the opportunity to have my objections considered as part of the planning process.

Kind regards,

Bronislaw Barnas

Justyna Barnas

41 Pairc na Habhainn

Athenry

Our Case Number: ACP-324624-26

An Coimisiún Pleanála

Justyna Straszewka & Krzysztof Straszewski
20 Páirc na hAbhainn
Athenry
Galway

Date: 17 September 2026

Re: Proposed Development in Páirc na hAbhainn, Athenry, Co. Galway

Páirc na hAbhainn, Athenry, Co. Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

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Glao Áitiúil	**LoCall**	1800 275 175
Láithreán Gréasáin	**Website**	www.pleanala.ie
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64 Marlborough Street
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Dublin 1
D01 V902

RESIDENTS' OBJECTION

14/09/2026

AN COIMISIÚN PLEANÁLA
LDG- _____
ACP- _____
17 SEP 2026
Fee: € _____ Type: _____
Time: 9:15 By: post

Justyna Straszewka & Krzysztof Straszewski
20 Páirc na hAbhainn
Athenry
Co. Galway

To: An Coimisiún Pleanála

Re: Proposed 16-unit residential development at Páirc na hAbhainn, Athenry, Co. Galway An Coimisiún Pleanála Case Reference: 324624 Section 177AE / Part 10 Proposal

Residents' Objection

We, the undersigned residents of Páirc na hAbhainn, Athenry, wish to formally object to the proposed 16-unit residential development on the greenfield lands adjoining our existing estate.

We recognise the need for housing and are not opposed to appropriate and sustainable housing development in Athenry. However, we have serious concerns regarding this particular proposal, most importantly the proposed use of the existing Páirc na hAbhainn estate as the access route to the new development.

Our position on this issue is clear:

We do not support, and strongly object to, the proposed new development being accessed through our existing estate.

We believe this would have a permanent and unacceptable impact on the safety, residential amenities and character of our established community.

Our previous objection to the earlier Part 8 proposal raised many of these concerns. We are now making this further submission because the proposal is being brought forward under the current process and must be considered by An Coimisiún Pleanála.

We respectfully ask that our concerns below be fully considered.

1. OUR PRIMARY OBJECTION — ACCESS THROUGH THE EXISTING PÁIRC NA hABHAINN ESTATE

Our strongest objection is to the proposed access arrangement for the 16 houses through the existing Páirc na hAbhainn estate.

Páirc na hAbhainn is an established residential community. Its internal roads serve the homes that are already located within the estate and are used daily by residents, pedestrians, cyclists and children.

The proposed development would result in the existing estate road network also being used to provide access to an additional 16 dwellings outside the existing community.

This would permanently increase traffic movements through our estate and change the function and character of the internal residential roads.

The fact that a physical connection to the existing estate may be possible does not, in our view, mean that it is an appropriate planning solution.

We ask An Coimisiún Pleanála to properly consider whether alternative access arrangements can be provided which would avoid routing traffic from the proposed development through the existing estate.

We specifically request that access through the existing Páirc na hAbhainn estate is not permitted and that alternative access arrangements are properly investigated.

2. IMPACT OF ADDITIONAL TRAFFIC ON OUR RESIDENTIAL ESTATE

The earlier Traffic and Transport Assessment predicted relatively small numbers of vehicle movements during the morning and evening peak periods, including approximately:

- 3 arrivals and 5 departures during the morning peak; and
- 5 arrivals and 3 departures during the evening peak.

The assessment also referred to approximately 68 vehicle movements over the surveyed day for the 16 dwellings.

These figures are model predictions and should not be treated as a guarantee of the actual number of vehicles that will use the estate once the development is occupied.

A development of 16 occupied family homes will generate a variety of movements, including:

- residents' vehicles;
- visitors;
- deliveries;
- taxis;
- refuse collection;
- service and maintenance vehicles;
- emergency vehicles; and
- other daily vehicle movements.

The issue is therefore not simply whether the surrounding road network has sufficient theoretical capacity.

The important issue for existing residents is that all of this additional traffic would be routed through an established residential estate.

We ask that the actual impact on the existing estate, including residential amenity and road safety, is given proper consideration rather than relying solely on theoretical traffic capacity or predicted peak-hour figures.

3. CHILD SAFETY AND VULNERABLE ROAD USERS

Páirc na hAbhainn is a family residential estate where children walk, cycle and play, and where pedestrians and cyclists share the residential environment with vehicles.

The existing internal roads are part of the everyday environment of the community.

Introducing additional traffic associated with a separate development will increase the potential for conflict between vehicles and pedestrians, cyclists and children.

Our previous objection raised concerns that the earlier assessment did not adequately consider the real-life use of the estate by children and other vulnerable road users.

We ask that this issue is properly considered as part of the current assessment.

A road may have sufficient theoretical traffic capacity while still becoming a less safe and less suitable residential environment when additional traffic is introduced.

The safety of children and other vulnerable road users should be given particular weight.

4. ROAD SAFETY

The earlier proposal included a Road Safety Audit and other traffic and design documentation.

The previous Road Safety Audit identified matters requiring attention and recommended further assessment of the detailed design before construction.

We therefore ask An Coimisiún Pleanála to establish:

• what issues were identified in the previous Road Safety Audit;

• how those issues have been addressed;

• whether any matters remain outstanding;

• whether the current proposal has been subject to any further safety assessment; and

• whether the existing estate roads and junctions are suitable for the additional traffic associated with the proposed development.

The proposed access arrangement is particularly important because the additional traffic would have to travel through an occupied residential community.

Road safety should not be assessed solely on the basis of vehicle capacity. The needs of pedestrians, cyclists and children using the existing estate must also be properly considered.

5. THE EXISTING ESTATE SHOULD NOT BECOME A THROUGH-ROUTE FOR A SEPARATE DEVELOPMENT

Residents should not be expected to absorb additional traffic from a separate development simply because the existing estate provides a possible route for access.

The proposed arrangement would change the role of the internal roads within Páirc na hAbhainn.

They would no longer simply serve the homes already located within the estate. They would also become the access route for residents, visitors, deliveries and service vehicles associated with another 16 homes.

This would have a permanent effect on the residential environment.

We want to make clear that our objection is not simply an objection to housing development.

Our objection is specifically to the proposed access arrangement and the permanent consequences of routing the traffic from this separate development through our existing residential estate.

6. CONSTRUCTION TRAFFIC

The earlier Traffic and Transport Assessment anticipated a construction period of approximately 12–18 months, with approximately 30 site operatives at peak periods, together with construction deliveries and other construction-related traffic.

We are concerned about the impact that construction traffic would have on the existing estate.

This could include:

• HGVs and large delivery vehicles;

• construction machinery;

• increased vehicle movements;

• noise and disturbance;

• obstruction and disruption to residents; and

• additional risks to pedestrians and children.

A construction period of 12–18 months is a substantial period for an established residential community to experience this level of additional activity.

We ask that the construction phase and the proposed route of construction traffic are properly assessed, rather than focusing only on the permanent traffic generated after the houses are occupied.

7. CUMULATIVE TRAFFIC AND OTHER DEVELOPMENT

The proposed development should not be assessed in isolation.

The earlier Traffic and Transport Assessment referred to the proposed Athenry Camogie Club development to the west of the site and also stated that it had not been informed of other potential large committed developments in the surrounding area.

We therefore ask that the current assessment considers the cumulative impact of relevant existing, permitted, proposed and reasonably foreseeable developments in the area.

This should include consideration of:

- cumulative traffic;
- local roads and junctions;
- pedestrian safety;
- cycling;
- residential estates;
- community facilities; and
- existing infrastructure.

The relevant question should not simply be whether the road network can theoretically accommodate another 16 houses in isolation.

The wider issue is the combined effect of development and additional traffic on the local community and surrounding infrastructure.

8. NATURA IMPACT STATEMENT AND ENVIRONMENTAL CONSIDERATIONS

We note that the current proposal includes a Natura Impact Statement (NIS), an Ecological Impact Assessment and other environmental documentation.

We ask An Coimisiún Pleanála to carefully examine this information, including the potential effects of the proposed development on relevant European sites and any potential in-combination effects with other plans or projects.

Any proposed mitigation measures should be specific, effective and capable of being properly implemented and monitored.

We are not suggesting that the presence of an NIS automatically means that the development should be refused.

However, we believe that the environmental information must be properly considered alongside the other planning issues raised in this objection, including traffic, road safety, residential amenity and the impact on the existing community.

9. LOSS OF GREENFIELD LAND AND BIODIVERSITY

The proposal involves the development of currently undeveloped greenfield land adjoining the existing estate.

Residents have observed wildlife, including birds and other species, using this area.

Our previous objection raised concerns regarding:

• loss of habitat;

• habitat fragmentation;

• disturbance to wildlife;

• loss of open space; and

• the change in the existing open character of the land.

We ask that these concerns are considered alongside the current Ecological Impact Assessment and Natura Impact Statement.

The development of the site should be considered in terms of its actual environmental impact and not simply as the development of an otherwise unused piece of land.

10. RESIDENTIAL AMENITY, PRIVACY AND OVERLOOKING

The proposed development would significantly change the relationship between the existing homes and the currently undeveloped land.

We ask that the impact on existing residents is carefully assessed, including:

• potential overlooking;

• loss of privacy;

• differences in ground levels;

• overshadowing;

• visual impact;

• loss of the existing open outlook; and

• the overall effect on residential amenity.

The impact should be considered from the perspective of the existing residents who will experience this permanent change to their surroundings.

11. EXISTING ESTATE INFRASTRUCTURE

Our previous objection also highlighted concerns regarding the condition of parts of the existing estate, including damaged road sections, landscaping and boundary infrastructure.

Before allowing the existing estate to accommodate additional permanent traffic associated with another development, we ask that the condition and suitability of the existing infrastructure are properly assessed.

Any additional traffic should not place unnecessary pressure on existing infrastructure without appropriate assessment and, where necessary, mitigation.

CONCLUSION

We respectfully ask An Coimisiún Pleanála to consider this proposal in the context of the existing Páirc na hAbhainn community and the real impact that the proposed access arrangement would have on residents.

We recognise the need for housing and are not opposed to appropriate housing development in Athenry.

However:

We do not accept that the need for housing requires this particular community to provide the access route for the proposed development.

Our position is clear and unequivocal:

We strongly object to the proposed 16-house development being accessed through the existing Páirc na hAbhainn estate.

The existing estate should remain a residential community serving the homes that are already located there, rather than becoming the access route for a separate development.

We therefore respectfully request that An Coimisiún Pleanála:

1. Refuse the proposed access through the existing Páirc na hAbhainn estate.

2. Require an alternative access arrangement to be properly investigated and provided where feasible.

3. Fully assess the impact of additional traffic on the existing estate, including the safety of children, pedestrians and cyclists.

4. Establish that the issues identified in the previous Road Safety Audit have been properly addressed and that the current proposal is safe.

5. Fully assess construction traffic, including HGVs, deliveries and the anticipated 12–18 month construction period.

6. Consider the cumulative impact of this proposal together with other existing, permitted, proposed and reasonably foreseeable developments in the area.

7. Carefully assess the Natura Impact Statement, Ecological Impact Assessment and other environmental information, including potential in-combination effects.

8. Properly assess the impact on existing residents' privacy, residential amenity, outlook and quality of life.

9. Give significant weight to the permanent alteration to the function and character of the established Páirc na hAbhainn residential estate.

If these issues cannot be satisfactorily resolved, we respectfully request that planning permission for the proposed development be refused.

Yours faithfully,

Justyna Straszewska and Krzysztof Straszewski

Justyna Straszewska
Krzysztof Straszewski

Our Case Number: ACP-324624-26

An Coimisiún Pleanála

Residents of Páirc na hAbhainn
c/o Greg Lipinski
Páirc na hAbhainn
Athenry
Co. Galway

Date: 23 September 2026

Re: Proposed Development in Páirc na hAbhainn, Athenry, Co. Galway

Páirc na hAbhainn, Athenry, Co. Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

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RESIDENTS' OBJECTION

AN COIMISIÚN PLEANÁLA
LDG- _____
ACP- _____
22 SEP 2026
Fee: € _____ Type: _____
Time: 9:15 By: POST

Residents of Páirc na hAbhainn
Páirc na hAbhainn
Athenry
Co. Galway

To: An Coimisiún Pleanála

Re: Proposed 16-unit residential development at Páirc na hAbhainn, Athenry, Co. Galway
An Coimisiún Pleanála Case Reference: 324624
Section 177AE / Part 10 Proposal

Residents' Objection

We, the undersigned residents of Páirc na hAbhainn, Athenry, wish to formally object to the proposed 16-unit residential development on the greenfield lands adjoining our existing estate.

We recognise the need for housing and are **not opposed to appropriate and sustainable housing development in Athenry**. However, we have serious concerns regarding this particular proposal, most importantly the proposed use of the existing Páirc na hAbhainn estate as the access route to the new development.

Our position on this issue is clear:

We do not support, and strongly object to, the proposed new development being accessed through our existing estate.

We believe this would have a permanent and unacceptable impact on the safety, residential amenities and character of our established community.

Our previous objection to the earlier **Part 8 proposal** raised many of these concerns. We are now making this further submission because the proposal is being brought forward under the current process and must be considered by **An Coimisiún Pleanála**.

We respectfully ask that our concerns below be fully considered.

---

1. OUR PRIMARY OBJECTION — ACCESS THROUGH THE EXISTING PÁIRC NA hABHAINN ESTATE

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Páirc na hAbhainn is an established residential community. Its internal roads serve the homes that are already located within the estate and are used daily by residents, pedestrians, cyclists and children.

The proposed development would result in the existing estate road network also being used to provide access to an additional 16 dwellings outside the existing community.

This would permanently increase traffic movements through our estate and change the function and character of the internal residential roads.

The fact that a physical connection to the existing estate may be possible does not, in our view, mean that it is an appropriate planning solution.

We ask An Coimisiún Pleanála to properly consider whether alternative access arrangements can be provided which would avoid routing traffic from the proposed development through the existing estate.

We specifically request that access through the existing Páirc na hAbhainn estate is not permitted and that alternative access arrangements are properly investigated.

---

2. IMPACT OF ADDITIONAL TRAFFIC ON OUR RESIDENTIAL ESTATE

The earlier Traffic and Transport Assessment predicted relatively small numbers of vehicle movements during the morning and evening peak periods, including approximately:

- 3 arrivals and 5 departures during the morning peak; and
- 5 arrivals and 3 departures during the evening peak.

The assessment also referred to approximately **68 vehicle movements over the surveyed day** for the 16 dwellings.

These figures are model predictions and should not be treated as a guarantee of the actual number of vehicles that will use the estate once the development is occupied.

A development of 16 occupied family homes will generate a variety of movements, including:

- residents' vehicles;
- visitors;
- deliveries;
- taxis;
- refuse collection;
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- emergency vehicles; and
- other daily vehicle movements.

The issue is therefore not simply whether the surrounding road network has sufficient theoretical capacity.

The important issue for existing residents is that **all of this additional traffic would be routed through an established residential estate.**

We ask that the actual impact on the existing estate, including residential amenity and road safety, is given proper consideration rather than relying solely on theoretical traffic capacity or predicted peak-hour figures.

---

3. CHILD SAFETY AND VULNERABLE ROAD USERS

Páirc na hAbhainn is a family residential estate where children walk, cycle and play, and where pedestrians and cyclists share the residential environment with vehicles.

The existing internal roads are part of the everyday environment of the community.

Introducing additional traffic associated with a separate development will increase the potential for conflict between vehicles and pedestrians, cyclists and children.

Our previous objection raised concerns that the earlier assessment did not adequately consider the real-life use of the estate by children and other vulnerable road users.

We ask that this issue is properly considered as part of the current assessment.

A road may have sufficient theoretical traffic capacity while still becoming a less safe and less suitable residential environment when additional traffic is introduced.

The safety of children and other vulnerable road users should be given particular weight.

---

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The earlier proposal included a Road Safety Audit and other traffic and design documentation.

The previous Road Safety Audit identified matters requiring attention and recommended further assessment of the detailed design before construction.

We therefore ask An Coimisiún Pleanála to establish:

- what issues were identified in the previous Road Safety Audit;
- how those issues have been addressed;
- whether any matters remain outstanding;
- whether the current proposal has been subject to any further safety assessment; and

- whether the existing estate roads and junctions are suitable for the additional traffic associated with the proposed development.

The proposed access arrangement is particularly important because the additional traffic would have to travel through an occupied residential community.

Road safety should not be assessed solely on the basis of vehicle capacity. The needs of pedestrians, cyclists and children using the existing estate must also be properly considered.

---

5. THE EXISTING ESTATE SHOULD NOT BECOME A THROUGH-ROUTE FOR A SEPARATE DEVELOPMENT

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The proposed arrangement would change the role of the internal roads within Páirc na hAbhainn.

They would no longer simply serve the homes already located within the estate. They would also become the access route for residents, visitors, deliveries and service vehicles associated with another 16 homes.

This would have a permanent effect on the residential environment.

We want to make clear that **our objection is not simply an objection to housing development.**

Our objection is specifically to the proposed access arrangement and the permanent consequences of routing the traffic from this separate development through our existing residential estate.

---

6. CONSTRUCTION TRAFFIC

The earlier Traffic and Transport Assessment anticipated a construction period of approximately **12–18 months**, with approximately **30 site operatives at peak periods**, together with construction deliveries and other construction-related traffic.

We are concerned about the impact that construction traffic would have on the existing estate.

This could include:

- HGVs and large delivery vehicles;
- construction machinery;

- increased vehicle movements;
- noise and disturbance;
- obstruction and disruption to residents; and
- additional risks to pedestrians and children.

A construction period of 12–18 months is a substantial period for an established residential community to experience this level of additional activity.

We ask that the construction phase and the proposed route of construction traffic are properly assessed, rather than focusing only on the permanent traffic generated after the houses are occupied.

---

7. CUMULATIVE TRAFFIC AND OTHER DEVELOPMENT

The proposed development should not be assessed in isolation.

The earlier Traffic and Transport Assessment referred to the proposed Athenry Camogie Club development to the west of the site and also stated that it had not been informed of other potential large committed developments in the surrounding area.

We therefore ask that the current assessment considers the **cumulative impact** of relevant existing, permitted, proposed and reasonably foreseeable developments in the area.

This should include consideration of:

- cumulative traffic;
- local roads and junctions;
- pedestrian safety;
- cycling;
- residential estates;
- community facilities; and
- existing infrastructure.

The relevant question should not simply be whether the road network can theoretically accommodate another 16 houses in isolation.

The wider issue is the **combined effect of development and additional traffic on the local community and surrounding infrastructure**.

---

8. NATURA IMPACT STATEMENT AND ENVIRONMENTAL CONSIDERATIONS

We note that the current proposal includes a **Natura Impact Statement (NIS)**, an Ecological Impact Assessment and other environmental documentation.

We ask An Coimisiún Pleanála to carefully examine this information, including the potential effects of the proposed development on relevant European sites and any potential **in-combination effects** with other plans or projects.

Any proposed mitigation measures should be specific, effective and capable of being properly implemented and monitored.

We are not suggesting that the presence of an NIS automatically means that the development should be refused.

However, we believe that the environmental information must be properly considered alongside the other planning issues raised in this objection, including traffic, road safety, residential amenity and the impact on the existing community.

---

9. LOSS OF GREENFIELD LAND AND BIODIVERSITY

The proposal involves the development of currently undeveloped greenfield land adjoining the existing estate.

Residents have observed wildlife, including birds and other species, using this area.

Our previous objection raised concerns regarding:

- loss of habitat;
- habitat fragmentation;
- disturbance to wildlife;
- loss of open space; and
- the change in the existing open character of the land.

We ask that these concerns are considered alongside the current Ecological Impact Assessment and Natura Impact Statement.

The development of the site should be considered in terms of its actual environmental impact and not simply as the development of an otherwise unused piece of land.

---

10. RESIDENTIAL AMENITY, PRIVACY AND OVERLOOKING

The proposed development would significantly change the relationship between the existing homes and the currently undeveloped land.

We ask that the impact on existing residents is carefully assessed, including:

- potential overlooking;
- loss of privacy;
- differences in ground levels;
- overshadowing;
- visual impact;
- loss of the existing open outlook; and
- the overall effect on residential amenity.

The impact should be considered from the perspective of the existing residents who will experience this permanent change to their surroundings.

---

11. EXISTING ESTATE INFRASTRUCTURE

Our previous objection also highlighted concerns regarding the condition of parts of the existing estate, including damaged road sections, landscaping and boundary infrastructure.

Before allowing the existing estate to accommodate additional permanent traffic associated with another development, we ask that the condition and suitability of the existing infrastructure are properly assessed.

Any additional traffic should not place unnecessary pressure on existing infrastructure without appropriate assessment and, where necessary, mitigation.

CONCLUSION

We respectfully ask An Coimisiún Pleanála to consider this proposal in the context of the **existing Páirc na hAbhainn community** and the real impact that the proposed access arrangement would have on residents.

We recognise the need for housing and are not opposed to appropriate housing development in Athenry.

However:

We do not accept that the need for housing requires this particular community to provide the access route for the proposed development.

Our position is clear and unequivocal:

We strongly object to the proposed 16-house development being accessed through the existing Páirc na hAbhainn estate.

The existing estate should remain a residential community serving the homes that are already located there, rather than becoming the access route for a separate development.

We therefore respectfully request that An Coimisiún Pleanála:

1. **Refuse the proposed access through the existing Páirc na hAbhainn estate.**
2. **Require an alternative access arrangement to be properly investigated and provided where feasible.**
3. **Fully assess the impact of additional traffic on the existing estate, including the safety of children, pedestrians and cyclists.**
4. **Establish that the issues identified in the previous Road Safety Audit have been properly addressed and that the current proposal is safe.**
5. **Fully assess construction traffic, including HGVs, deliveries and the anticipated 12–18 month construction period.**
6. **Consider the cumulative impact of this proposal together with other existing, permitted, proposed and reasonably foreseeable developments in the area.**
7. **Carefully assess the Natura Impact Statement, Ecological Impact Assessment and other environmental information, including potential in-combination effects.**
8. **Properly assess the impact on existing residents' privacy, residential amenity, outlook and quality of life.**
9. **Give significant weight to the permanent alteration to the function and character of the established Páirc na hAbhainn residential estate.**

If these issues cannot be satisfactorily resolved, we respectfully request that **planning permission for the proposed development be refused.**

Yours faithfully,

The undersigned residents of Páirc na hAbhainn
Athenry, Co. Galway

14/09

Our Case Number: ACP-324624-26

An Coimisiún Pleanála

Residents of Páirc na hAbhainn c/o James Sido
c/o James Sido
Páirc na hAhainn
Athenry
Co. Galway

Date: 29 September 2026

Re: Proposed Development in Páirc na hAbhainn, Athenry, Co. Galway

Páirc na hAbhainn, Athenry, Co. Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

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Our Case Number: ACP-324624-26

An Coimisiún Pleanála

Residents of Páirc na hAbhainn
Páirc na hAbhainn
Athenry
Co. Galway

Date: 17 September 2026

Re: Proposed Development in Páirc na hAbhainn, Athenry, Co. Galway

Páirc na hAbhainn, Athenry, Co. Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

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D01 V902

AN COIMISIÚN PLEANÁLA
LDG- _____
ACP- _____
16 SEP 2026
Fee: € _____ Type: _____
Time: 9:15 By: Post

RESIDENTS' OBJECTION

Residents of Páirc na hAbhainn
Páirc na hAbhainn
Athenry
Co. Galway

To: An Coimisiún Pleanála

Re: Proposed 16-unit residential development at Páirc na hAbhainn, Athenry, Co. Galway
An Coimisiún Pleanála Case Reference: 324624
Section 177AE / Part 10 Proposal

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Our position on this issue is clear:

We do not support, and strongly object to, the proposed new development being accessed through our existing estate.

We believe this would have a permanent and unacceptable impact on the safety, residential amenities and character of our established community.

Our previous objection to the earlier **Part 8 proposal** raised many of these concerns. We are now making this further submission because the proposal is being brought forward under the current process and must be considered by **An Coimisiún Pleanála**.

We respectfully ask that our concerns below be fully considered.

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1. OUR PRIMARY OBJECTION — ACCESS THROUGH THE EXISTING PÁIRC NA hABHAINN ESTATE

Our strongest objection is to the proposed access arrangement for the 16 houses through the existing Páirc na hAbhainn estate.

Páirc na hAbhainn is an established residential community. Its internal roads serve the homes that are already located within the estate and are used daily by residents, pedestrians, cyclists and children.

The proposed development would result in the existing estate road network also being used to provide access to an additional 16 dwellings outside the existing community.

This would permanently increase traffic movements through our estate and change the function and character of the internal residential roads.

The fact that a physical connection to the existing estate may be possible does not, in our view, mean that it is an appropriate planning solution.

We ask An Coimisiún Pleanála to properly consider whether alternative access arrangements can be provided which would avoid routing traffic from the proposed development through the existing estate.

We specifically request that access through the existing Páirc na hAbhainn estate is not permitted and that alternative access arrangements are properly investigated.

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2. IMPACT OF ADDITIONAL TRAFFIC ON OUR RESIDENTIAL ESTATE

The earlier Traffic and Transport Assessment predicted relatively small numbers of vehicle movements during the morning and evening peak periods, including approximately:

- 3 arrivals and 5 departures during the morning peak; and
- 5 arrivals and 3 departures during the evening peak.

The assessment also referred to approximately **68 vehicle movements over the surveyed day** for the 16 dwellings.

These figures are model predictions and should not be treated as a guarantee of the actual number of vehicles that will use the estate once the development is occupied.

A development of 16 occupied family homes will generate a variety of movements, including:

- residents' vehicles;
- visitors;
- deliveries;
- taxis;
- refuse collection;
- service and maintenance vehicles;
- emergency vehicles; and
- other daily vehicle movements.

The issue is therefore not simply whether the surrounding road network has sufficient theoretical capacity.

The important issue for existing residents is that **all of this additional traffic would be routed through an established residential estate.**

We ask that the actual impact on the existing estate, including residential amenity and road safety, is given proper consideration rather than relying solely on theoretical traffic capacity or predicted peak-hour figures.

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3. CHILD SAFETY AND VULNERABLE ROAD USERS

Páirc na hAbhainn is a family residential estate where children walk, cycle and play, and where pedestrians and cyclists share the residential environment with vehicles.

The existing internal roads are part of the everyday environment of the community.

Introducing additional traffic associated with a separate development will increase the potential for conflict between vehicles and pedestrians, cyclists and children.

Our previous objection raised concerns that the earlier assessment did not adequately consider the real-life use of the estate by children and other vulnerable road users.

We ask that this issue is properly considered as part of the current assessment.

A road may have sufficient theoretical traffic capacity while still becoming a less safe and less suitable residential environment when additional traffic is introduced.

The safety of children and other vulnerable road users should be given particular weight.

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4. ROAD SAFETY

The earlier proposal included a Road Safety Audit and other traffic and design documentation.

The previous Road Safety Audit identified matters requiring attention and recommended further assessment of the detailed design before construction.

We therefore ask An Coimisiún Pleanála to establish:

- what issues were identified in the previous Road Safety Audit;
- how those issues have been addressed;
- whether any matters remain outstanding;
- whether the current proposal has been subject to any further safety assessment; and

- whether the existing estate roads and junctions are suitable for the additional traffic associated with the proposed development.

The proposed access arrangement is particularly important because the additional traffic would have to travel through an occupied residential community.

Road safety should not be assessed solely on the basis of vehicle capacity. The needs of pedestrians, cyclists and children using the existing estate must also be properly considered.

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5. THE EXISTING ESTATE SHOULD NOT BECOME A THROUGH-ROUTE FOR A SEPARATE DEVELOPMENT

Residents should not be expected to absorb additional traffic from a separate development simply because the existing estate provides a possible route for access.

The proposed arrangement would change the role of the internal roads within Páirc na hAbhainn.

They would no longer simply serve the homes already located within the estate. They would also become the access route for residents, visitors, deliveries and service vehicles associated with another 16 homes.

This would have a permanent effect on the residential environment.

We want to make clear that **our objection is not simply an objection to housing development.**

Our objection is specifically to the proposed access arrangement and the permanent consequences of routing the traffic from this separate development through our existing residential estate.

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6. CONSTRUCTION TRAFFIC

The earlier Traffic and Transport Assessment anticipated a construction period of approximately **12–18 months**, with approximately **30 site operatives at peak periods**, together with construction deliveries and other construction-related traffic.

We are concerned about the impact that construction traffic would have on the existing estate.

This could include:

- HGVs and large delivery vehicles;
- construction machinery;

- increased vehicle movements;
- noise and disturbance;
- obstruction and disruption to residents; and
- additional risks to pedestrians and children.

A construction period of 12–18 months is a substantial period for an established residential community to experience this level of additional activity.

We ask that the construction phase and the proposed route of construction traffic are properly assessed, rather than focusing only on the permanent traffic generated after the houses are occupied.

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7. CUMULATIVE TRAFFIC AND OTHER DEVELOPMENT

The proposed development should not be assessed in isolation.

The earlier Traffic and Transport Assessment referred to the proposed Athenry Camogie Club development to the west of the site and also stated that it had not been informed of other potential large committed developments in the surrounding area.

We therefore ask that the current assessment considers the **cumulative impact** of relevant existing, permitted, proposed and reasonably foreseeable developments in the area.

This should include consideration of:

- cumulative traffic;
- local roads and junctions;
- pedestrian safety;
- cycling;
- residential estates;
- community facilities; and
- existing infrastructure.

The relevant question should not simply be whether the road network can theoretically accommodate another 16 houses in isolation.

The wider issue is the **combined effect of development and additional traffic on the local community and surrounding infrastructure**.

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8. NATURA IMPACT STATEMENT AND ENVIRONMENTAL CONSIDERATIONS

We note that the current proposal includes a **Natura Impact Statement (NIS)**, an Ecological Impact Assessment and other environmental documentation.

We ask An Coimisiún Pleanála to carefully examine this information, including the potential effects of the proposed development on relevant European sites and any potential **in-combination effects** with other plans or projects.

Any proposed mitigation measures should be specific, effective and capable of being properly implemented and monitored.

We are not suggesting that the presence of an NIS automatically means that the development should be refused.

However, we believe that the environmental information must be properly considered alongside the other planning issues raised in this objection, including traffic, road safety, residential amenity and the impact on the existing community.

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9. LOSS OF GREENFIELD LAND AND BIODIVERSITY

The proposal involves the development of currently undeveloped greenfield land adjoining the existing estate.

Residents have observed wildlife, including birds and other species, using this area.

Our previous objection raised concerns regarding:

- loss of habitat;
- habitat fragmentation;
- disturbance to wildlife;
- loss of open space; and
- the change in the existing open character of the land.

We ask that these concerns are considered alongside the current Ecological Impact Assessment and Natura Impact Statement.

The development of the site should be considered in terms of its actual environmental impact and not simply as the development of an otherwise unused piece of land.

---

10. RESIDENTIAL AMENITY, PRIVACY AND OVERLOOKING

The proposed development would significantly change the relationship between the existing homes and the currently undeveloped land.

We ask that the impact on existing residents is carefully assessed, including:

- potential overlooking;
- loss of privacy;
- differences in ground levels;
- overshadowing;
- visual impact;
- loss of the existing open outlook; and
- the overall effect on residential amenity.

The impact should be considered from the perspective of the existing residents who will experience this permanent change to their surroundings.

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11. EXISTING ESTATE INFRASTRUCTURE

Our previous objection also highlighted concerns regarding the condition of parts of the existing estate, including damaged road sections, landscaping and boundary infrastructure.

Before allowing the existing estate to accommodate additional permanent traffic associated with another development, we ask that the condition and suitability of the existing infrastructure are properly assessed.

Any additional traffic should not place unnecessary pressure on existing infrastructure without appropriate assessment and, where necessary, mitigation.

CONCLUSION

We respectfully ask An Coimisiún Pleanála to consider this proposal in the context of the **existing Páirc na hAbhainn community** and the real impact that the proposed access arrangement would have on residents.

We recognise the need for housing and are not opposed to appropriate housing development in Athenry.

However:

We do not accept that the need for housing requires this particular community to provide the access route for the proposed development.

Our position is clear and unequivocal:

We strongly object to the proposed 16-house development being accessed through the existing Páirc na hAbhainn estate.

The existing estate should remain a residential community serving the homes that are already located there, rather than becoming the access route for a separate development.

We therefore respectfully request that An Coimisiún Pleanála:

1. **Refuse the proposed access through the existing Páirc na hAbhainn estate.**
2. **Require an alternative access arrangement to be properly investigated and provided where feasible.**
3. **Fully assess the impact of additional traffic on the existing estate, including the safety of children, pedestrians and cyclists.**
4. **Establish that the issues identified in the previous Road Safety Audit have been properly addressed and that the current proposal is safe.**
5. **Fully assess construction traffic, including HGVs, deliveries and the anticipated 12–18 month construction period.**
6. **Consider the cumulative impact of this proposal together with other existing, permitted, proposed and reasonably foreseeable developments in the area.**
7. **Carefully assess the Natura Impact Statement, Ecological Impact Assessment and other environmental information, including potential in-combination effects.**
8. **Properly assess the impact on existing residents' privacy, residential amenity, outlook and quality of life.**
9. **Give significant weight to the permanent alteration to the function and character of the established Páirc na hAbhainn residential estate.**

If these issues cannot be satisfactorily resolved, we respectfully request that **planning permission for the proposed development be refused**.

Yours faithfully,

The undersigned residents of Páirc na hAbhainn
Athenry, Co. Galway

Abelsido 14 Sept 2026
Jamesido 14 Sept 2026
Ewa Sido 14 Sept 2026

Lauren Griffin

From: Lauren Griffin
Sent: Tuesday 29 September 2026 12:29
To: Planning
Subject: RE: An Coimisiún Pleanála - Case reference: JP07.324624

A Chara,

An Coimisiún Pleanála has received your recent submission in relation to the above-mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter, please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Kind regards,
Lauren

From: Planning <Planning@water.ie>
Sent: Monday 28 September 2026 14:52
To: SIDS <sids@pleanala.ie>; Bord <bord@pleanala.ie>
Subject: An Coimisiún Pleanála - Case reference: JP07.324624

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/Madam,

In response to An Coimisiún Pleanála - Case reference: JP07.324624.

Please find attached Uisce Éireann's observations.

I hope you find this information helpful. If you have any queries please do not hesitate to contact me.

Kind Regards,

Martha Gilligan
Regional Planning Analyst

Uisce Éireann
Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire
Irish Water
Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86, Ireland

marthagilligan@water.ie

Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaraithe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scrios an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraithe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

Lauren Griffin

From: Lauren Griffin
Sent: Tuesday 29 September 2026 10:42
To: Planning
Subject: RE: An Coimisiún Pleanála - Case reference: JP07.324624

A Chara,

The Commission acknowledges receipt of your email; official correspondence will issue in due course.

Kind regards,
Lauren

From: Planning <Planning@water.ie>
Sent: Monday 28 September 2026 14:52
To: SIDS <sids@pleanala.ie>; Bord <bord@pleanala.ie>
Subject: An Coimisiún Pleanála - Case reference: JP07.324624

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Kind Regards,

Martha Gilligan
Regional Planning Analyst

Uisce Éireann
Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire
Irish Water
Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86, Ireland

marthagilligan@water.ie
www.water.ie
Facebook | Twitter | LinkedIn

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Thank you for your attention.

Uisce Éireann's Ref: PN26000047635

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Planning Ref: Part 10 Application, Pairc na hAbhainn, Athenry

Planning Authority: Galway County Council

Issue Date: 28 September 2026

Development Location: Páirc na hAbhainn, Athenry, Co. Galway

Development Description: The proposed development consists of the construction of 16 no. houses located on a greenfield site accessed from the existing Páirc na hAbhainn housing estate. The proposed dwellings are two-storey in height, comprising of 8 no. 3-bedroom houses and 8 no. 2-bedroom houses. The proposed development also includes the construction of hard and soft landscape works including new roadways and paths, car parking spaces, cycle parking, public open space, public lighting, signage, boundary treatments and all associated infrastructure and site developments work necessary to facilitate the proposed development

A Chara,

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and has the following observations;

The applicant has engaged with UÉ via a Pre-Connection Enquiry and UÉ can confirm that a Confirmation of Feasibility (COF) has been issued to the applicant. The COF notes the following;

In relation to Water, UÉ can confirm a connection is feasible without infrastructure upgrade by UÉ.

In relation to Wastewater, UÉ can confirm a connection is feasible subject to upgrades. According to UÉ records, the nearest UÉ owned foul sewer appears to be located approximately 30 metres from the property boundary. To facilitate a connection to the premises, a network extension of approximately 30 metres would be required. The cost for the provision of this network extension will give rise to a quotable charge based on the Commission for Regulation of Utilities (CRU) approved Connection Charging Policy. Any such network extension will be funded by the customer.

The COF further notes that the proposed development wishes to connect to existing water and wastewater infrastructure that is in private ownership. Connections via third party owned assets can be permitted subject to the following conditions:
• Written agreement should be obtained by the Customer from the 3rd party giving permission to the Customer to connect via 3rd party infrastructure.

Stiúrthóirí / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Douglas Millican, Michael Nolan,Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh, Rena O'Sullivan and Orlagh Nevin.
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.
Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

• Confirmation shall be provided by the new customer, supported by design calculations (if required), that the 3rd party infrastructure has capacity and is structurally adequate. If UÉ deems a high level of risk involved, further information should be sought such as condition survey/CCTV survey, etc.
• It should be made clear to all parties that the 3rd party infrastructure remains classified as a service connection and is not assumed by any party to be adopted/taken in charge by UÉ following the new connection being made, unless it is expressly stated otherwise.
• The Customer shall obtain a Wayleave (in favour of themselves) over the 3rd party infrastructure where possible. However, this is not a requirement that should prevent the connection being made if a wayleave is not forthcoming.

To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends the following;

1. Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
2. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*.
3. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure**.
4. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.

Queries relating to the terms and observations above should be directed to planning@water.ie

Yours sincerely,

Dermot Phelan

Dermot Phelan
Connections and Developer Services

Advisory Note(s):

*Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.

** Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireanns current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking

water are protected to avoid deterioration in quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s).

Any person discharging trade effluent** to a sewer, must have a Trade Effluent License issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ . Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

Uisce Éireann does not permit surface waters into the public sewer network.

Our Case Number: ACP-324624-26

An Coimisiún Pleanála

Warren Hurst
21 Pairc na hAbhainn
Athenry
Co. Galway

Date: 02 October 2026

Re: Proposed Development in Páirc na hAbhainn, Athenry, Co. Galway

Páirc na hAbhainn, Athenry, Co. Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above-mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter, please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

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Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

SIDS/LAPS

An Coimisiún Pleanála

Planning Appeal Online Observation

Online Reference
NPA-OBS-007363

Online Observation Details

Contact Name	Lodgement Date	Case Number / Description
Warren Hurst	01/10/2026 13:47:03	324624

Payment Details

Payment Method	Cardholder Name	Payment Amount
Online Payment	Warren Hurst	€50.00

Processing Section

S.131 Consideration Required

☐ Yes — See attached 131 Form ☐ N/A — Invalid

Signed **Date**

EO

Fee Refund Requisition

Please Arrange a Refund of Fee of
€ 50.00

Lodgement No
LDG— 090586-26

Reason for Refund
No fee appropriate assessment cases

Documents Returned to Observer
☐ Yes ☑ No

Request Emailed to Senior Executive Officer for Approval
☑ Yes ☐ No

Signed
Lauren Griffin
EO

Date
2/10/26

Finance Section

Payment Reference
ch_3ULjO7B1CW0EN5FC0VND65VP

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount
€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date **Date**

S.37

File With

SECTION 131 FORM

Appeal No

ABP—

Defer Re O/H

Having considered the contents of the submission dated/received .....

from ..... I recommend that section 131 of the Planning and Development Act, 2000 be/not be invoked at this stage for the following reason(s):

.....

Section 131 not to be invoked at this stage. ☐

Section 131 to be invoked — allow 2/4 weeks for reply. ☐

Signed

EO

Date

Signed

SEO/SAO

Date

M

Please prepare BP ..... — Section 131 notice enclosing a copy of the attached submission.

To

Task No

Allow 2/3/4 weeks

BP

Signed

EO

Date

Signed

AA

Date

OBSERVATION REGARDING PROPOSED ACCESS, TRAFFIC, ROAD SAFETY AND RESIDENTIAL AMENITY

An Coimisiún Pleanála
Case JP07.324624 / 324624
Páirc na hAbhainn, Athenry, Co. Galway

Name: Warren Hurst

Address: 21 Pairc na Habhainn. Athenry. Galway. H65YR22

Date: 01 October 2026

I wish to make an observation regarding the proposed development at Páirc na hAbhainn, Athenry. I would like to make clear at the outset that I am not opposed to the principle of providing additional housing or affordable housing in Athenry. My concerns relate primarily to the proposed vehicular access arrangement, road safety, traffic, residential amenity, construction activity and the long-term implications of routing additional development traffic through the existing Páirc na hAbhainn estate.

1. Proposed access through the existing Páirc na hAbhainn estate

The current proposal provides vehicular access to the proposed 16-house development through the existing Páirc na hAbhainn residential estate. Páirc na hAbhainn already contains approximately 62 homes and has a single vehicular entrance/exit. The proposed arrangement would therefore introduce permanent additional traffic into an established residential environment rather than providing the new development with a separate access arrangement.

I ask the Board to consider whether it is appropriate to route all vehicular traffic associated with the proposed development through the existing estate, particularly where the applicant's own Stage 1/2 Road Safety Audit has identified a number of issues associated with the proposed entrance, pedestrian movements, the turning head and the relationship between existing and proposed roads.

The Road Safety Audit identifies, among other matters, concerns regarding the clarity of the proposed entrance/junction arrangement, pedestrians potentially crossing between parked vehicles, the adequacy of the turning head for larger vehicles, the absence of a footpath on the western side of the existing estate road, diagonal pedestrian crossing movements, and the use of the existing turning head for long-term parking. The audit recommends changes and further safety review before construction.

2. Alternative access towards the R348

I ask that an alternative vehicular access arrangement towards the R348 be properly investigated before the proposed connection through Páirc na hAbhainn is accepted as the only practical solution.

There is an approved vehicular access associated with the adjoining Athenry Camogie Club development from the R348, immediately adjacent to the western side of Páirc na hAbhainn. I am not suggesting that this access can simply be used by the proposed housing development, as that would require appropriate landownership, engineering, planning and road-safety assessment. However, given the proximity of the developments and the existence of approved R348 access infrastructure, I believe it is reasonable to require the applicant to demonstrate that an independent access from or towards the R348 has been properly examined and to explain why such an arrangement is not feasible.

In my view, an alternative access assessment should compare the options rather than assuming that connection through the existing residential estate is the only available arrangement.

3. Existing traffic-management measures on the R348

As a resident who regularly walks along the R348, I have observed that the traffic-management measures shown in the accompanying photographs have been in place in this area for at least two years.

The photographs show a substantial length of closely spaced bollards/cones fixed along the centre of the carriageway. As can be seen particularly in Photographs 1 and 2, these are positioned sufficiently close together that an ordinary passenger vehicle cannot physically pass between them to cross the opposing lane. Photograph 3 shows the wider context of the road layout and access arrangements.

I consider this relevant to the assessment of potential access arrangements because the existing measures appear to channel vehicles along the established direction of travel rather than permitting vehicles to simply cross the opposing carriageway. I am not suggesting that the photographs, by themselves, establish that an R348 access is safer or technically feasible. Rather, I ask that the applicant and the relevant Roads Authority formally assess the existing traffic-management arrangement and its implications for any potential access to the R348.

4. Relationship with the adjoining 49-house development

There is also an adjoining 49-house development in the area. I ask that the Board consider the combined effect of the two developments and whether the relationship between their road layouts could provide an alternative to routing the 16-house development through Páirc na hAbhainn.

I recognise that connecting the developments could simply move some traffic onto Baunmore Road and ultimately towards the R347, and I am not suggesting that such a connection should automatically be required. My point is that the available alternatives should be properly assessed, including their traffic, road-safety, pedestrian and residential-amenity consequences, before the existing estate is made the permanent access route for the additional 16 houses.

5. Cumulative traffic and the wider road network

The Traffic and Transport Assessment considers traffic generation from the proposed 16 houses and models the external road network. It predicts relatively low additional peak-period traffic from the development. However, junction capacity on the wider road network is not the only consideration when deciding whether a particular residential estate road is an appropriate access route.

The suitability of the internal estate road should also be considered in terms of pedestrian safety, visibility, parking, manoeuvring, construction traffic, residential amenity and the cumulative effect of traffic from existing and adjoining developments.

I therefore ask that the Board consider the cumulative traffic implications of the proposed development alongside other development in the area, rather than considering the 16 houses in isolation.

6. Future development and long-term access

I am also concerned about the precedent created by establishing the Páirc na hAbhainn estate as the access route for this development. If further development takes place in the surrounding lands in the future, there is a risk that the existing estate could become the natural route for additional traffic.

Any permission should therefore clearly establish that the access arrangement is designed for the permitted development and should not create an expectation or precedent for future developments to rely upon Páirc na hAbhainn for vehicular access.

I believe that long-term planning of the surrounding area should, where feasible, seek to provide development access towards the wider road network rather than progressively increasing traffic through an established residential estate.

7. Road safety within Páirc na hAbhainn

The applicant's own Road Safety Audit provides important evidence that the proposed access arrangement requires careful consideration. The identified issues should not simply be treated as matters of design detail. They concern how pedestrians, residents, parked vehicles, refuse vehicles and other traffic will interact with the proposed access.

I ask that all Road Safety Audit recommendations be fully addressed and that the revised arrangement be subject to the appropriate further road-safety review before construction.

8. Construction traffic and protection of the existing estate

The Traffic and Transport Assessment indicates a construction period of approximately 12–18 months, with around 30 workers at peak, approximately 20 worker vehicles and potentially up to four HGV loads per hour during the busiest construction periods.

Given that construction traffic would have to pass through the existing Páirc na hAbhainn estate, I ask that a detailed Construction Traffic Management Plan be required. This should address construction-vehicle routing, delivery scheduling, vehicle sizes, turning and waiting arrangements, pedestrian safety, protection of parked vehicles, road cleanliness and emergency access.

I also ask that a photographic pre-condition survey of the existing estate roads, footpaths and associated infrastructure be undertaken before construction begins, with a clear mechanism for making good any damage attributable to construction traffic or works.

9. Early-morning construction noise

I am not asking that workers be prohibited from arriving before 8am. Workers may need to arrive early, park and prepare for the working day.

My concern is the commencement of heavy machinery, noisy construction activities and HGV delivery/loading operations at very early hours. Construction activity associated with the adjoining development has, in my experience, included significant machinery and construction traffic from approximately 7am, which has caused disturbance, particularly for residents who work late shifts.

I therefore ask that any permission include a clear condition that heavy machinery, noisy construction

activity, HGV deliveries, loading/unloading and other significant noise-generating construction works shall not commence before 8am, while allowing workers to arrive earlier where necessary provided that they do so without generating significant noise or disturbance.

10. Overall request

For the reasons set out above, I respectfully ask the Board to require the applicant to:

- properly investigate and compare alternative vehicular access arrangements, including an independent access towards the R348;
- demonstrate why an access arrangement separate from Páirc na hAbhainn is not feasible if that is the applicant's position;
- fully address the issues and recommendations contained in the Road Safety Audit and undertake any required further safety audit;
- consider the cumulative traffic and road-safety implications of the proposed development together with adjoining and committed development;
- ensure that the proposed access through Páirc na hAbhainn does not establish a precedent for future development traffic to use the estate;
- prepare and comply with a detailed Construction Traffic Management Plan;
- undertake a photographic pre-condition survey of the existing estate roads and footpaths before construction;
- include enforceable construction-hour controls preventing heavy machinery, noisy construction activity and HGV delivery/loading operations before 8am; and
- protect the residential amenity, pedestrian safety and road infrastructure of the existing Páirc na hAbhainn estate throughout the construction period and thereafter.

Application documents referred to

The matters above refer to the applicant's submitted Proposed Site Layout Plan, Traffic and Transport Assessment, Stage 1/2 Road Safety Audit and associated planning documentation for An Coimisiún Pleanála case JP07.324624 / 324624.

Photographic evidence – R348 traffic-management measures

The following photographs are included to illustrate the existing traffic-management arrangement observed on the R348. They are provided as supporting observations and are not intended to replace a formal engineering or road-safety assessment.

Photograph 1





Close view of the closely spaced central bollards/cones.

Photograph 2



Wider view showing the length and continuity of the traffic-management measures.

Photograph 3



Wider context showing the surrounding road and access arrangement.

Submission note: Please review the document, insert your name and address, check any factual details against the final application documents, and submit it before the stated deadline.

Our Case Number: ACP-324624-26

An Coimisiún Pleanála

Anna Zukower
26 Pairc na hAbhainn
Athenry
Co. Galway
H65N225

Date: 21 October 2026

Re: Proposed Development in Páirc na hAbhainn, Athenry, Co. Galway

Páirc na hAbhainn, Athenry, Co. Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

Please be advised that there is no fee to make a submission on this case. A refund of the fee paid will issue in due course.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

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AN COIMISIÚN PLEANÁLA
LDG- 090641-26
ACP-
13 OCT 2026
Fee: € 50 Type: PMO
Time: 9:15 By: RSer

12.10.2026

Residents of Páirc na hAbhainn
Páirc na hAbhainn
Athenry, Co. Galway

Contact person for this submission: Resident of House No. 26, Anna Zukower
Postal address: 26 Páirc na hAbhainn, Athenry, H65N225
Email: azukower@gmail.com
Telephone: 0868888494

To: The Secretary, An Bord Pleanála
Re: Proposed 16-Unit Residential Development at Páirc na hAbhainn, Athenry, Co. Galway
Case Reference: JP07.324624
Planning Authority: Galway County Council
Application: Section 177AE(4)(a) Application under the Planning and Development Act 2000 (as amended) — Part 10 Notice of Proposed Development
Subject: Formal Submission and Observation Opposing the Proposed Development

Dear Secretary,

We wish to make a formal submission regarding the proposed construction of 16 no. houses at Páirc na hAbhainn, Athenry, Co. Galway. Please find enclosed the statutory fee of €50.

Residents 'Objections, Observations and Suggestions

We, the undersigned residents of Páirc na hAbhainn, Athenry, wish to raise our concerns regarding the proposed 16 no. houses at Páirc na hAbhainn, primary access arrangements and those aspects of the development that directly affect our existing estate and the surrounding area.

We recognise the need for housing and are not opposed to appropriate and sustainable housing development in Athenry. However, we have serious concerns about the development in its current proposed form. Many of these concerns were also raised in our previous objection to the Part 8 proposal, and we respectfully ask that they are fully considered as part of the current planning process.

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Basis Of Our Submission

This submission addresses the implications of the proposed development for the proper planning and sustainable development of the area, its likely effects on the environment, and the potential for significant effects on relevant European Sites. Our concerns include the suitability and safety of the proposed access through the existing Páirc na hAbhainn estate, traffic and infrastructure capacity, cumulative development, residential amenity, the loss of remaining green space, and the protection of existing ecological features. We respectfully ask An Coimisiún Pleanála to consider these matters together when assessing the application.

PART 1 — IMPLICATIONS FOR PROPER PLANNING AND SUSTAINABLE DEVELOPMENT

1. Our Primary Concern – Access Through the Existing Páirc na hAbhainn Estate

Our position is clear:

We strongly object to the proposed development being accessed through the existing Páirc na hAbhainn estate.

We believe that using the existing Páirc na hAbhainn estate as an access route would significantly and permanently affect life on the estate, including the safety of residents, children and pets, increased traffic and noise, loss of privacy, and the overall residential environment.

The fact that a physical connection through the existing estate may be possible does not, in our view, mean that it is an appropriate planning solution.

2. Road Safety and the Previous Road Safety Audit

The earlier Part 8 proposal was accompanied by a Road Safety Audit and associated traffic and design documentation. Importantly, the previous Road Safety Audit identified road-safety problems requiring action. The Audit Team stated that the problems identified in the report required action in order to improve safety and minimise the risk

of collisions. It also recommended further assessment of the detailed design before construction.

This is significant because the previous Road Safety Audit was not simply a confirmation that the proposed access arrangements were satisfactory. It identified specific matters requiring attention and recognised that aspects of the detailed design had not yet been sufficiently assessed.

The specific road-safety issues identified in the audit were:

1. Confusing entrance junction (Section 4.1.1, page 6)

The entrance was considered confusing because priority was given to motorists making a sharp right-hand turn. The auditors warned that drivers exiting from the eastern road might fail to stop at the indicated junction, creating a risk of collisions.

2. Pedestrian access to public open space (Section 4.1.2, page 7)

The audit identified the absence of direct pedestrian access to the public open space from the road to the south. Pedestrians might walk between parked vehicles and cross the road without being visible to approaching drivers, creating a risk of pedestrian–vehicle collisions.

3. Electric vehicle charging and footpath obstruction (Section 4.1.3, page 7)

The audit noted that no electric vehicle charging points were shown on the drawings examined. It raised concerns that charging cables could cross footpaths or charging units could obstruct footpaths, creating trip hazards and difficulties for wheelchair users.

4. Turning head too small for large vehicles (Section 4.2.1, page 8)

The auditors considered the proposed turning head potentially too small for large vehicles, including refuse collection vehicles. Such vehicles might have to reverse to the nearest road junction, creating a risk of collision with other road users or pedestrians.

5. Inadequate footpath connectivity with the existing estate (Section 4.2.2, pages 8–9)

The audit identified a lack of footpath connectivity on the western side of the existing estate road. It warned that pedestrians leaving the proposed development might cross the road diagonally with their backs to traffic exiting the development, creating a risk of being struck by vehicles.

6. Existing turning head and parked vehicles (Section 4.2.3, page 9)

The auditors observed that the existing turning head was being used for long-term parking. They were concerned that parked vehicles could obstruct traffic exiting the proposed development and create a collision risk. The auditors originally recommended removing the existing turning head. However, the designer proposed yellow hatching and a "no parking" sign as an alternative, which the Audit Team accepted in the feedback form.

These findings demonstrate that specific aspects of the proposed layout required attention to improve safety and minimise the risk of collisions.

Given that the current proposal would introduce additional residential traffic into and through the existing occupied Páirc na hAbhainn residential estate, we consider it essential that these previously identified safety issues are fully addressed and that the current proposal is assessed in the context of the existing road, junction and pedestrian conditions within the estate.

We respectfully ask An Coimisiún Pleanála to establish:

- whether the safety measures recommended in the previous Road Safety Audit have been incorporated into the current proposal;
- whether the alternative measure accepted by the Audit Team for the existing turning head, involving yellow hatching and a "no parking" sign, has been included in the current design;
- whether a further Road Safety Audit of the full detailed design has been completed, as recommended in the November 2025 audit;
- whether all identified safety issues have been satisfactorily addressed and whether any recommendations or safety matters remain outstanding;
- whether the existing estate roads, junctions and pedestrian facilities are capable of safely accommodating the additional traffic generated by the proposed development; and
- whether the cumulative impact of the additional traffic on the existing residential community, including pedestrians, cyclists, and children, has been adequately assessed.

The proposed access arrangement is particularly significant because the additional traffic would not be confined to a new, standalone access road. It would travel through an existing, occupied residential community where residents, pedestrians and children already use the internal roads and footpaths.

Road safety should therefore not be assessed solely in terms of vehicle capacity or the ability of cars to pass one another. Proper consideration must also be given to the safety and accessibility of pedestrians, cyclists, children, and existing residents, particularly where the existing roads and pedestrian infrastructure are already constrained.

In our view, the fact that the previous Road Safety Audit identified problems requiring action makes it essential that the current proposal clearly demonstrates how those issues have been resolved before planning permission is granted. Any outstanding safety concerns should be independently reviewed and satisfactorily addressed before the development is permitted to proceed.

3. Traffic and Transport Assessment

The Traffic and Transport Assessment predicts relatively small numbers of vehicle movements during the morning and evening peak periods, including, for example, 3 arrivals and 5 departures during the morning peak, and refers to approximately 68 vehicle movements over the surveyed day.

These figures are model predictions and should not be treated as a guarantee of the actual number of vehicles that will use the estate once the development is occupied.

In our opinion, 16 occupied family homes could generate significant additional traffic. Assuming an average of two cars per household, this could mean approximately 32 additional cars, not including visitors, deliveries, taxis, refuse collection, service and maintenance vehicles, emergency vehicles and other movements.

The issue is therefore not simply whether the surrounding road network has sufficient theoretical capacity. The important issue for existing residents is that all of this additional traffic would be routed through an established residential estate.

We ask that the actual impact on the existing estate is given proper consideration rather than relying solely on theoretical traffic capacity or predicted peak-hour figures.

4. The Traffic Assessment Compared with the Actual Existing Road

The Traffic and Transport Assessment predicts the number of vehicle movements associated with the proposed development. However, in our view, it does not adequately take into account the current condition, width and limitations of the existing access road through Páirc na hAbhainn.

The proposed access route passes through one of the narrowest sections of the existing estate road, where residents already experience regular difficulties accessing and passing through the estate.

Due to the lack of sufficient parking within the estate, residents have limited options and are often forced to park partially on the kerb. This already creates difficulties for vehicles entering and exiting the estate, particularly in the area serving Houses 1–15. When two vehicles approach each other from opposite directions, it can already be difficult or impossible for them to pass safely.

Larger delivery and service vehicles already experience difficulties accessing this section of the estate. We have witnessed larger vehicles becoming stuck or unable to pass through the narrow section of road, requiring residents to move their cars and assist with navigation.

Furthermore, this section of road is on a slope, which creates additional safety concerns, particularly during winter weather. During icy conditions, vehicles can lose traction and skid, and there have already been minor accidents and incidents in this area.

These existing problems demonstrate that the road already has significant limitations in terms of width, parking, access and safety. Introducing additional traffic associated with a new residential development through this particularly constrained section could further increase these difficulties and create additional safety risks for existing residents.

Please refer to the photographic evidence appended to this submission, which illustrates the existing road width, parking constraints, condition of the estate roads and footpaths, and other matters referred to above.

5. Alternative Access to the New Development

Alternative access options for the proposed development appear to warrant consideration. These could include access through the newly developed area near the nursing home, in coordination with the development of the 49 houses currently under construction in the townlands of Baunmore and Gortnahown, or in connection with the approved future camogie pitches.

In our view, the need to route traffic around and through an established residential estate has not been adequately justified while other potential access options appear to exist.

Páirc na hAbhainn should not become a through-route for a separate development, and residents should not be expected to absorb additional traffic and associated activity simply because the existing estate offers a possible access route.

We respectfully ask An Coimisiún Pleanála to require that these alternative access options be fully investigated and compared with the proposed route through Páirc na

hAbhainn, including their feasibility and implications for road safety, pedestrian safety, construction traffic and long-term residential amenity.

Please refer to the accompanying map, which identifies these potential alternative access options.

6. Child Safety and Vulnerable Road Users

Páirc na hAbhainn is a family residential estate where children walk, cycle and play, and where pedestrians and cyclists share the internal roads with vehicles. These roads form part of our everyday community environment and must remain safe for all residents.

Introducing traffic from a separate development would increase vehicle movements through the estate and the potential for conflict with pedestrians and cyclists.

Our previous objection raised concerns that the earlier assessment did not adequately consider how residents and other road users actually use the estate.

We ask An Coimisiún Pleanála to examine whether routing traffic from the proposed development through the existing estate is appropriate, recognising that sufficient theoretical traffic capacity does not necessarily mean that the roads will remain safe and suitable for residential use. Particular consideration should be given to the safety of children and other vulnerable road users.

7. Construction Traffic

The Traffic and Transport Assessment anticipates a construction period of approximately 12–18 months, with around 30 site operatives at peak periods, approximately 20 construction worker vehicles to be parked on site, and up to four HGV loads per hour during the busiest periods.

We are concerned about the impact of this prolonged construction activity on the existing occupied residential estate, particularly if construction vehicles and deliveries are required to travel through Páirc na hAbhainn. Construction could involve HGVs, large delivery vehicles, machinery, frequent vehicle movements, noise, dust, vibration, and obstruction, causing significant disruption to residents and additional risks for people using the estate's roads and footpaths.

These concerns are heightened by the existing road conditions, including narrow internal roads, parked vehicles and restricted space for larger vehicles to pass or manoeuvre. The

construction phase should therefore be assessed separately from the permanent traffic expected once the houses are occupied, taking account of the potential impact on residents throughout the full construction period.

We acknowledge that the Traffic and Transport Assessment refers to construction traffic management arrangements and a haulage route to be agreed with Galway County Council before works commence. However, we ask the Board to establish whether these arrangements adequately address the actual road conditions and safety constraints within the existing estate, particularly if construction traffic is expected to pass through it.

In particular, we ask that the following matters be clarified:

- The proposed construction traffic and haulage routes, including whether HGVs and large delivery vehicles would be required to travel through the existing estate.
- How construction vehicles would safely enter, pass through and exit the estate, taking account of narrow roads, parked vehicles and restricted manoeuvring space.
- How pedestrians, cyclists, children and existing residents would be protected throughout the construction period.
- Where construction workers' vehicles, deliveries, plant and machinery would be accommodated without obstructing existing roads, driveways or access to residents' homes.
- What measures would be implemented to control construction noise, dust, vibration and other disturbance.
- How traffic would be managed during busy delivery periods, including what arrangements would apply if a vehicle could not safely pass through the estate.
- Whether the proposed traffic management arrangements would remain effective throughout the full construction period.

We respectfully ask the Board to ensure that the construction-phase impacts are properly assessed and that safe, practical traffic management arrangements are demonstrated before permission is granted, so that construction activity does not create unacceptable safety risks, obstruction or prolonged disruption for the existing residential community.

8. Residential Amenity, Privacy and Overlooking

The proposed development has the potential to affect the residential amenity and quality of life of existing residents, particularly those whose homes and gardens immediately adjoin or overlook the development site.

We ask that the proposed density, layout, building heights and positioning of the 16 houses be assessed in the context of the specific site and its relationship with existing homes. We do not suggest that the number of houses alone establishes that the site is overdeveloped. Rather, the Commission should consider whether the layout, separation distances, finished floor levels, boundary treatment and open-space provision are appropriate for this site and adequately protect neighbouring residential amenity.

Particular consideration should be given to:

- Potential overlooking and loss of privacy.
- Separation distances between existing and proposed homes.
- Differences in existing ground levels and proposed finished floor levels.
- Potential overshadowing and loss of daylight and sunlight.
- The adequacy of proposed boundary walls, screening and landscaping.
- The overall effect on the outlook and residential amenity of existing residents.

The submitted site elevations, sections, shadow analysis and landscape plan should be considered together to assess the relationship between the proposed houses and existing properties, particularly those closest to the development site.

Proposed Lighting, Ground Levels and Light Spill

The submitted Public Lighting Report, dated 10 November 2025, proposes 13 luminaires mounted at a height of 6 metres and identifies a P3 lighting classification under EN 13201-2:2015.

The AA Screening Report describes the proposed site as sloping by approximately 5.5 metres from its lowest to highest point, with the steepest gradient at the north-east corner. The submitted site elevations and sections also show differences in ground and finished floor levels. These factors should be considered when assessing the positioning, height and direction of the proposed lighting columns in relation to existing neighbouring properties.

Depending on the ground levels and the positioning, direction and intensity of the luminaires, there is potential for unwanted light spill or glare towards existing homes, windows, gardens and private outdoor areas. We ask An Coimisiún Pleanála to establish whether the lighting assessment adequately considers:

- The potential for unwanted light spill, glare or unnecessary illumination affecting neighbouring properties.
- The positioning and direction of the luminaires in relation to existing homes and the differences between existing and proposed ground levels.
- Potential effects on residents' privacy and night-time residential amenity.
- Potential effects of artificial lighting on wildlife and the surrounding environment.
- Whether appropriate measures are proposed to minimise adverse effects beyond the development boundary.

We recognise that appropriate lighting is necessary for safety and visibility after dark. However, it should provide suitable illumination within the development while minimising unnecessary light spill, glare and adverse effects on neighbouring properties.

We respectfully ask the Commission to ensure that the proposed lighting design and its potential effects beyond the development boundary have been adequately assessed and that any necessary mitigation measures are identified before a decision is made.

Potential Overshadowing and Loss of Daylight

The submitted Architects' Shadow Analysis presents existing shadow conditions at 12 noon on 20 March, 21 June, 22 September and 21 December (page 2). The proposed shadow analysis examines the development at 9 am, 12 noon, 3 pm and 6 pm on these seasonal dates (pages 3–6).

The proposed diagrams show shadows extending beyond parts of the proposed buildings and across areas surrounding the development. The winter-solstice diagrams on page 6 show extensive shaded areas, particularly at 9 am, 3 pm and 6 pm. These drawings raise questions about the potential effects on existing homes and private gardens closest to the site, particularly during the winter months when daylight hours are limited.

However, the diagrams alone do not quantify the additional loss of daylight or sunlight to individual neighbouring properties, or establish the duration and significance of any such effects. We therefore ask An Coimisiún Pleanála to examine the proposed shadow analysis alongside the existing shadow analysis and the submitted site elevations and sections to establish the likely additional overshadowing of existing homes and gardens throughout the year.

We also note that the document is marked "DRAFT" on page 1 and contains inconsistent date information in its title block, including references to May 2026 and November 2025. We ask the Commission to clarify whether a final, complete and accurate shadow analysis has been submitted and whether it adequately assesses the effects of the proposed development on neighbouring residential properties.

We respectfully request that the potential loss of daylight and sunlight to existing homes and gardens is properly assessed and given due consideration before a decision is made.

Hedgerow Screening and Boundary Treatment

The submitted landscape plan identifies proposed hedgerow screen planting, while the site elevations and sections show proposed boundary walls. We ask the Commission to establish whether the proposed boundary treatment and landscaping are appropriate for the relationship between the proposed development and existing neighbouring properties.

Newly planted hedgerows will take time to establish and reach their intended height and density. Their effectiveness may also vary depending on their maturity, maintenance and seasonal condition. We therefore ask the Commission to consider whether the proposed screening will provide adequate privacy and visual separation from the outset and over the long term, particularly for homes and gardens adjoining the site.

Where the hedgerow planting is intended to help mitigate light spill, its effectiveness should be demonstrated in the lighting assessment. Where planting alone would not provide sufficient protection, we ask that any necessary additional measures, including appropriate boundary treatment or adjustments to the lighting design, are identified.

Overall Assessment of Residential Amenity

We ask the Commission to assess these matters in the context of the actual relationship between the proposed houses and existing properties, rather than considering the proposed houses in isolation. Compliance with minimum planning standards alone should not replace consideration of the site-specific effects on existing residents.

We respectfully request that the potential effects on privacy, outlook, daylight, sunlight, artificial lighting and overall residential amenity are fully assessed before a decision is made.

9. Existing Estate Infrastructure and Condition

Our previous objection highlighted concerns regarding the condition of parts of the existing estate, including damaged road sections, deteriorating paving, landscaping, fencing and boundary infrastructure.

Galway County Council has held several meetings with residents during which improvements and repairs to the existing estate infrastructure were discussed. Following significant storm events, further damage has also occurred to parts of the estate. However, a number of these outstanding issues remain unresolved.

This is relevant to the current proposal because the existing estate may be required to accommodate additional traffic and pedestrian activity associated with the proposed development, including construction vehicles during the building phase and permanent residential traffic once the houses are occupied.

We ask An Coimisiún Pleanála to ensure that the existing condition, capacity and safety of the relevant infrastructure are properly considered. Particular attention should be given to damaged or deteriorating roads, pedestrian routes, drainage, lighting and other infrastructure that could be affected by the additional demands associated with the development.

We also ask that any necessary repairs or improvements are identified and that appropriate arrangements for addressing them are clarified before additional demands are placed on the existing estate. The assessment should establish whether the current infrastructure can safely accommodate the anticipated construction and residential traffic without worsening existing problems or creating additional risks for residents.

The attached photographs provide visual evidence of the condition of parts of the estate, including areas of damaged and deteriorating infrastructure. We ask that these photographs are considered alongside the relevant technical assessments when determining whether the existing estate is suitable to accommodate the additional development-related traffic and activity.

The existing condition of the estate should therefore form part of the assessment of whether the proposed development can be safely and appropriately integrated into the existing residential community.

10. Cumulative Traffic, Development and Pressure on Local Infrastructure

The proposed development should not be assessed in isolation from the significant amount of existing, permitted and emerging development in the surrounding area.

There are already 49 houses being developed in close proximity to Páirc na hAbhainn, in the townlands of Baunmore and Gortnahown. In addition, camogie pitches have been approved to the west and behind the existing estate. These developments will generate additional vehicle movements and increase demand on the surrounding roads, junctions, pedestrian routes and other local infrastructure.

The earlier Traffic and Transport Assessment referred to the proposed Athenry Camogie Club development to the west of the site. It also stated that the assessment authors had not been informed of other potential large committed developments in the surrounding area.

It is therefore important that the current assessment reflects the actual cumulative development pressure affecting this area, rather than considering the proposed development in isolation.

R348/R347 Crossroads, Junction Safety and Pedestrian Infrastructure

Of particular concern is the R348/R347 crossroads, which provides an important connection towards Craughwell, Loughrea and Athenry. Although a Pelican pedestrian crossing is provided at the crossroads, the junction itself does not have traffic signals controlling vehicle movements. The safety and capacity of this crossroads must be considered in the context of the additional traffic expected from existing, permitted and proposed development in the surrounding area.

The previous Road Safety Audit also identified a potentially **hazardous junction arrangement** involving a sharp right-hand turn. The audit noted that the priority arrangement could confuse drivers and lead drivers exiting from the eastern road to fail to stop, creating a risk of collisions. This finding highlights the importance of carefully examining the relevant junction layout, priority arrangements and vehicle movements when assessing the proposed development. The relationship between this audited junction and the wider surrounding road network should be clearly established in the current assessment.

A further concern is the **lack of pedestrian footpaths** along the route connecting the entrance to Páirc na hAbhainn with the R348/R347 crossroads, as well as along routes

towards Craughwell and Loughrea. The absence of footpaths means that pedestrians do not have a continuous, dedicated route and may have to share road space with moving vehicles. This is particularly concerning for children, older people and other vulnerable road users. The Pelican crossing at the crossroads does not address the lack of safe pedestrian facilities along the roads leading to and from it.

Inadequate road lighting is an additional safety concern. We are concerned about the lack of adequate illumination along the road from the R348/R347 crossroads towards the access road leading to the existing Páirc na hAbhainn estate. In darkness, insufficient lighting may make it more difficult for drivers to see approaching vehicles, pedestrians and other road users, particularly where visibility is restricted. We ask An Coimisiún Pleanála to ensure that lighting and visibility along this route are properly assessed in the context of the additional traffic associated with the proposed development.

The situation is further complicated by pressure associated with the **nearby cemetery**. During funerals and other gatherings, limited parking can result in vehicles parking along surrounding roads, potentially causing obstruction, reducing visibility and placing additional pressure on the local road network.

Taken together, the junction safety concerns, lack of continuous pedestrian footpaths, inadequate lighting and existing parking pressures raise important questions about the ability of the surrounding road network to accommodate further development safely. We ask An Coimisiún Pleanála to consider these existing conditions and the cumulative effects of development when assessing the suitability and safety of the proposed access arrangements.

Cumulative Impact on Local Infrastructure

The combined effect of the proposed 16 dwellings, the 49 houses under development, the approved camogie pitches and existing pressures on the local road network must be properly considered.

We ask An Coimisiún Pleanála to assess whether the surrounding roads, junctions, pedestrian facilities and lighting infrastructure can adequately and safely accommodate the combined effects of this development, rather than considering the proposed development in isolation.

11. Part 8 Proposal vs Part 10 Proposal

The proposed 16-unit residential development appears to be substantially similar to the earlier Part 8 proposal, despite the concerns and objections raised by residents during the previous planning process.

We respectfully ask An Coimisiún Pleanála to consider the concerns previously raised by residents and to establish whether, and to what extent, these concerns have been addressed in the current Part 10 proposal.

In particular, where concerns relating to access, road safety, traffic, pedestrian safety, lighting, residential amenity and existing infrastructure were previously raised, the current application should clearly demonstrate how these matters have been addressed or mitigated.

The change in planning procedure from Part 8 to Part 10 should not remove the need to properly consider the concerns previously raised by residents.

The current proposal should be assessed in the context of the actual conditions within and around the estate, including the cumulative effects of other development that has taken place or has been permitted since the earlier proposal.

12. Name of the New Development

We strongly object to the proposed new development being named Páirc na hAbhainn and presented as an extension of our existing estate.

Páirc na hAbhainn is an established residential community consisting of 62 houses, with its own identity, layout, boundaries and residential character.

The proposed 16 houses would form a separate development on a separate site. We therefore do not consider it appropriate for the new development to adopt the name and identity of the existing estate.

Using the same name could create the impression that the new houses form part of the existing Páirc na hAbhainn community, when they are in fact a separate development with their own residents and proposed infrastructure arrangements.

This is particularly concerning given the proposed access connection through the existing estate. We do not believe that a physical connection between the two areas should, in itself, justify extending the identity of our established community to a separate development.

We respectfully request that, if the development is approved, it is given a separate name and identity that clearly distinguishes it from the existing Páirc na hAbhainn estate.

We ask that the identity of our established community of 62 homes is respected and that the proposed development is not presented as part of our estate through the use of the same name.

13. Our Experience as Residents of Páirc na hAbhainn

Before concluding, we would like to explain our concerns not only from a planning perspective, but also from our experience of living in Páirc na hAbhainn and trying, over many years, to make our estate a better place for the people who live here.

Over the years, residents have made considerable and sustained efforts to work with Galway County Council to improve the estate. We established a Residents' Association, attended numerous meetings and repeatedly raised concerns and proposed solutions regarding the condition, maintenance and future of our community.

Our efforts went beyond simply raising concerns. At a time when a significant number of houses in Páirc na hAbhainn remained unoccupied, residents created a website and made efforts to help promote and sell the houses. We wanted to see the estate become a fully occupied, established and successful community.

Residents also took responsibility for improvements themselves. We organised a Residents' Watch, maintained shrubs and landscaping, painted boundary walls, created signs and carried out other improvements through our collective efforts and funds.

During the pandemic, residents even created a small community garden at the entrance to the estate to improve the appearance of the area and strengthen community spirit. Unfortunately, we eventually had to close it following repeated damage and antisocial behaviour by people from outside the estate.

Despite these efforts, many concerns raised over the years remain unresolved, including issues relating to roads, paving, fencing, landscaping, signage, pedestrian access and other aspects of the estate. Residents have attended meetings, explained the problems and sought practical solutions, yet many of these issues remain outstanding.

This experience has left residents feeling that, despite their repeated efforts to engage constructively, their concerns have not always received sufficient attention. We acknowledge that Galway County Council has many responsibilities and that not every request can be resolved immediately. However, our concern is the cumulative experience

of residents over many years, during which we have repeatedly sought improvements and, where necessary, carried out work ourselves.

It is against this background that residents are concerned about the prospect of a further permanent change to the estate, particularly the use of our existing residential roads to provide access to a separate development, while longstanding issues affecting the existing community remain unresolved.

Why This Matters to the Current Proposal

Our experience over many years has shown how much effort residents have invested in improving Páirc na hAbhainn and building a positive community. We have repeatedly sought to work constructively with Galway County Council, raised concerns and contributed our own time and resources to improve the estate.

It is therefore important that the existing community and the issues residents have raised over the years are properly considered before a further development is permitted to use the estate as its access route.

We ask An Coimisiún Pleanála to take this history into account when assessing the current proposal and to ensure that the interests of existing residents, together with the potential effects on the surrounding area and wildlife, receive proper consideration.

PART 2 — LIKELY EFFECTS ON THE ENVIRONMENT

14. Likely Effects on the Local Environment

The proposed development would introduce changes to an existing greenfield site and its surrounding environment. We are concerned about the potential effects on drainage, flooding, ground levels, neighbouring properties, noise and the loss of natural land and wildlife habitats. These issues should be carefully assessed, taking into account the existing conditions of the site, the proximity of established homes and the cumulative effects of development in the surrounding area.

Loss of Green Space and Natural Land

The site is currently undeveloped greenfield land forming part of the remaining open space around Páirc na hAbhainn.

Its value is not limited to wildlife and ecological considerations. The open land also contributes to natural drainage, visual openness and a sense of space, and provides a buffer between existing and emerging residential development.

The continuing development of this area is gradually reducing the amount of remaining open land. We therefore ask that the cumulative loss of green space is properly considered, including whether part or all of this land could instead provide a small community green area, park or other open space that would benefit existing and future residents.

We ask that the direct and cumulative effects of the proposed development on the immediate local environment and the existing residential community are assessed alongside the ecological matters addressed in the submitted environmental documentation.

Surface Water, Drainage and Flooding

The proposed development would replace currently undeveloped greenfield land with 16 houses, roads, footpaths, parking areas and other hard surfaces. This would change how rainfall is absorbed by the ground and how surface water is collected and discharged from the site.

The submitted plans include a surface-water drainage system incorporating an attenuation tank, a hydrobrake flow-control device, road gullies, a silt trap and a Class 1 petrol interceptor. While these measures are proposed to manage runoff and treat surface water, we believe it is important to establish whether the submitted information adequately demonstrates that the system will be effective under all relevant conditions and will not transfer additional drainage risks to existing properties or the surrounding environment.

The Screening for Appropriate Assessment Report, dated May 2026, describes the site as sloping by approximately 5.5 metres from its lowest to highest point and identifies high groundwater vulnerability. It also identifies an indirect surface-water pathway through the existing drainage network to the Clarinbridge River, approximately 270 metres west of the site. The report records the river as having Moderate water-body status and being classified as At Risk under the 2019–2024 assessment.

These site characteristics make it important that the drainage arrangements are carefully examined in the context of the proposed changes to ground levels, the additional hard surfaces and the relationship between the development site and the existing residential estate.

The proposed drainage drawing refers to a Graf Eco Bloc attenuation tank and directs the reader to the Service Design Report for the tank size. It also indicates that the locations and sizes of existing manholes are to be confirmed. We ask An Coimisiún Pleanála to establish whether the supporting design information provides sufficient detail to verify the tank capacity, proposed discharge rate, connection points and suitability of the receiving drainage network.

In particular, we respectfully ask the Commission to establish:

- Whether the attenuation tank has been appropriately sized for the development and its drainage catchment, taking account of the proposed hard surfaces and site topography.
- Whether the proposed discharge rate and hydrobrake settings are clearly specified and supported by appropriate calculations.
- Whether the capacity, location and condition of the existing drainage infrastructure and proposed connection points have been adequately verified.
- Whether the drainage design adequately addresses the potential for surface water to flow towards existing homes, gardens, boundary walls or roads during periods of heavy rainfall.
- Whether appropriate arrangements are in place to manage blockages and rainfall exceeding the system's design capacity.
- Whether the attenuation tank, hydrobrake and associated equipment can be accessed for inspection and maintenance, and who will be responsible for their ongoing maintenance.
- Whether appropriate construction-phase measures will prevent sediment, pollutants and uncontrolled runoff from entering the drainage network or reaching the receiving watercourse.

The AA Screening Report identifies the Galway Bay Complex SAC (000268) and Inner Galway Bay SPA (004031) as European sites for which a likely significant effect on water-quality-dependent qualifying interests could not be excluded at screening stage, due to the indirect surface-water pathway via the Clarinbridge River. A Natura Impact Statement was therefore prepared.

The NIS concludes that the proposed development will not adversely affect the integrity of either European site, alone or in combination with other plans or projects. However, we respectfully ask An Coimisiún Pleanála to critically examine the basis for this conclusion, particularly in relation to the proposed surface-water drainage arrangements, the supporting technical information and the effectiveness of the proposed mitigation measures. We also ask the Commission to establish whether the potential cumulative effects of the proposed development, the 49 houses currently under construction in the townlands of Baunmore and Gortnahown, and the approved future camogie pitches have been fully assessed, where relevant to the same drainage catchment or receiving watercourse, and whether the evidence provided adequately supports the conclusions reached.

The potential drainage and environmental effects of the proposed development should not be assessed in isolation where other developments may contribute to runoff or place additional demands on shared drainage infrastructure or the same receiving watercourse. We therefore ask the Commission to consider the combined implications of these developments, where relevant, including whether the cumulative effects on surface-water management and water quality have been adequately examined.

We are not suggesting that flooding or pollution will necessarily occur. Our concern is whether the submitted information sufficiently demonstrates that surface water can be managed safely and effectively, taking account of the site's characteristics, the existing residential estate and relevant cumulative development, without transferring additional drainage problems or risks to existing residents or the surrounding environment.

We respectfully ask An Coimisiún Pleanála to ensure that the drainage calculations, design details, connection arrangements, proposed mitigation measures and relevant cumulative effects are rigorously examined before a decision is made.

Site Levels, Retaining Walls and Impact on Existing Properties

The proposed development is located on sloping ground adjoining the existing Páirc na hAbhainn estate. The Screening for Appropriate Assessment Report, dated May 2026, describes the site as having an overall level difference of approximately 5.5 metres between its lowest and highest points, with the steepest gradient at the north-east corner. This is the overall variation in the site's elevation and should not be taken as the level difference between the proposed houses and existing homes.

The submitted drawings include proposed site levels, sections and retaining-wall details. The retaining-wall drawing illustrates typical designs for retaining ground levels of up to 1,200 mm and 600 mm. We ask that these details be examined alongside the proposed

site layout, finished ground levels, finished floor levels and the boundaries adjoining existing properties.

Our concern is not simply that the land is sloping, but how the proposed development will accommodate the changes in level and how the resulting ground levels, retaining structures and drainage arrangements may affect neighbouring properties. The relationship between the proposed development and the existing estate should be clearly demonstrated, particularly along shared or adjoining boundaries.

Changes to ground levels and the construction of retaining walls can affect surface-water flow, boundary arrangements and the relationship between proposed houses and existing homes and gardens. We therefore ask that these potential effects be carefully assessed, with particular attention to the boundary adjoining the existing estate.

We respectfully ask An Coimisiún Pleanála to establish:

- Whether the proposed finished ground levels and finished floor levels are clearly identified in relation to existing ground levels and adjoining properties.
- Where retaining walls are proposed, their precise locations, heights and relationship to existing boundary walls, fences and neighbouring gardens.
- Whether the typical retaining-wall details correspond to the actual locations and level differences shown on the proposed site layout and sections.
- Whether the submitted information adequately addresses ground stability, drainage behind retaining walls and the management of surface water where ground levels change.
- Whether the proposed levels and retaining structures could cause surface water to collect against existing boundaries or redirect runoff towards neighbouring properties.
- Whether the proposed boundary walls, fences and other treatments are appropriate to the differences in ground levels and provide suitable separation between the development and existing homes and gardens.
- Whether the relationship between the proposed houses, their finished floor levels and existing homes has been adequately assessed in terms of privacy, overlooking and residential amenity.

Particular attention should be given to the north-east part of the site, where the AA Screening Report identifies the steepest gradient. We ask the Board to examine whether the proposed layout, level changes and retaining structures have been adequately

designed for this part of the site and whether their potential effects on neighbouring properties and the existing residential environment have been properly assessed.

We recognise that retaining walls and changes in ground levels can form part of an appropriate development design. However, typical retaining-wall details alone do not establish how the proposed structures will relate to the actual site conditions and neighbouring boundaries. The relevant drawings and supporting information should clearly demonstrate how the proposed arrangements will work at this particular location.

We therefore respectfully ask An Coimisiún Pleanála to ensure that the proposed site levels, finished floor levels, retaining structures, boundary treatments and associated drainage are assessed together, and that any necessary clarification or mitigation is identified before a decision is made.

Noise and General Disturbance

The permanent introduction of another residential development would change the character of the immediate environment. Sixteen additional homes would bring increased vehicle movements, pedestrian activity and general residential noise, while construction works would cause further temporary disturbance.

We ask that the potential effects on existing residents, particularly those whose homes are immediately adjacent to or overlook the proposed development, be properly considered. This should include construction noise, machinery, deliveries, vehicle movements and the potential loss of the quiet residential environment currently enjoyed by residents.

We are also concerned about the potential effects of noise and human activity on wildlife using the undeveloped site and surrounding hedgerows. Construction machinery, excavation, vehicle movements and other site activities may disturb wildlife using these areas for nesting, shelter, feeding and movement. Disturbance during sensitive periods, particularly the nesting season, should be considered as part of the ecological assessment. The potential effects should not be limited to the construction phase, as increased traffic, lighting and ongoing human activity following occupation may also alter the conditions for wildlife in the surrounding area.

These concerns are particularly relevant when considered alongside the loss of existing greenfield habitat and the other development taking place in the surrounding area. The cumulative effects of habitat loss, noise, traffic and human activity should be considered where they may affect the same wildlife populations or connected habitats.

We respectfully ask An Coimisiún Pleanála to ensure that the potential effects of construction and ongoing residential activity on existing residents and local wildlife are adequately assessed alongside the ecological and other application documents. Any necessary measures to prevent or minimise disturbance should be clearly identified and secured as part of the development, where required.

PART 3 — LIKELY SIGNIFICANT EFFECTS ON A EUROPEAN SITE

15. Natura Impact Statement and Environmental Considerations

We note that the current proposal is accompanied by a Natura Impact Statement (NIS), Ecological Impact Assessment and other environmental documentation.

The Appropriate Assessment Screening Report records a **potential indirect surface-water pathway** towards the Galway Bay Complex SAC and Inner Galway Bay SPA and states that a likely significant effect on water-quality-dependent interests could not be excluded at screening stage. We therefore ask the Commission to examine the NIS closely in light of that identified pathway.

We also ask the Commission to consider the application information concerning **foul-water drainage**, the proposed connection to **the wastewater network** and the capacity of the relevant wastewater-treatment infrastructure. Where the application documents do not clearly establish that the development can be accommodated, we ask that this be clarified. We are not asserting that wastewater capacity is inadequate; the point is to ensure that any relevant infrastructure constraints and any credible pathway by which wastewater-related effects could reach European sites have been properly assessed.

In particular, we ask the Commission to establish whether the NIS adequately identifies the relevant **European sites** and their conservation objectives; assesses the potential effects arising through surface water and any other relevant pathways; evaluates the proposed mitigation measures in sufficient detail; and considers in-combination effects with other relevant plans and projects.

We do not suggest that an adverse effect on a European site has been established by the information summarised in this submission. Our concern is that the Commission should be satisfied, on the basis of complete and scientifically robust information, that the

applicable appropriate-assessment requirements have been met before deciding the application.

The **NIS should be considered alongside** the drainage design, relevant ecological information and other supporting documents, so that the Commission can assess the potential effects and the proposed mitigation measures as a whole.

The proposed development would occupy currently **undeveloped greenfield land** situated between the existing Páirc na hAbhainn estate, the residential development currently under construction, the nursing home and the area proposed for future camogie pitches. The site therefore forms part of a wider area of remaining open land within an increasingly developed residential environment.

Our previous objection raised concerns regarding **habitat loss, habitat fragmentation, disturbance to wildlife, loss of open green space** and the change to the existing open character of the area. Residents have observed and regularly enjoy wildlife in and around this land, including birds, foxes and other species, as well as farm animals associated with the surrounding agricultural land.

The **Ecological Impact Assessment** identifies traditional **dry-stone walls** along the eastern and southern boundaries, together with intermittent **hedgerows containing hawthorn, blackthorn and bramble**. These features provide potential habitat for invertebrates and small fauna, nesting opportunities for common bird species and possible commuting routes for bats.

We ask that the **assessment clearly distinguishes** between features that will be retained, those that may be removed or disturbed, and the measures proposed to avoid or reduce effects. Any conclusions about protected species or European-site impacts should be supported by the submitted surveys and assessment rather than inferred solely from residents' observations of wildlife.

We note that the assessment proposes to retain and protect the **stone walls** during construction, while retaining the associated **hedgerows** where possible. However, it also acknowledges that sections of hedgerow may be affected where access or services are required. We ask the Board to examine the habitat map, proposed landscape plan and construction mitigation measures together, to establish which existing boundary features will be retained, altered or removed and how retained features will be protected during construction.

While we recognise that environmental assessments have been prepared to assess the potential effects of the proposed development, we ask that consideration is also given to the **cumulative loss of open and undeveloped land** resulting from the continuing development of this area.

The **remaining green space** has a value that extends beyond its ecological function. It provides residents with an open outlook, a sense of space and contact with nature, and contributes to the character and amenity of the existing residential community. This is particularly relevant as further residential and recreational development is taking place or proposed in the immediate vicinity.

Given the location of the site and the **increasing level of development** surrounding Páirc na hAbhainn, we believe consideration should also be given to whether retaining part or all of this land as a small community green area or local open space could provide greater long-term community benefit than developing the entire site for additional housing and associated infrastructure.

We therefore respectfully ask that the **environmental assessments are considered together with the wider cumulative development of the area**, and that the ecological, visual, recreational and community value of retaining the remaining green space is given appropriate consideration before a decision is made.

The fact that the site may be capable of accommodating development should not, in itself, mean that its existing environmental and community value should be disregarded.

PART 4 — CONCLUSION AND REQUESTS TO AN COIMISIÚN PLEANÁLA

Our objection concerns the suitability of the proposed development in its current form, particularly the proposed access through the existing Páirc na hAbhainn estate. We ask An Coimisiún Pleanála to consider the practical consequences of this arrangement for the daily lives of existing residents, the surrounding area and local wildlife.

We respectfully request that An Coimisiún Pleanála:

1. **Reassess the proposed access arrangements**, taking full account of the existing road layout, narrow streets, parking, visibility, pedestrian movements and the needs of emergency and service vehicles.
2. **Give proper consideration to alternative access options**, where technically feasible and appropriate, rather than placing additional traffic and associated impacts on the existing residential estate.

3. **Assess the cumulative effects of surrounding development**, including additional demands on local roads and infrastructure and the combined effects of construction activity and increased traffic.

4. **Fully assess the effects on residential amenity**, including privacy, overlooking, overshadowing, changes in ground levels, lighting, noise and construction disturbance.

5. **Ensure that environmental concerns are properly examined**, including drainage and flood risk, loss of greenfield land, the protection of existing hedgerows and stone walls, wildlife habitats and any potential effects on European sites. The evidence supporting the environmental assessments and Natura Impact Statement should be carefully considered, including relevant in-combination effects.

6. **Require outstanding infrastructure and environmental concerns to be satisfactorily addressed**, with appropriate and enforceable measures secured before development proceeds where necessary.

We are not asking An Coimisiún Pleanála to prevent Athenry from growing or to reject housing development simply because it is proposed near our homes. We are asking that this development be appropriately located and properly assessed, without placing an unreasonable burden on an established residential community or overlooking the effects on the surrounding environment and wildlife.

If the concerns identified in this submission cannot be satisfactorily resolved, we respectfully ask An Coimisiún Pleanála to **refuse the proposed development in its current form.**

We trust that the Board will give careful consideration to the issues raised and ensure that any decision takes proper account of the circumstances of the existing estate and the potential impacts of the proposal.

Yours faithfully,

The Residents of Páirc na hAbhainn, Athenry

NARROW STREETS IN PÁIRC NA hABHAINN

EVEN WITH FEW CARS PARKED, THE STREETS ARE NARROW WITH SHARP BENDS, MAKING IT DIFFICULT FOR TWO CARS TO PASS SAFELY.

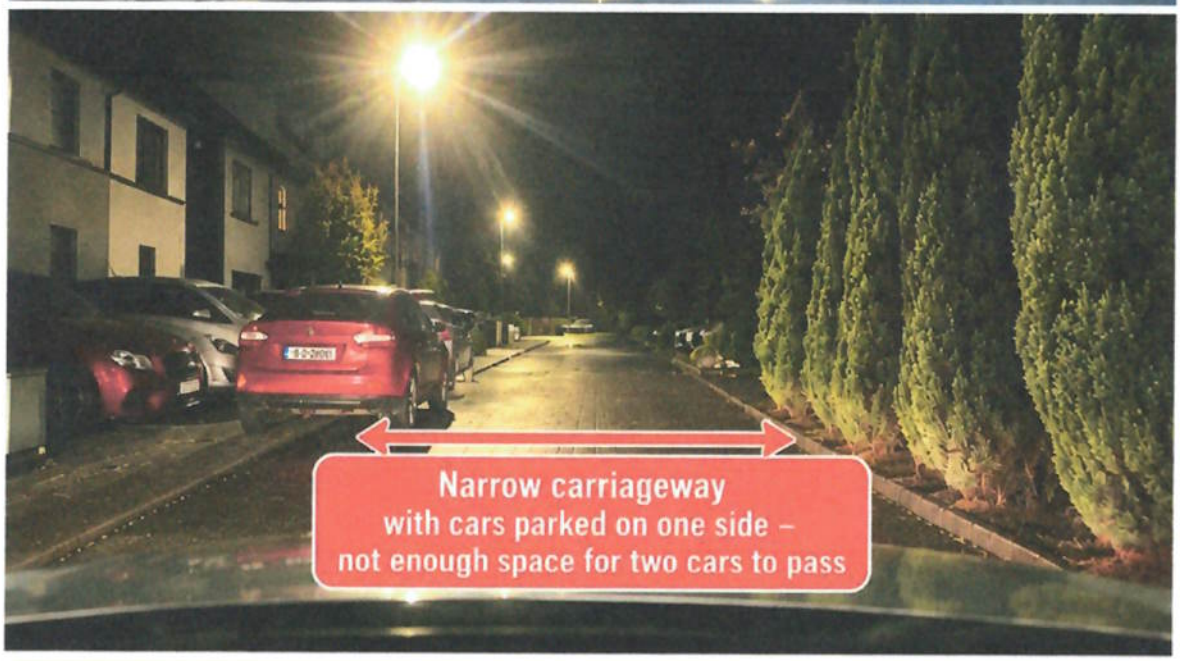












NARROW STREETS IN PÁIRC NA hABHAINN

WITH RESIDENTS' CARS PARKED ON ONE SIDE, THERE IS NOT ENOUGH SPACE FOR TWO CARS TO PASS.

THIS CREATES SAFETY RISKS, CONGESTION AND NEIGHBOURS' FRUSTRATION.

POOR MAINTENANCE
IN PÁIRC NA hABHAINN

ROADS, PAVEMENTS, GREEN AREAS AND LANDSCAPING ARE POORLY MAINTAINED BY GALWAY COUNTY COUNCIL.







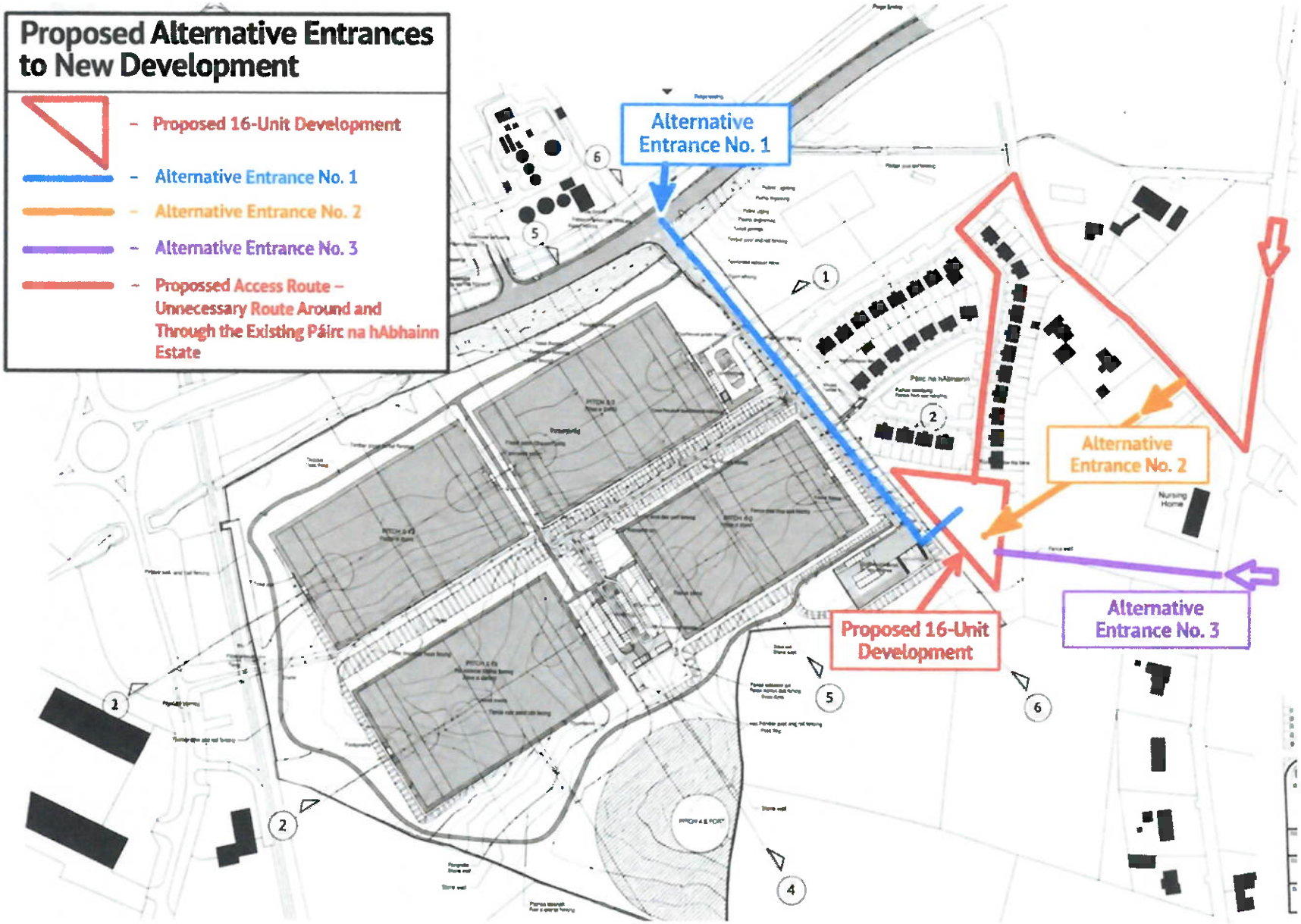











Proposed Alternative Entrances to New Development
– Proposed 16-Unit Development
– Alternative Entrance No. 1
– Alternative Entrance No. 2
– Alternative Entrance No. 3
– Proposed Access Route – Unnecessary Route Around and Through the Existing Páirc na hAbhainn Estate
Alternative Entrance No. 1
Alternative Entrance No. 2
Alternative Entrance No. 3
Proposed 16-Unit Development
Nursing Home

Proposed 16-unit residential development at Páirc na hAbhainn, Athenry, Co. Galway
An Coimisiún Pleanála Case Reference: 324624

We, the undersigned residents of Páirc na hAbhainn, Athenry, Co. Galway, support the above Residents' Objection and strongly object to the proposed development being accessed through the existing Páirc na hAbhainn estate.

House No.	Name	Signature
28	Linda O'Doherty	
28	Declan O'Doherty	
29		
31	SERGEJ KASTALIANOV	
30	Mathieu Tertier	
30	Sunny Tertier	
32	JOHN SCOOPE	
32	LAURA SCOOPE	
34	KRZYSZTOF MONKIEWICZ	
34	Edyta Monkiewicz	
36	KRZYSZTOF BRONOWICKI	

No.		
54	Filip Drozd	
55	Damian Woźniak	
57	Weronika Konik	Konik
58	Klaudia Pawlak, Przemysław Pawlak	K. Pawlak
58	Emilia Zabierowska	Emilia Zabierowska
26	ANTON TSERNIAUSKI	
26	Anne Zelmer	
15	Lorcan Dolan	
23	Marcie Mulvanny	Marcie Mulvanny
23	Jenny Molloy	Jenny Molloy
27	Fidelma Ray	Fidelma Ray

No.		
17.	Mirosław Raczkowski	
21	REMONA ROPER HURST	
46	Karen Murphy Browne	
46	Ryal. Browne.	
46	Shane Murphy	
11	Zaneta Grubiak	
11	MARCIN GRUBIAK	
10	ANNA Szczęsna	
49	ABEL SIDO	
49	EWA SIDO	
48	Joe Caravan	
50	Rafał Rek	
51	IAN CAULFIELD	

No.		
2	BARTOSZ IZABELA KEDZIOR	
3		
5		EIMEAR GLENON
7		
7	Karen Cocke	
8	Karolina Chanel	K. Chanel
8	Michel Chanel	M. Chanel
13	RADOSLAW SZCZEPANIAK	
13	Magdalena Szczepaniak	
14	Gregory Dipinto	
~~FS~~ 14	Basia Siemińska	
16	Frederique Loiseau	Frédérique
17.	Elżbieta Raczkowska	

House No.	Name	Signature
36	MARTA MOSKIENIOR-BRONOWICKA	Marta Moskienior Bronowicka
39	Vytautas Paskevicius	Vytautas Paskevicius
39	Katie Holmes	Katie Holmes
41	Justyna Barnes	Justyna Barnes
40	WOJCIECH WALTER	
40	Hanna Walter	Walter
44	ZUZANNA KĘDZIORA PAWEŁ PRZYBYLSKI	
45	Ilona Okoe	Ilona Okoe.
45	Gary O Kane.	Gary O Kane
06	BRIAN COSTELLO Brian Costello	Brian Costello
1	M Lyons	M Lyons.
1	Lorna Gilmartin	Lorna Gilmartin

Appendix 6

Copies of Residents' Signatures Previously Submitted in Relation to the Part 8 Proposal, Demonstrating the Extent of Resident Opposition to the Proposed Development in Its Current Form

30	Tenlier Mathieu	Tenlier
27	Fidelma Ray	Ray
26	ANTON TSEBIN SAVSALI	
26	Anne Gulvarier	
16	Frédérique LOUSEAU	Frédérique
13	Magdalena Szczepanek	Szczepanek
13	RADOSŁAW SZCZEPANIAK	
54	Filip Drozdz	
49	ABEL SIDO	
49	ENA SIDO	Ena Sido

House No.	Name (Printed)	Signature
41	JUSTYNA GARNAS	
43	BARBARA RAPACZ	
42		
44	JOANNA KEDZIA	
46		
2		
5	Eimear Glennon	EIMEAR GLENNON
6	Olga Costello	OLGA COSTELLO
10	ANNA SZCZESNY	
10	WOJCIECH SZCZESNY	
12	PÓL Ó DÚNCHA	
14	Gregory Applebee	
18	Kasia Czech	
21		
28	Declan O Donnell	
34	Eugene Mullarkey	
35	Ciara Molloy	
36		
36	Krystof Zawisza	
37	Imelda Kelly	
39	KATIE HOLMES	
40		
45		
43		
48	Karolina Chanek	K Chanek

15	Virginia Lenhardt	
23	Maria Mulvanny	Maria Mulvanny
27	Kinga Szaszuski	
29	LYNDA BRODERICK	Lynda Broderick
29	CHRIS MCCARTHY	
61	Liam	
54	Tomasz	Tomek
57	Kunk Hrunka	Kunk
47	Margaret Mc Donagh	Margaret Mc Donagh
47	Catherine Mc Donagh	Catherine Mc Donagh
64	GAVIN MADDOCK	
40	Hanna Walter	Walter
11	Janeta Gruchnik	Gruchnik
1	Lorna Cunningham	Lorna Cunningham
1	Mr Lyons	Mr Lyons
48	Patrycja Cyranowicz	Patrycja Cyranowicz
52	Kerry McCullagh	
54	Izabela Drozdz	Drozdz
54	Sebastian Drozdz	Drozdz
55	Karolina Kaus-Wolnik	
2/c	JOHN SCOOPE	
57	Laura Scoope	Laura Scoope
31	ELIZABETA KASTALJANOVA	
31	SERGEJ KASTALJANOV	
24	Sandra Jarzembowska	Sandra Jarzembowska
217	Raczykowski Mirosław	

Our Case Number: ACP-324624-26

An Coimisiún Pleanála

Karolina Cihanek
8 Pairc na hAbhainn
Athenry
Co. Galway

Date: 21 October 2026

Re: Proposed Development in Páirc na hAbhainn, Athenry, Co. Galway

Páirc na hAbhainn, Athenry, Co. Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

Please be advised that there is no fee to make a submission on this case. A refund of the fee paid will issue in due course.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1800 275 175
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1800 275 175
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64 Sráid Maoilbhríde
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64 Marlborough Street
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To: An Coimisiún Pleanála

Re: Proposed 16-unit residential development at Páirc na hAbhainn, Athenry, Co. Galway

Case Reference: 324624

Section 177AE / Part 10 Proposal

AN COIMISIÚN PLEANÁLA
LDG- 070642 -26
ACP-
13 OCT 2026
Fee: € 50 Type: Pmo
Time: 9:15 By: Ofle

Formal Observation

I wish to make the following observation in relation to the proposed 16-unit residential development insofar as it seeks access through the existing Páirc na hAbhainn estate.

As a resident and as a parent of two young children who cycle around the estate every day, I am genuinely worried about the effect this proposal could have on the safety and character of the area. Páirc na hAbhainn is an established residential community, and its internal road network was designed to serve the needs of existing residents only. It was never intended to function as the access route for a separate development.

My main concern is that the proposal would bring additional traffic into an area where children, pedestrians, and cyclists are present every day. The introduction of construction traffic, HGVs, service vehicles, and additional ongoing vehicle movements would, in my view, create a level of risk that is not appropriate for a quiet residential estate. As a parent, this is deeply concerning to me.

I am particularly concerned about the possibility of an accident involving a child, pedestrian, or cyclist. If something were to happen, serious questions would arise about safety, responsibility, and duty of care, especially given that the estate was never designed to serve as an access route for another development. I do not believe the applicant has shown clearly that the proposed access can be provided without increasing the risk to vulnerable road users.

I am also concerned about the impact on residents during the construction period. Heavy vehicle movements over an estimated 12 to 18 months would likely cause noise, disturbance, congestion, and a loss of amenity for those living in the estate. Even after construction is complete, the estate would continue to be used, at least in part, as access for a development separate from the existing community, which would change the feel and function of the area.

I therefore respectfully observe that the proposal does not appear to have been adequately justified insofar as it relies on access through an existing residential estate rather than providing a separate and independent access arrangement. In my view, it has not been demonstrated that this arrangement is necessary, appropriate, or consistent with the proper planning and sustainable development of the

area. Nor has it been shown that the access can be provided without unacceptable impact on the safety and amenity of existing residents.

For the avoidance of doubt, the matters I ask the Board to give full consideration to are:

-the additional traffic that would be introduced into an established residential estate;

-the increased risk to children (there is over 40 young kids in the estate), pedestrians, and cyclists;

-the impact of construction traffic, including HGVs and service vehicles;

-the effect on the residential character and amenity of the estate;

-the burden placed on the existing community;

-whether the access arrangement is truly necessary, safe, and appropriate; and

-whether the cumulative traffic, environmental, and amenity impacts have been properly assessed.

I respectfully ask that An Coimisiún Pleanála take these observations into account when considering the proposal, and that any access serving the development be required to be provided independently of the existing residential community.

If the applicant cannot clearly demonstrate that the proposed access is safe, appropriate, and fully justified, then this should weigh heavily against the proposal.

Yours faithfully,

Karolina Ghanea

Athenry, 12 October '26

Address: 8 Páirc na Heabhann,
Coolnahown, H68427,
Athenry