



An  
Bord  
Pleanála

## Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

### 1. Applicant:

Name of Applicant:	Arlum Ltd
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### 2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Wolfe Tone House, Fr. Griffin Road, Galway, H91 PW72
Company Registration No:	312486

### 3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Pamela Harty (BA, MSc, MIPI) MKO
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

### 4. Person Responsible for Preparation of Drawings and Plans:

Name:	Blair Stainway
Firm/Company:	Simon J Kelly Architects

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Galway County Council
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## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	The townlands of Moneyduff and Oranhill
Address Line 2:	
Address Line 3:	
Town/City:	Oranmore
County:	Galway
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<p>OS Map Sheets:</p> <p>1:2,500 = 3410-D 3410-C</p> <p>1:10,560 = GY095</p> <p>ITM Centre Co-ordinates: 538059, 723678</p>
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p>Red Line Boundary Enclosed as CAD file</p>	
Area of site to which the application relates in hectares:	8.7 ha
Site zoning in current Development Plan or Local Area Plan for the area:	The subject site is zoned part 'Residential' (R) and part 'Open Space/Recreation & Amenity (OS) within the Oranmore Local Area Plan

	2012-2022. See Section 8 of the enclosed <b>'Planning Report and Statement of Consistency'</b> for further details.
Existing use(s) of the site and proposed use(s) of the site:	<p>The existing site is currently uncultivated land with evidence of rough grazing of horses</p> <p>The proposed use of the site is for residential development and ancillary uses which include a childcare facility.</p>

## 7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>An agreement is in place between the applicant, Arlum Ltd., and the adjoining owner, Roykeel Ltd, for the construction of the access road from the existing roundabout, the north-south road and the proposed roundabout where the proposed roads meet. The applicant is the registered owner of the property described in Folio 121724F. The property described in Folio 121724F has the benefit of appurtenant rights of way, wayleave and other easements, rights and privileges, allowing access and egress to and from the public road, as specified in Land Registry Instrument Numbers D2017LR138723K and D2017LR138726P, registered as appurtenant rights at Entry Nos. 1 and 2, Part 1 (A) of Folio 121724F County Galway. Subject to the provisions of the said instruments, the applicant Arlum Ltd has an entitlement to construct the roads and services necessary for development of the above property.</p> <p>See Appendix B of enclosed <b>'Planning Report and Statement of Consistency'</b> for details.</p> <p>With regard to the proposed connection to the Irish Water foul sewer pipe network and watermain near Coill Clocha over Folio GY111675F, a letter of consent has been obtained from Galway County Council. The local authority has taken the Coill Cloch Estate Road in charge. Please see the <b>Galway County Council Letter of Consent</b> enclosed with this application for further details.</p>			
State Name and Address of the Site Owner:  <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	<p>Arlum Ltd. Wolfe Tone House, Fr. Griffin Road, Galway, H91 PW72</p> <p>See Appendix B of enclosed <b>'Planning Report and Statement of Consistency'</b> for details of the legal agreement mentioned above.</p>		

	With regard to the proposed connection to the Irish Water infrastructure over Folio GY111675F, please see the Galway County Council Letter of Consent enclosed with this application for further details.
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ X ] No: [ ]
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p>Arlum Ltd. Own the application site, a parcel of land to the west and an area of land extending beyond the application boundary to the east of the site, as indicated by the red and blue boundary lines on the layout drawings (Drawings No's 2325-P-001 and 2325-P-002)</p>	

## 8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [ X ] No: [ ]	
<p><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
<p>If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
Historical Planning Reference 6429	No details available on the online planning file	No details available on the online planning file
ABP-301952-18:	Strategic Housing Development application for construction of 212 no. residential units, creche, new vehicular and pedestrian access North-South Oranmore Distributor Road permitted under PL07.237219 and extended under Reg.Ref:15/1334 and all associated site works	Permission was refused on the 3 <sup>rd</sup> October 2018. Two reasons for refusal,.

Is the site of the proposed development subject to a current appeal to An Bord Pleanála?	Yes: [ ] No: [ X ]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.: Not Applicable	
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?	Yes: [ ] No: [ X ]
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):	
Not Applicable	
Is the applicant aware of the site ever having been flooded?	Yes: [ ] No: [ X ]
<p>If the answer is “Yes” above, please give details e.g. year, extent:</p> <p>Hydro-Environmental Services have undertaken a <b>Stage II Flood Risk Assessment</b> which is provided in Chapter 7 of the <b>Environmental Impact Assessment Report</b> and its associated appendices.</p> <p>From the site survey conducted, there appears to be depressions in the west of the site that are prone to pluvial flooding. These depressions are earmarked for open space as proposed to residential development for the proposed project.</p>	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ ] No:[ X ]
<p>If the answer is “Yes” above, please give details:</p> <p>Not Applicable</p>	

## 9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The proposed development will consist of the following:

- 1) Construction of 212 no. residential units comprising:
  - 34 no. House Type A (four-bed semi-detached unit)
  - 54 no. House Type B (three-bed semi-detached unit)
  - 16 no. House Type C (four-bed detached)
  - 16 no. House Type D (three-bed terraced unit)
  - 24 no. House Type E (four-bed semi-detached unit)
  - 50 no. House Type G (25 no. two-bed ground floor duplexes and 25 no. two-bed first/second floor duplexes)
  - 6 no. House Type H (two-bed duplex apartments)
  - 12 no. house Type J (two-bed terrace)
- 2) Development of a crèche facility (374 sqm) and associated outdoor play areas and car parking.
- 3) Provision of new vehicular and pedestrian site access from the North-South Oranmore Distributor Road (the route of which was permitted under An Bord Pleanála Reference PL 07.237219, which was extended under PI Ref 15/1334).
- 4) Provision of shared communal and private open space, site landscaping, car parking, site services and all associated site development works.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

Please submit a site location map sufficient to identify the land, at appropriate scale.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
Please submit a layout plan of the proposed development, at appropriate scale.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

## 10. Pre-Application Consultations

<b>(A) Consultation with Planning Authority:</b>	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	Reference number not provided
Meeting date(s):	<p>Meeting with Galway County Council Regarding Link Road – 25<sup>th</sup> January 2018</p> <p>Section 247 Pre-Planning Discussions with Galway County Council – 2<sup>nd</sup> February 2018</p> <p>Section 247 Pre-Planning Discussions with Galway County Council – 18<sup>th</sup> October 2018.</p> <p>Minutes of the statutory consultations undertaken with the Galway County Council under Section 247 of the Planning and Development Act 2000 (as amended) are provided in Appendix A of the <b>Planning Report and Statement of Consistency</b></p>
<b>(B) Consultation with An Bord Pleanála:</b>	
State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-303294-18
Meeting date(s):	Tripartite Discussions with An Bord Pleanála, Galway County Council and the Prospective Applicant 8 <sup>th</sup> February 2019

**(C) Any Consultation with Prescribed Authorities or the Public:**

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

Refer to Section 4.6 of the enclosed '**Planning Report and Statement of Consistency**'

A scoping letter providing details of the application site and the proposed development, was prepared by McCarthy Keville O'Sullivan Ltd. and circulated on 1st June 2018 to the agencies, NGOs and other relevant parties listed in Table 2.1 of the enclosed EIAR.

Meeting with National Parks and Wildlife Service 27<sup>th</sup> February 2019.

**11. Application Requirements**

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Connacht Tribune Published Friday 12.04.2019
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	Friday 12.04.2019
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ X ] No: [ ]
If the answer to above is "Yes", is an EIAR enclosed with this application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b> Yes: [ X ] No: [ ]



(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<a href="#">Irish Water</a> <a href="#">The Department of Culture, Heritage and the Gaeltacht</a> <a href="#">The Heritage Council</a> <a href="#">An Taisce</a> <a href="#">The Galway County Childcare Committee</a>
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	<a href="#">Friday 12.04.2019</a>
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] <a href="#">N/A</a>

If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N/A

## 12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <a href="#">See Section 8 of the enclosed 'Planning Report and Statement of Consistency' for further details.</a></p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b>          Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input checked="" type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input type="checkbox"/> ]  <a href="#">See enclosed Statement of</a></p>

reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	<b>Response</b>
(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]  <a href="#">See enclosed Statement of Response</a>

### 13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	<b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A
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### 14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	0	0
2-bed J	12	1,116
3-bed B&D	70	10,042
4-bed A,C&E	74	11,426
4+ bed	0	0
<b>Total</b>	<b>156</b>	<b>22,584</b>

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	0	-
1-bed	0	-
2-bed	56	5,097
3-bed	0	-
4-bed	0	-
4+ bed	0	-
<b>Total</b>	<b>56</b>	<b>5,097</b>

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	n/a	n/a	n/a
1-bed	n/a	n/a	n/a
2-bed	n/a	n/a	n/a
3-bed	n/a	n/a	n/a
4-bed	n/a	n/a	n/a
4+ bed	n/a	n/a	n/a
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>

(b) State total number of residential units in proposed development:	212
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(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	27,681 m <sup>2</sup>
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**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Childcare facilities (58 no. of childcare spaces)	374m <sup>2</sup>
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	374m <sup>2</sup>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	Residential floorspace: 27,681m <sup>2</sup>  Childcare facility: 374m <sup>2</sup>  Overall total: 28,055 m <sup>2</sup>
(d) Express 15(b) as a percentage of 15(c):	1.35%

**16. Strategic Housing Development Details:**

**Note:** If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
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<p>(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p>	X	
<p>(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?</p>	X	
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	X	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	X	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		X
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		X
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		X
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X

<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	X	
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	X See <b>Statement of Response</b> for details.	



**17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):**

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	N/A
State gross floor space of any proposed demolition, in m <sup>2</sup> :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	N/A
State total gross floor space of proposed works in m <sup>2</sup> :	N/A

**18. Where the Application relates to Material Change of Use of Land or Structure:**

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p><b>Enclosed:</b> Yes: [ ] No: [ X ] N/A: [ ]</p>	

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>X See Section 5 of the enclosed <b>Planning Report and Statement of Consistency</b></p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p>X- See Section 5 and Appendix C of the enclosed <b>Planning Report and Statement of Consistency</b></p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>X Please refer to <b>Dwg 2325-P-033</b> for details of the location of the</p>	

	proposed units.	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

**20. Water Services:**

<b>(A) Proposed Source of Water Supply:</b>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p> <p>Please see enclosed '<a href="#">Civil Works Report</a>' for details</p>
<b>(B) Proposed Wastewater Management / Treatment:</b>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p> <p>Please see enclosed '<a href="#">Civil Works Report</a>' for details</p>

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain: [  ]

Soakpit: [  ]

Watercourse: [  ]

Other (please specify): \_\_\_\_\_

Please see enclosed '[Civil Works Report](#)' for details

**(D) Irish Water Requirements:**

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

**Enclosed:**

Yes: [  ] No: [  ]

See enclosed [Civil Engineering and Roads Documentation](#) for Irish Water Pre-Connection Enquiry Feedback

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

**Enclosed:**

Yes: [  ] No: [  ]

See enclosed [Civil Engineering and Roads Documentation](#) for Irish Water Pre-Connection Enquiry Feedback

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

**Enclosed:**

Yes: [  ] No: [  ]

See enclosed [Civil Engineering and Roads Documentation](#) for Irish Water Statement of Design Acceptance

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

**Enclosed:**

	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>Please see enclosed '<b>Civil Works Report</b>' for details.</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>Please see enclosed '<b>Civil Works Report</b>' for details</p>

## 21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>Please see enclosed '<b>Traffic and Transportation Statement</b>'</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p> <p>Please see Section 3 of the enclosed <b>Traffic and Transportation Statement</b></p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>Please see enclosed <b>Road Safety Audit</b></p>

## 22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p> <p>See Section 1.6 of the <b>Statement of Response</b></p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p>	

## 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

See enclosed [Drawing Schedule](#)

**24. Application Fee:**

(a) State fee payable for application:					<b>€50,252.80</b>
(b) Set out basis for calculation of fee:					
Category 1 Each Housing Unit	Fee per house	€130	212	no	€27,560.00
Category 2 (Childcare facility)	Fee Structure for other uses on the land, the zoning of which facilitates such use	€7.20	374	sqm	€2,692.80
Submission EIS					€10,000.00
Submission of NIS					€10,000.00
(c) Is the fee enclosed with the application?					<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

**25. Universal Design:**

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] <a href="#">See enclosed Design Statement</a></p>
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## Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 Pamela Harty Project Planner <b>MKO</b> Tuam Road, Galway, H91 VW84 (Planning Agents)
Date:	12.04.2019

## 26. Contact Details- Not to be Published

### Applicant(s):

First Name:	
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

### Where the Applicant(s) is a Company:

Name(s) of Company	Padraic Rhatigan & Sandra Rhatigan
Director(s):	
Company Registration Number (CRO):	312486
Contact Name:	Paul Fitzmaurice
Primary Telephone Number:	091580800
Other / Mobile Number (if any):	
E-mail address:	pfitzmaurice@jrhhatigan.com

### Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Pamela
Surname:	Harty
Address Line 1:	MKO
Address Line 2:	Tuam Road
Address Line 3:	
Town / City:	Galway
County:	Galway
Country:	Ireland
Eircode:	H91 VW84
E-mail address (if any):	pharty@mccarthykos.ie
Primary Telephone Number:	091735611
Other / Mobile Number (if any):	



**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Blair
<b>Surname:</b>	Stanaway
<b>Address Line 1:</b>	Simon J Kelly Architects
<b>Address Line 2:</b>	21 Middle Street
<b>Address Line 3:</b>	
<b>Town / City:</b>	Galway
<b>County:</b>	Galway
<b>Country:</b>	Ireland
<b>Eircode:</b>	H91 YP9F
<b>E-mail address (if any):</b>	bstanaway@sjkpa.com
<b>Primary Telephone Number:</b>	091562949
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Pamela Harty,
<b>Mobile Number:</b>	MKO
<b>E-mail address:</b>	(Planning Agent)

**General Guidance Note:**

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
  
10. Part V of the Planning and Development Act 2000 applies where—
  - the land is zoned for residential use or for a mixture of residential and other uses,
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
  - the proposed development is not exempt from Part V.
  
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.