



An Bord Pleanála
64 Marlborough St
Dublin 1
D01 V902

Our Ref: 180745b
Your Ref: ABP-303961-19

12th July 2019

Re: Strategic Housing Development Application Submitted to An Bord Pleanála in respect of Crown Square Phase II, Monivea Road and Joyces Road, Mervue, Galway City

Dear Sirs,

We are instructed by our client Crown Square Developments Ltd to submit an application to An Bord Pleanála under the *Planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016)*. This application is made pursuant to a Notice of Pre-Application Consultation Opinion issued by the Board on 9th May 2019 (Case reference ABP-303961-19).

Please find enclosed 2 no. printed copies of the application documentation for your information, together with 3 no. copies of the documentation in a machine-readable form as required under article 297(5) of the *Planning and Development (Strategic Housing Development) Regulations 2017*. A CAD file of the Red Line Boundary is enclosed on a CD (1 no. copy)

The Department of Housing, Planning and Local Government have acknowledged receipt of notification to the EIA Portal in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 9th July 2019 under Portal ID number 2019101 and is available to view at:

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Project Website

A dedicated project website has been set up by the applicant, containing links to the above-mentioned documentation and drawings. The website can be viewed at:
www.crownsquareSHD.com

Document Schedule

A. Application Documentation

Planning Application Documents and Reports (MKO & Crown Square Developments Ltd)

1. Cover Letter to An Bord Pleanála and Galway City Council (with schedules).
(Planning Fee of €80,000 attached to An Bord Pleanála Cover Letter)
2. Prescribed Bodies Letters



3. Application Form and Confirmation of Registration on the EIA Portal
4. Statutory Notices (Newspaper Notice & Site Notice)
5. Galway City Council Letter of Consent
(An Bord Plenála confirmed verbally that the letter dated 2nd of November 2018 will suffice)
6. Statement of Response Report (MKO)
7. Planning Report and Statement of Consistency Report (MKO), including:
 - o Appendix 1 – Meeting Minutes
 - o Appendix 2 – Area Schedule
 - o Appendix 3 – Housing Quality Assessment and
 - o Appendix 4 – Open Space Schedule
 - o Appendix 5 – Part V Proposals
 - o Appendix 6 – Outline Construction Programme
8. Irish Water Pre-Connection Enquiry Feedback and Statement of Design Compliance
9. Operational Management Plan
10. Building Life Cycle Report

B. Environmental Impact Assessment Report (MKO)

Volume I: Environmental Impact Assessment Report and associated Non-Technical Summary, including the following Chapters:

- o Chapter 1: Introduction
- o Chapter 2: Background to the Proposed Development
- o Chapter 3 Description of the Proposed Development
- o Chapter 4: Population and Human Health
- o Chapter 5: Biodiversity
- o Chapter 6: Land, Soil and Geology
- o Chapter 7: Hydrology and Hydrogeology
- o Chapter 8: Air and Climate
- o Chapter 9: Noise and Vibration
- o Chapter 10: Landscape and Visual
- o Chapter 11: Archaeological, Architectural and Cultural Heritage
- o Chapter 12: Material Assets (Traffic and Transport, Water and Other Services)
- o Chapter 13: Interactions of the Foregoing
- o Chapter 14: Schedule of Mitigation

Volume II, including the following technical appendices:

- o Team Curriculum Vitae
- o 2-1 Scoping Responses Phase 1
- o 2-2 Scoping Responses Phase 2
- o 3-1 Planning drawings
- o 3-2 Construction and Environmental Management Plan
- o 3-3 Engineering Planning Report
- o 3-4 Outline Construction Plan
- o 3-5 Architectural Design Statement
- o 3-6 Landscape Masterplan
- o 3-7 Waste Management Plan
- o 3-8 Construction Traffic Management Plan
- o 3-9 Operational Waste Management Plan
- o 3-10 Operational Management Plan
- o 6-1 Irish Drilling Report



- 7-1 Greenfield Runoff Rate Calculations
- 7-2 Site Specific Flood Risk Assessment
- 7-3 Laboratory Results
- 9-1 Construction Noise Model
- 9-2 Noise Glossary
- 12-1 Traffic and Transport Assessment
- 12-2 Road Safety Audit
- 12-3 Mobility Management Plan

C. Technical Reports

Natura Impact Statement (MKO)

- Natura Impact Statement (MKO)

Engineering Reports

- Engineering Planning Report (Punch Consulting Engineers)
- A Site-Specific Flood Risk Assessment (Punch Consulting Engineering)
- A Stage 1 Road Safety Audit (CST Group)
- Statement of Compliance with DMURS (Punch Consulting Engineering)
- Outline Mobility Management Plan (Punch Consulting Engineering)
- Traffic and Transportation Assessment (Punch Consulting Engineering)

Design Reports

- Architectural Design Statement prepared by Henry J Lyons Architects including:
 - Appendix 1 – Schedule of Accommodation
 - Appendix 2 – Housing Quality Assessment (HQA)
 - Appendix 3 – Services + Sustainability Report
 - Appendix 4 – Daylight, Sunlight and Overshadowing
 - Appendix 5 – Schedule of Private, Communal and Public Space
 - Appendix 6 – Micro-Climate Study/Wind Analysis
- Photomontage and Verified Views as prepared by 3D Design Bureau

D. Planning Drawings Schedule

Table 1: Drawing Schedule

DWG. No.	Drawing Title	Size
Architectural Drawings- Henry J Lyons Architects		
CSG-HJL-ZZ-00-DR-A-0001	Site Location Map	A3
CSG-HJL-ZZ-00-DR-A-0003	Proposed Site Layout Plan – Ground Floor Level	A1
CSG-HJL-ZZ-B1-DR-A-0004	Proposed B1 Upper Basement – Site Layout Plan	A1
CSG-HJL-ZZ-B2-DR-A-0005	Proposed B2 Lower Basement – Site Layout Plan	A1
CSG-HJL-ZZ-B2-DR-A-0208	Site Layout Plan - Lower Basement - Phase 2	A0
CSG-HJL-ZZ-B1-DR-A-0209	Site Layout Plan - Upper Basement - Phase 2	A0
CSG-HJL-ZZ-00-DR-A-0210	Site Layout Plan - Ground Floor - Phase 2	A0



DWG. No.	Drawing Title	Size
CSG-HJL-ZZ-01-DR-A-0211	Site Layout Plan - First Floor - Phase 2	A0
CSG-HJL-ZZ-01-DR-A-0221	Phase 2 - First Floor Plan - Part V Housing	A0
CSG-HJL-ZZ-02-DR-A-0222	Phase 2 - Second Floor Plan - Part V Housing	A0
CSG-HJL-ZZ-03-DR-A-0223	Phase 2 - Third Floor Plan - Part V Housing	A0
	1000-GA Plans- Block G - Residential	
CSG-HJL-G-XX-DR-A-G1001	L00 - 01 - Ground & First Floor Level	A1
CSG-HJL-G-XX-DR-A-G1002	L02 - 03 - Second & Third Floor Level	A1
CSG-HJL-G-ZZ-DR-A-G1003	L04 - 05 - Fourth & Fifth Floor Level	A1
CSG-HJL-G-XX-DR-A-G1004	L06 - 07 - Sixth & Seventh Floor Level	A1
CSG-HJL-G-XX-DR-A-G1005	L08 - Roof Level	A1
	1000-GA Plans – Block H - Residential	
CSG-HJL-H-XX-DR-A-H1001	L00 - 01 - Ground & First Floor Level	A1
CSG-HJL-H-XX-DR-A-H1002	L02 - 03 - Second & Third Floor Level	A1
CSG-HJL-H-XX-DR-A-H1003	L04 - 05 - Fourth & Fifth Floor Level	A1
CSG-HJL-H-XX-DR-A-H1004	L06 - 07 - Sixth Floor & Roof Level	A1
	1000 – GA Plans – Block J - Residential	
CSG-HJL-J-XX-DR-A-J1001	L00 - 05 Ground Floor to Roof Level	A1
	2000 – Elevations – Block G - Residential	
CSG-HJL-G-XX-DR-A-G2000	North & South Elevations	A1
CSG-HJL-G-XX-DR-A-G2001	East & West Elevations	A1
	2000 - Elevations – Block H – Residential	
CSG-HJL-H-XX-DR-A-H2000	North & South Elevations	A1
CSG-HJL-H-XX-DR-A-H2001	East & West Elevations	A1
CSG-HJL-H-XX-DR-A-H2002	Facade 01 & 02	A1
	2000 - Elevations - Block J - Residential	
CSG-HJL-J-XX-DR-A-J2000	North, South, East & West Elevations	A1
	2000- Elevations - Site	
CSG-HJL-ZZ-XX-DR-A-2010	Contextual Elevations	A0
CSG-HJL-ZZ-XX-DR-A-2020	Phase 2 - South, North & East Site Elevations	A0



DWG. No.	Drawing Title	Size
	3000 – Sections - Site	
CSG-HJL-ZZ-XX-DR-A-3010	Site Sections 01	A0
CSG-HJL-ZZ-XX-DR-A-3012	Phase 2 - Site Sections 03	A0
CSG-HJL-ZZ-XX-DR-A-3013	Phase 2 - Site Sections 04	A0
CSG-HJL-ZZ-XX-DR-A-3014	Phase 2 - Site Sections 05	A0
	FR0000 - Site	
CSG-HJL-ZZ-00-DR-A-FR0010	Fire Brigade Access	A1
Landscape Drawings: Cunnane Stratton Reynolds		
18375-3-102	Landscape Masterplan	A1
18375-3-103	Landscape Character Areas	A1
18375-3-104	Landscape Masterplan Levels	A1
Engineering Drawings- Punch Consulting Engineers		
183-106-051	Proposed Ground Floor Drainage Layout Phase 2	A0
183-106-052	Proposed Below Ground Floor Drainage Layout Phase 2	A1
183-106-053	Basement Floor Drainage Layout	A1
183-106-054	Watermain Layout	A1
183-106-055	Drainage Longitudinal Sections – Sheet 1 of 6	A0
183-106-056	Drainage Longitudinal Sections – Sheet 2 of 6	A0
183-106-057	Drainage Longitudinal Sections – Sheet 3 of 6	A0
183-106-058	Drainage Longitudinal Sections – Sheet 4 of 6	A0
183-106-059	Drainage Longitudinal Sections – Sheet 5 of 6	A0
183-106-060	Drainage Longitudinal Sections – Sheet 6 of 6	A0
183-106-020	Proposed Road Re-alignment – Sheet 1 of 5	A1
183-106-021	Proposed Road Re-alignment – Sheet 2 of 5	A1
183-106-022	Proposed Road Re-alignment – Sheet 3 of 5	A1
183-106-023	Proposed Road Re-alignment – Sheet 4 of 5	A1
183-106-024	Proposed Road Re-alignment – Sheet 5 of 5	A1

We trust that this SHD Application is to the satisfaction of the Board. Please contact the undersigned if you require any further details.

Yours Faithfully,



Pamela Harty (Project Planner)
MKO

