

**Planning and Development (Housing) and Residential Tenancies Act 2016**  
**Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development**  
**Application to An Bord Pleanála**

We, Crown Square Developments Ltd. intend to apply to An Bord Pleanála for a ten-year planning permission for a strategic housing development at this site at the junction of Monivea Road and Joyces Road, Mervue, Galway. The proposed development comprises Phase II of a mixed-use scheme previously permitted under Galway City Council PI Ref 18/363 and forms part of a larger landholding which extends to 51,148 sqm in total.

The development will consist of:

- A residential scheme comprising 288 no. apartments and amenity accommodation with a gross floor area of 32,379 sqm, which will include:
  - Block G (104 no. units); Block H (136 no. units) and Block J (48 no. units).
  - 75 no. one-beds (26%); 185 no. two-beds (64.2%); and 28 no. three-bed units (9.7%)
  - Ancillary residential amenity areas (1,275 sqm)
  - Block G extends to eight-storeys, Block H extends to seven-storeys and Block J extends to five-storeys.
  - External balconies are provided on all elevations.
- A commercial scheme with a cumulative gross floor area of 4,096 sqm, which will include:
  - A neighbourhood facility comprising a restaurant (500 sqm), café (50 sqm), local convenience store (225 sqm), a pharmacy (200 sqm), 5 no. retail/commercial units (797 sqm in total), a crèche (310 sqm)
  - A fitness/leisure facility (1,140 sqm); and
  - A medical centre (655 sqm).
- Public realm and landscaping works, including pedestrian and cyclist linkages.
- Vehicular access to the double basement permitted under PI Ref 18/363 and the allocation of 288 no. car parking spaces located on the lower basement level to service the residential units. Visitor car parking will be provided on the upper basement level and will be managed in accordance with an Operational Management Plan and a Mobility Management Plan.
- The provision of a dedicated cyclist ramp and 733 no. secure bicycle parking spaces located in the upper basement permitted under PI Ref 18/36 (comprising 529 no. residential; 144 visitor parking and 60 no. bicycle parking spaces to service the neighbourhood facility).
- All other associated site development, plant and servicing works.
- The application will be supported by an Environmental Impact Assessment Report and a Natura Impact Statement.


The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Galway City Council. The application may also be inspected online at the following website set up by the applicant: [www.crownsquareSHD.com](http://www.crownsquareSHD.com).

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Signed:   
Pamela Harty (Project Planner)  
MKO, Tuam Road, Galway H91VW84

Date of erection of site notice 12<sup>th</sup> July 2019