

# Table of Contents

2.	<b>BACKGROUND TO THE PROPOSED DEVELOPMENT</b>	<b>2-1</b>
2.1	Site of the Proposed Development	2-1
2.1.1	Site Location	2-1
2.1.2	Physical Characteristics of Site and Surrounding Lands	2-1
2.1.3	Site Access	2-3
2.1.4	Background to the Proposed Development	2-3
2.2	Planning History	2-4
2.2.1	Planning Applications within the Application Boundary	2-4
2.2.2	Planning Applications within the Vicinity of the Application Site	2-5
2.3	Strategic Planning Context	2-21
2.3.1	National Planning Policy	2-21
2.3.1.1	National Planning Framework	2-21
2.3.1.2	Planning Policy Statement 2015	2-21
2.3.1.3	Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas	2-21
2.3.1.4	Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities	2-22
2.3.1.5	Urban Development and Building Heights Guidelines for Planning Authorities December 2018	2-22
2.3.1.6	Design Manual for Urban Roads and Streets	2-22
2.3.1.7	Childcare Facilities Guidelines for Planning Authorities	2-23
2.3.2	Regional Planning Policy	2-23
2.3.2.1	Regional Planning Guidelines for the West 2010 – 2022	2-23
2.3.2.2	Draft Regional Spatial & Economic Strategy for the Northern & Western Regional Assembly	2-23
2.3.3	Local Planning Policy	2-24
2.3.3.1	Galway City Development Plan 2017-2023	2-24
2.3.3.2	Galway Transportation and Planning Study	2-25
2.4	Alternatives	2-26
2.4.1	Introduction	2-26
2.4.2	Alternative Sites	2-26
2.4.3	Alternative Layouts	2-26
2.4.3.1	Alternative Option 1 – Presented to GCC at Section 247 Meeting [21 <sup>st</sup> November 2018]	2-27
2.4.3.2	Alternative Option 2 – Presented to GCC at Section 247 Meeting [20 <sup>th</sup> February 2019]	2-27
2.4.3.3	Alternative Option 3 – Presented to ABP & GCC at the Tri-Partite Meeting [18 <sup>th</sup> July 2019]	2-28
2.4.3.4	Current Scheme	2-28
2.4.4	Alternation Design Considerations	2-29
2.4.5	Alternative Land Uses	2-29
2.4.6	Alternative Processes	2-29
2.4.7	Alternative Mitigation	2-29
2.4.8	“Do Nothing” Alternative	2-29
2.5	Scoping and Consultation	2-30
2.5.1	Scoping Document	2-30
2.5.2	Scoping Responses	2-30
2.5.2.1	Department of Culture, Heritage and the Gaeltacht	2-31
2.5.2.2	Geological Survey of Ireland	2-31
2.5.2.3	Galway City Council – Heritage Officer	2-32
2.5.2.4	Transport Infrastructure Ireland	2-32
2.5.2.5	ESB Networks	2-33
2.5.3	Pre-Planning Meetings	2-33
2.5.3.1	Tripartite Meeting with GCC and An Bord Pleanála – 18 <sup>th</sup> July 2019	2-33
2.5.3.2	Section 247 Pre-Planning Meeting	2-33
2.5.3.3	Meeting with GCC Housing Section	2-33
2.6	Cumulative Impact Assessment	2-34
2.6.1	Methodology for the Cumulative Assessment of Projects	2-34
2.6.2	Projects Considered in Cumulative Assessment	2-34



## TABLE OF TABLES

<i>Table 2-1: Planning Applications within the Application Boundary</i> .....	2-4
<i>Table 2-2: Planning Applications within the Vicinity of the Application Boundary</i> .....	2-5
<i>Table 2-3: CI Zoning Objective as per the Galway City Development Plan 2015-2021</i> .....	2-24
<i>Table 2-4 Scoping Consultees</i> .....	2-30

## TABLE OF FIGURES

<i>Figure 2-1: Site Context (Boundary Indicative Only)</i> .....	2-2
<i>Figure 2-2: Site Context (Boundary Indicative Only)</i> .....	2-2
<i>Figure 2-3: Proposed Site Masterplan for Knocknacarra District Centre</i> .....	2-3
<i>Figure 2-4: Initial Design Concept</i> .....	2-26

## 2. **BACKGROUND TO THE PROPOSED DEVELOPMENT**

### 2.1 **Site of the Proposed Development**

#### 2.1.1 **Site Location**

The application site is located at Gort na Bró, Rahoon, Knocknacarra, Galway approximately 3.1km west of Galway City Centre. The surrounding area is characterised by the established residential suburb of Knocknacarra. The lands adjoining the site to the west are the location of the Gateway Retail Park. On lands to the north of the existing retail park approximately 10,000 sq.m of retail floorspace is currently under construction. The application site is bounded by Gort na Bró to the east and the retail park link road to the west. The Western Distributor Road, an arterial route serving the city, is located to the south. The route of the proposed Galway N6 ring road, which is currently with An Bord Pleanála for consideration, passes approximately 1.3km to the north. However, junction upgrades associated with this proposed development are proposed in the vicinity of the site as well as the realignment of the link road between Gort na mBro and the Gateway Retail Park which traverses the site.

#### 2.1.2 **Physical Characteristics of Site and Surrounding Lands**

The proposed site has an area of 2.43 Ha and is traversed (east-west) through the centre by a road linking the Western Distributer Rd. Roundabout to the retail park link road. The northern portion of the site consists of a greenfield site with trees lining the southern and western boundaries. The southern portion of the site is formed by a brownfield site with a small area of green space and trees lining the south-east and northern boundaries of the site. The existing trees on the site consist of semi-mature ash, beech, maple and birch trees.

There are no Protected Structures or Recorded Monuments on the application site. The nearest Recorded feature on the National Monuments Service is a Designed landscape feature [Record Number: GA094-056—] located 80m north-west of the application site.

The application site is located 1.3km north-east of the Galway Bay Complex Special Area of Conservation (SAC) [Site Code: 000268], 1.5km north-east of the Inner Galway Bay Special Protection Area (SPA) [Site Code: 004031] and 1.8km south-east of the Moycullen Bogs Natural Heritage Area (NHA) [Site Code: 002364].



Figure 2-1: Site Context (Boundary Indicative Only)

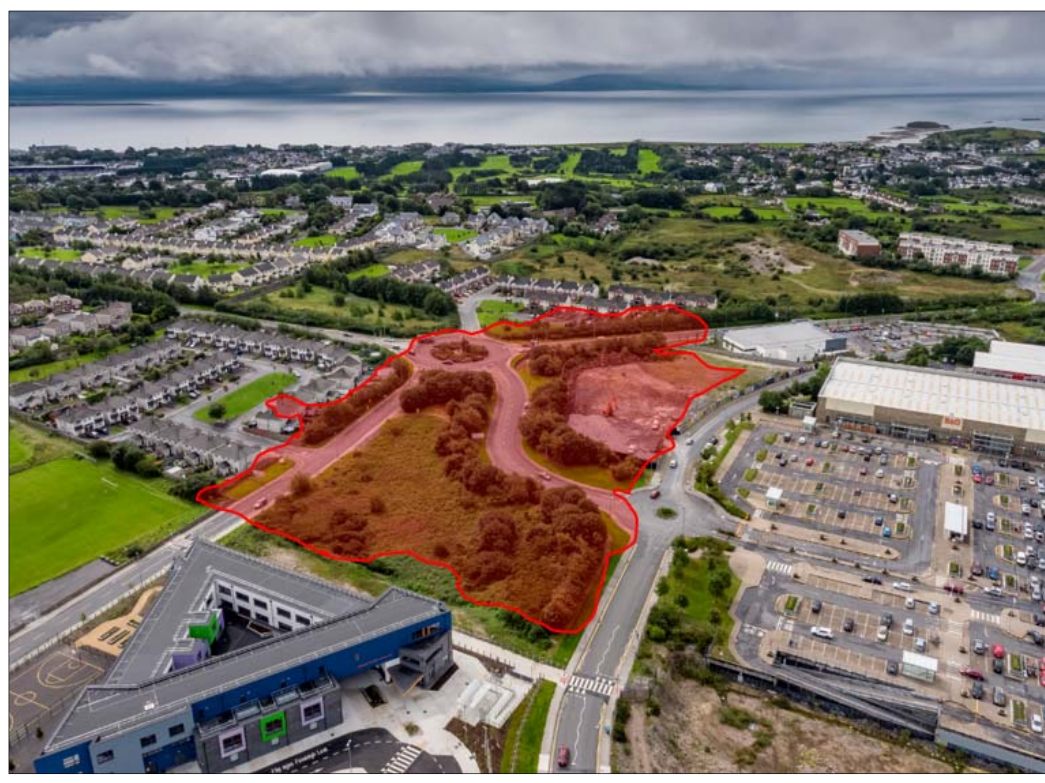


Figure 2-2: Site Context (Boundary Indicative Only)

### 2.1.3 Site Access

The proposed development can be accessed from the Western Distributor Road to the south and the Ragoon Road to the north. From the Western Distributor Road there are two access points. The main access point is at the Roundabout with Gort Na Bró, which is a 5-arm roundabout, of which one arm leads directly to a mini roundabout that provides access to the existing Gateway Development. The second access point is from the roundabout with Bóthair Stiofáin, via an uncontrolled T Junction, that leads onto an internal road that links to the mini roundabout at the access to the existing Gateway Development.

Access from the north is via an uncontrolled T Junction with the Ragoon Road and Millers Lane (local name), which leads to another uncontrolled T junction which links to the mini roundabout at the access to the existing Gateway Development. For more information in respect of the access, traffic and transportation arrangements associated with the proposed development please see the Traffic and Transport Assessment prepared by Atkins Ltd. enclosed with this submission.

### 2.1.4 Background to the Proposed Development

The proposed development is part of a phased development scheme at Knocknacarra District Centre. The lands adjoining the site to the west are the location of the Gateway Retail Park which is the primary district retail centre serving the surrounding area. The existing Retail Park is Phase 1 of the overall development strategy for the 'Gateway Site'. Phase 2 of the Gateway Retail Park was granted planning permission on the 5th September 2017 (Pl. Ref No: 17/158) and is currently under construction on lands to the north of the existing retail park and comprises approximately 10,000 sq.m of retail floorspace. The current application refers to the Phase 3 development and incorporates residential and retail development as well as a creche facility.

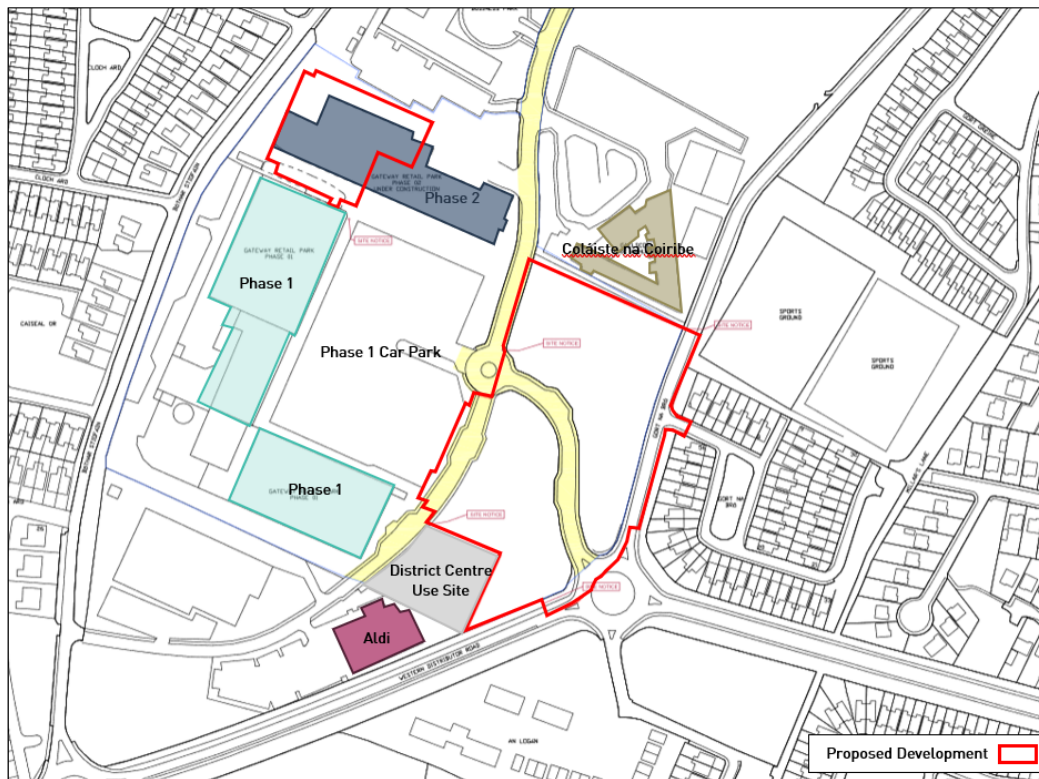


Figure 2-3: Proposed Site Masterplan for Knocknacarra District Centre

## 2.2 Planning History

This section sets out the relevant planning history of the site and its immediate surrounds.

### 2.2.1 Planning Applications within the Application Boundary

A review of the Galway City Council Online Planning Register illustrates that there has been a number of planning applications made within the application red-line boundary, as illustrated in Table 2-1 below.

Table 2-1: Planning Applications within the Application Boundary

Application Reference	Applicant	Description	Decision
Pl. Ref. 07/440	Rumbold Ltd.	Permission for a temporary single storey structure (78.14sq.m) to accommodate a show apartment/marketing suite and associated parking, landscaping and site development works	Grant 03.09.2007 - Conditional
Pl. Ref. 17/158	Targeted Investment Opportunities ICAV	Phase 2 of Knocknacarra District Centre comprising a mixed-use 2 storey development (with plant areas at roof level) of c. 11,969.3 sq. m as follows: 6 no. retail units (units 12-17, c. 9,688.6 sq. m GFA); crèche (unit 11, c. 444.4 sq. m) with an external play area; café/restaurant (unit 9, c. 197 sq. m); first floor gym (unit 18, c. 678.1 sq. m) as well as offices (units 7, 8 & 10, c. 786.5 sq. m); provision of new east/west pedestrian link; signage zones c. 143.68 sq. m, canopies on southern elevation; 129 no. basement and 22 no. surface car parking spaces; 116 no. cycle spaces (at surface level); all located to the north of existing Dunnes Stores and surface car park. Permission is also sought for associated ancillary development comprising service yards, refuse areas, hard and soft landscaping, single storey ESB substation (58.2 sq. m), basement entrance, vents, revised surface circulation in south east corner of site; basement level plant, attenuation areas (& foul pump), works and build out of basement area (to also tie in with existing basement), and all associated site development & drainage works. Primary vehicular access to the proposal will be from new entrance (at northern boundary) from internal access road, all on a site of c. 1.56 hectares	Grant 25/07/2007 - Conditional

## 2.2.2 Planning Applications within the Vicinity of the Application Site

There are several valid planning applications on record since the year 2000 which lie within the vicinity of the application site. These are summarised in Table 2-2 below:

Table 2-2: Planning Applications within the Vicinity of the Application Boundary

Application Reference	Applicant	Description	Decision
Pl. Ref. 00/168	Rumbold Ltd.	Permission to erect "For Sale/Development" advertising signs in three locations at permitted industrial/technology business Park	Grant 07/06/2000 - Conditional
Pl. Ref. 00/871 [ABP Ref. 61.127469]	Superquinn	Permission for neighbourhood centre comprising supermarket, mall, neighbourhood shops, creche, disabled toilets, staff facilities at first floor level and plant facilities at second floor level. Surface car park 125 no. spaces and underground car park 149 no. spaces with separate Service Road and yard, associated site works and 3 no. flag poles	Grant 08/07/2002 - Conditional
Pl. Ref. 01/680	John Feeney	Permission for change of offices and corresponding elevations granted under Pl. Ref. 362/99	Grant 22/03/2002 – Conditional
Pl. Ref. 02/134	John Feeney	Permission for change of front and part gable elevations, previously granted under Pl. Ref. 362/99 and 680/01	Grant 27/06/2002 – Conditional
Pl. Ref. 02/153	John Feeney	Permission for change of use of Industrial Units 3 and 4 previously granted under Pl. Ref. 362/99 for low density local amenity uses to facilitate play area/funworld, ice/roller skating	Grant 31/10/2002 - Conditional
Pl. Ref. 02/557	John Feeney	Permission for 9,610 sq. m. of Hi-tech Industrial/Specialist Office Units in three storeys over basement car park, associated site works, open space and car park	Grant 31/10/2002 – Conditional
Pl. Ref. 03/569	John Feeney	Permission for retention of existing advertising sign 1.8m x 2.4m high and full planning permission for one advertising sign 1.8m x2.4m high each on existing building	Grant 23/09/2003 - Conditional
Pl. Ref. 03/1066	John Feeney	Permission for change of use of industrial units 1 and 2 previously granted under Pl. Ref. 362/99 for low density local amenity uses to facilitate Play Area/Funworld, Ice/Roller Skating, Bowling and Community Sport Facilities	Grant 10/03/2004 - Conditional

Application Reference	Applicant	Description	Decision
Pl. Ref. 03/303	John Feeney	Permission for change of use of Industrial Units 1, 2 and 3 previously granted under Pl. Ref 362/99 and 680/01 to 2,167m <sup>2</sup> of Retail 532m <sup>2</sup> of Offices and 394m <sup>2</sup> of Storage to include minor revisions to elevations	Refused 04/06/2003
Pl. Ref. 04/6	Marcus O'Grady	Permission for retention of existing advertising signs 1 no. 3.2m x 2.2m high and 2 no. 1.22 m x 1.22m on existing building	Grant 06/04/2004 – Conditional
Pl. Ref. 04/141 [ABP: Ref: 61.210888]	Rumbold Builders Limited	Permission for development on lands (4.573ha) at Galway West Business Park, Western Distributor Road, Rahoon, Galway. The proposed development is Phase 1 of a District Centre mixed-use development and comprises the following: Main Anchor Store (7124sq.m gross floor area) incorporating supermarket (2224sq.m net retail selling space and non-food goods totalling 2273 sq.m net retail selling space); 4 no. retail/ retail services units (1813sq.m gross floor area); DIY/Hardware Retail Warehouse (4819.5sq.m gross floor area) and associated Garden Centre (1180.5sq.m); health and fitness unit (1953.5sq.m gross floor area); restaurant (256sq.m gross floor area); 650 car parking spaces at surface and basement levels and incorporating 162 cycle spaces. Permission is also sought for associated service and access roads, service yards, hard and soft landscaping , ESB substation , and other ancillary uses and site development works.	Grant 26.08.2005 - Conditional
Pl. Ref. 04/573	John Feeney	for (a) change of use of Industrial Unit No. 7 previously granted under Pl. Ref. 362/99 for low density local amenity uses to facilitate bowling/golf putting range and community sport facilities, (b) all minor variations to existing rear and side elevations	Grant 27/10/2004 - Conditional
Pl. Ref. 05/700	John Feeney	Permission for revised road layout previously granted permission under Pl. Ref. 362/99, 557/02 and 04/141 to include the following:- 1) Shared access to the rear of Millers Hall and the Galway West Business Park. 2) Revised carpark layout granted under Pl. Ref. 362/99 to include 34 additional car spaces. 3) Revised carpark layout granted under Pl. Ref. 557/02 consisting of 38 car spaces. 4) All ancillary walls, road surfacing and landscaping in the townland of Rathun. Site boundaries have been revised.	Grant 22/03/2006 - Conditional



Application Reference	Applicant	Description	Decision
Pl. Ref. 05/772	Rumbold Builders Limited	Permission for 2 no. single storey substations situated along the rear service yard of Unit 1-6 and 1 no. single storey substation situated along the North Eastern side of Unit 1 of previously approved development (Planning Permission Ref no. 01/141 and PL. 61.210888)	Grant 31/01/2006 - Conditional
Pl. Ref. 06/397	Rumbold Builders Limited	Permission for amendments/modifications to part of District Centre Development previously permitted under Reg. Ref. 04/141 (Bord Ref: PL61.210888) as amended. The proposed development will involve the relocation of a permitted ESB substation and switchroom from the north-east elevation of Unit No. 1 to a new single storey structure to the south-west elevation of Unit No. 1. The proposed structure will also include additional plant and storage rooms and has a total gross floor area of 75.0 sq.m. Permission for associated hard standing and landscaping to the south of Unit No. 1	Grant 10/08/2006 - Conditional
Pl. Ref. 06/399	Rumbold Builders Limited	Permission for development on lands (1.91 Ha.) at Galway West District Centre. The proposed development is part of a District Centre mixed-use development, Phase 1 of which is permitted under Reg. Ref. 04/141 and board ref PL61.210888 as amended. The proposed development will provide a landscaped civic square and 8 no. blocks (2, 3, 4 & 6 storeys in height) to comprise the following: 136 no. residential dwellings in Blocks 1-8 consisting of 15 no. one-bedroom units, 116 no. two-bedroom units and 5 no. three-bedroom units; 7 no. ground floor retail/commercial units in Blocks 1, 2, 3, & 4 (1,500 sq.m. net floor area); 1 no. creche in mixed use block 8 (168 sq.m. net floor area); 1 no. floor of office space in block 8 (168 sq.m. net floor area). The overall gross floor area of the proposed development is 13,828 sq.m. Vehicular access to the proposed development is provided via the existing access road. The development also includes a pedestrian walkway from Bothar Stiofan to Salthill Devon Football pitches. Associated and ancillary development will consist of plant, refuse areas, private open spaces, children's play areas, access roads, 203 no. car parking spaces (35 no. surface and 168 no. basement), 34 no. cycle spaces & 1 no. ESB substation. Balconies will be provided at upper floor levels of apartment blocks	Grant 30/03/2007 - Conditional

Application Reference	Applicant	Description	Decision
Pl. Ref. 06/435 [ABP Ref: 61.222699]	Rumbold Builders Limited	Permission for development on lands (0.769 Ha.) The proposed development is part of a District Centre mixed-use development, Phase 1 of which is permitted under Reg. Ref. 04/141 (Bord Ref. PL61.210888) as amended. The proposed development will provide for the extension of the previously permitted Phase 1 scheme and will consist of 5 no. retail units in 2 no. blocks at ground and first floor levels. The gross retail floor area of the proposed development will be 7,791 sq.m. The main vehicular access point to the District Centre is from the existing Western Distributor Road Roundabout Junction. Car parking will be provided at basement level for 129 no. additional spaces as an extension of the permitted Phase 1 basement car park with vehicular access from the Phase 1 basement car park. Associated and ancillary development will consist of a service yard, underground service area with ramp access from the service yard, refuse areas, hard and soft landscaping, 2 no. ESB substations (49.5 sq.m.), plant, storage and all associated site development works	Grant 31/10/2007 - Conditional
Pl. Ref. 06/662	Rumbold Builders Limited	Permission for amendments/modifications to part of District Centre Development previously permitted under Reg. Ref. 04/141 (Bord Ref: PL61.210888). The proposed development will involve the relocation of plant associated with the main anchor store (unit no. 6) from within unit no. 6 to a new standalone plant building (159 sq.m. gross floor area) located within the anchor store service yard area. The proposed modifications will result in internal reconfiguration and minor changes to the rear elevation of unit no. 6	Grant 24/01/2007 - Conditional
Pl. Ref. 06/810	Rumbold Builders Limited	Permission for amendments/modifications to part of District Centre development previously permitted under Reg. Ref. 04/141 (Bord Ref: PL61.210888), as amended. The proposed development will involve amendments/modifications to Units 2, 3, 4, 5 and the Health and Fitness Unit to include the following: The provision of two storey extension with associated lift and stairwell (additional 172 sq.m gross floor area) to the rear of Units 4 and 5 (west elevation) to provide shared loading area for units 4 and 5	Grant 12/04/2007 - Conditional

Application Reference	Applicant	Description	Decision
		<p>by reorientating/rationalising permitted side van loading arrangements, and provision of new internally accommodated shared loading facility for units 2 and 3 with associated lift and stairwell Amendments to internal layout of Units 2, 3, 4, 5 and the Health and Fitness Unit associated with the new service arrangements described above involving the reconfiguration/relocation of stairwells, lobbies, doorways, internal walls, storage areas, staff areas and toilets Elevational changes comprising amendments associated with the relocation of doorway to front entrance lobby to first floor, the provision of 1no. additional front entrance for Unit 2, 1no. additional fire exit door on the front (east) elevation and 7 exit doors on the rear (west) elevation (including new extension) instead of 9 previously permitted exit doors, 2 roller shutter doors on rear elevation (including new extension) instead of 4 previously permitted roller shutter doors, 3no. additional locations for signage and the relocation of planters on the front (east) elevation and other minor amendments to cladding and door and window positioning on the east and west elevations</p>	
Pl. Ref. 06/811	Rumbold Builders Limited	<p>Permission for amendments/modifications to part of District Centre development previously permitted under Reg. Ref. 04/141 (Bord Ref: PL 61.210888), as amended. The proposed development will involve amendments/modifications to Unit 1, the Garden Centre and rear service yard to include the following: the internal reconfiguration of Unit 1 involving the reconfiguration of goods handling area and the relocation and upgrading of staff rooms, toilets, storage, training and administration areas; amendments to the permitted exit and entrance porches, the relocation of 2no. fire exits and the provision of 1no. additional fire exit on the north elevation of Unit 1; the provision of fire escape platform with stairs and 1 no. additional fire exit together with the relocation of 3no. fire exits on the south elevation of Unit 1; the relocation of 1 no. fire exit on the east elevation of Unit 1; minor modification to cladding on the north, south, west and east elevations of Unit 1 and inclusion of 6 no. mezzanine level windows on the south elevation of Unit 1; the removal of 2 no. roller</p>	Grant 12/04/2007 – Conditional

Application Reference	Applicant	Description	Decision
		shutters and 1no. fire exit from service area (west elevation of Unit 1) and the redesign of the profile of roof canopy over service area; the provision of 1 no. vehicular entrance and 1 no. pedestrian entrance on the west fence elevation of the service yard and 1 no. pedestrian entrance on the south fence elevation of the service yard; the provision of 1 no. vehicular entrance and 1 no. pedestrian entrance on the south fence elevation of the Garden Centre and the addition of a free-standing canopy within the Garden Centre. The overall gross floor area of Unit 1 will be reduced from 4,650 sq.m to 4,615 sq.m. The overall height of Unit 1 will remain unchanged. The proposed development will also involve the provision of a backup generator and enclosure (41 sq.m.) to the north east of Unit No. 1	
Pl. Ref. 07/397	Rumblod Builders Limited	Permission for amendments/modifications to part of District Centre development previously permitted under Reg. Ref. 04/141 (Bord Ref: PL61.210888) & Ref. 06/810 as amended. The proposed development will involve the following: - change in use of first floor area (previously as Health & Fitness Area) to retail to be connected with ground floor units 02-05 and associated changes to internal layout/circulation areas at ground and first floor levels. The amendments result in an additional 1802sq.m gross floor area. - elevational changes comprising amendments associated with 6 no. additional locations for signage located above the entrances to Units 2, 3, 4, 5 on the front (east) elevation and other minor amendments to cladding and windows on the east, south and west elevations - reconfiguration of permitted basement, surface car parking area resulting in creation of 40 additional spaces. - 2 no. additional locations for signage for Units 1 & 6 located on the basement car park level	Grant 24/08/2007 - Conditional
Pl. Ref. 07/694	Rumbold Builders Ltd	Permission for the development consisting of 3no. high level signs (7.65sq.m. each) on shopfront of unit 02, 1no. sign above main entrance (1.23 sq.m) and 2no. vinyl tab signs on display windows on both sides of entrance (0.08sq.m. each)	Grant 13/12/2007 - Conditional

Application Reference	Applicant	Description	Decision
Pl. Ref. 08/42	Rumbold Builders Ltd.	Permission for retention of development of 1 No. sign 3.5sqm erected on unit 01 (B&Q) previously approved planning Number Ref. 04/141, 06/810, 07/397, 07/694 (Bord Ref: PL61.210888). This sign is located to the right of the B & Q main entrance (North Elevation)	Grant 14/04/2008 - Conditional
Pl. Ref. 08/506 [ABP Ref. 61.234563]	Aldi Stores (Ireland) Limited	Permission for a mixed use development on site of 0.65 hectares (1.6 acres). The site is bounded to the south by the Western Distributor Road and to the north by a link road (unnamed) linking with Bothar Stiofan and the entrance to Galway West Retail Park. The development will consist of the construction of a five storey over basement building with a gross floor area of 5,616 sq.m. The building will include: an Aldi discount foodstore (to include off-licensed use) with a gross floor area of 1,570 sq.m (net sales area 1,125 sq. m.) located at ground floor level with ancillary warehouse and service area to the rear; a community primary care centre comprising a pharmacy unit (gross floor area 472 sq.m.) at ground floor and consultants rooms and ancillary offices located at first and second floor level (gross floor area 1,709 sq.m) additional commercial/office use at first, third and fourth floor level (gross floor area 1,865 sq.m.) The development includes the erection of all associated signage including one free standing double sided internally illuminated single pole sign; one single sided internally illuminated gable sign; and associated fascia signage to the retail units. The building will be served by 172 no. car parking spaces located at surface and basement levels. Basement level car parking will be accessed by means of a ramped access within the site. Pedestrian access to the basement will be facilitated by means of a dedicated lift and stairwell. The development also includes all associated landscaping and site development works. All vehicular traffic and service vehicles will access the site via two new entrances from the link road (unnamed) to the north of the site. The development also includes provision for a new pedestrian through-route from Western Distributor Road to the link road (unnamed) bounding the site to the north	Grant 29/01/2010 - Conditional
Pl. Ref. 08/567	Moritz Group Ltd.	Permission for development on lands (1.425 ha). The proposed development is Phase 2 of Galway West District Centre and involves revisions to the previously permitted Phase 2	Grant 05/01/2009 - Conditional

Application Reference	Applicant	Description	Decision
		<p>proposals (Reg. Ref. 06/435, Ref.: Pl. 61.222699) and extension of the site to the north that will result in the omission of the previously permitted 4 no. residential blocks (34 no. apartments), 1 no. office and a creche permitted under Reg. Ref: 06/399. The proposed development comprises the following:- standalone 3-4 storey block located on the northern side of new pedestrian link to Bothar Stiofan comprising: creche at ground floor level (240 sq.m) with external play area; management office (247 sq.m) at first floor level; 7 no. retail units at ground and first floor levels (8,762 sq.m); primary health care facility at second and third floor with associated ground floor lobby/reception area (3,600 sq.m) 3 no. restaurant / cafe units at ground and first floor level (976 sq.m) located on the northern elevation of Unit 6 (Dunnes Stores) fronting the new pedestrian link. 2 no. ESB substations (58.25sq.m), Car parking will be provided at surface and basement level for 149 no. additional spaces which will be an extension of the existing basement level car park previously permitted (providing 861 spaces in total). The total gross floor area for the proposed development is 13,883 sq.m. Permission also for associated and ancillary development that will consist of a service yard, refuse areas, hard and soft landscaping, basement level plant and store rooms and all associated site development works. The main vehicular access point to the development is from the existing Western Distributor Road Roundabout Junction with access to the proposed service yard and underground car park located to the north of the main block off the internal estate road</p>	
Pl. Ref. 08/587	Ark Veterinary	<p>Permission for use of part of Millars Hall (north east corner) as a veterinary clinic, which was previously granted industrial use under planning ref No. 99/362. The works to include minor revision to elevations and revision to the internal layout consisting of 270.2sq/m ground floor and 76.5sq/m first floor. All to connect to the existing services and have dedicated use of 9 car parking spaces permitted under planning ref No. 99/362</p>	Grant 17/12/2008 - Conditional
Pl. Ref. 08/72	Rumbold Builders Ltd.	<p>Permission for the development which will consist of the amalgamation of 2 permitted retail units (Unit 03 and Unit 04) to create 1</p>	Grant 25/04/2008 - Conditional

Application Reference	Applicant	Description	Decision
		no. unit totalling 1520.1sq.m, associated site and development works, minor alterations to the main facade will consist of minor realignment of the glazing transoms	
Pl. Ref. 10/6	Ark Veterinary	Permission for use of part of Millars Hall (North East corner) as a veterinary clinic for treatment of small animals which was previously granted under Planning Ref. No. 08/587. The works to include minor revision to elevations and revision to the internal layout and reduction of floor area to now consist of 130sq/m ground floor and 32 sq/m first floor. All to connect to the existing services and have dedicated use of 5 car parking spaces permitted under Planning Ref. No. 99/362	Grant 14/04/2010 - Conditional
Pl. Ref. 10/40	John Feeney	Permission for part of Millars Hall as a tyre centre consisting of 291 sqm. The works to include: minor variations to existing North East elevation, and connection to all existing services and parking permitted under Planning Reference 99/362 for Millars Hall	Grant 25/06/2010 - Conditional
Pl. Ref. 10/190	John Feeney	Permission for vehicle maintenance and service consisting of 129.9 sq. metres. The works include minor variations to existing North East elevation to provide additional access doors, and connection to all existing services and use of parking permitted under Pl. Ref. 99/362 for Millars Hall	Granted 04/11/2010 - Conditional
Pl. Ref. 10/229	Pure Skill Ltd.	Permission for extension to Pure Skill within Millars Hall for additional amenity use. The works to include:- i) Provide 617.85 sqm of existing ground floor area to be used for amenity use previously permitted amenity as Unit 7, Pl. Ref. 04/573 and Unit 3, Pl. Ref. 1066/03. ii) Provide 475.0 sqm of New First Floor Area to be used for amenity use and to allow balcony overview of existing ground floor amenity areas. iii) Enclosure of an entrance lobby of 32.5 sqm, under the existing roof canopy granted under 362/99 to allow dual access to the extended facility with related minor variations to existing South Western elevation. This requires the change of the existing industrial high delivery entrance door to an additional personnel access door and to relocate it forward by 6m into the revised front elevation and existing building line. iv) Retention of additional existing 41.40 sqm of first floor ancillary office, viewing area and coffee shop whereby 105.70 sq.m of first floor was permitted and occupied under Pl. Ref. 153/02 v) Form 108 sqm of new road	Grant 28/10/2010 - Conditional

Application Reference	Applicant	Description	Decision
		surface within the existing site to link existing front and rear carparking areas, while retaining 15% of the site area as open space. vi) Erect 4 No. building name signs, Millars Hall on the front and side elevations of Millars Hall and 3 No. business name signs over personnel access doors. vii) Erect 3 No. free standing name board sign frames one at each of the two entrances to Millars Hall and one at the junction with Botháir Stiofáin for the respective business there in. The works to connect to existing services and parking permitted and constructed under Pl. Ref. 362/99	
Pl. Ref. 12/58	Mr. Michael Coyle & Mr. Simon Davidson	E.O.T. on Pl. Ref. 06/399. Permission for development on lands (1.91ha) at Galway West District Centre. The proposed development is part of a District Centre mixed-use development, Phase 1 of which is permitted under Reg. Ref. 04/141 and Board Ref. PL61.210888 as amended. The proposed development will provide a landscaped civic square and 8 no. blocks (2,3,4,& 6 storeys in height) to comprise the following 136 no. residential dwellings in Blocks 1-8 consisting of 15 no. one bedroom units, 116 no. two-bedroom units and 5 no. three bedroom units; 7 no. ground floor retail/commercial units in Blocks 1,2,3,&4 (1,500 sqm net floor area); 1 no. creche in mixed use block 8 (168 sqm net floor area); 1 no. floor of office space in block 8 (168 sqm net floor area). The overall gross floor area of the proposed development is 13,828 sqm. Vehicular access to the proposed development is provided via the existing access road. The development also includes a pedestrian walkway from Bothar Stiofan to Salthill Devon Football pitches. Associated and ancillary development will consist of plant, refuse areas, private open spaces, children's play areas, access roads, 203 no. car parking spaces (35 no. surface and 168 no. basement), 34 no. cycle spaces and 1 no. ESB sub station. Balconies will be provided at upper floor levels of apartment blocks	Refused 11/05/2012
Pl. Ref. 13/341 [ABP Ref: 61.243481]	Aldi Stores (Ireland) Ltd.	Permission for development. The site is bounded to the south by the Western Distributor Road and to the north by a link road (unnamed) linking with Bothár Stiofán and the entrance to Galway West Retail Park. The proposed development comprises of the construction of a single storey discount	Grant 31.10.2014 - Conditional



Application Reference	Applicant	Description	Decision
		<p>foodstore (to include off licence use) with a gross floor area of 1,542sq.m (net retail area 1,140sq.m). The development includes the erection of 3 no. free standing double sided internally illuminated pole signs, 1 no. internally illuminated gable sign and 1 no. entrance glass sign. The proposed development will be served by 96 no. car parking spaces. Vehicular access to the site will be provided via the link road (unnamed) to the north of the application site. Pedestrian access is provided to the site from the link road and the Western Distributor Road. The proposed development includes the construction of a ground mounted ESB transformer, all landscaping, boundary treatments and site development works, on the 0.65 Ha site.</p>	
<p>Pl. Ref. 14/228</p>	<p>Aldi Stores (Ireland) Ltd.</p>	<p>E.O.D. on Pl. Ref. No. 08/506 - Permission for a mixed use development on site of 0.65 hectares (1.6 acres). The site is bounded to the south by the Western Distributor Road and to the north by a link road (unnamed) linking with Bothar Stiofan and the entrance to Galway West Retail Park. The development will consist of the construction of a five storey over basement building with a gross floor area of 5,616 sq.m. The building will include: an Aldi discount foodstore (to include off-licensed use) with a gross floor area of 1,570 sq.m (net sales area 1,125 sq. m.) located at ground floor level with ancillary warehouse and service area to the rear; a community primary care centre comprising a pharmacy unit (gross floor area 472 sq.m.) at ground floor and consultants rooms and ancillary offices located at first and second floor level (gross floor area 1,709 sq.m) additional commercial/office use at first, third and fourth floor level (gross floor area 1,865 sq.m.) The development includes the erection of all associated signage including one free standing double sided internally illuminated single pole sign; one single sided internally illuminated gable sign; and associated fascia signage to the retail units. The building will be served by 172 no. car parking spaces located at surface and basement levels. Basement level car parking will be accessed by means of a ramped access within the site. Pedestrian access to the basement will be facilitated by means of a dedicated lift and stairwell. The development</p>	<p>Granted 05/11/2014</p>

Application Reference	Applicant	Description	Decision
		also includes all associated landscaping and site development works. All vehicular traffic and service vehicles will access the site via two new entrances from the link road (unnamed) to the north of the site. The development also includes provision for a new pedestrian through-route from Western Distributor Road to the link road (unnamed) bounding the site to the north	
Pl. Ref. 14/67	New Look Group Plc.	Permission for 1 No. internally illuminated suspended sign 2250 x 600 x 80mm, 1 No. internally illuminated fascia sign 4400 x 1800 x 100mm, 2 No. non illuminated panels to existing post sign 3650 x 1250 x 50mm (internal illumination around letter perimeters only)	Grant 19/05/2014 – Conditional
Pl. Ref. 15/11	The Minister for Education and Skills	Permission for development which will consist of the construction of a new 2 storey Primary School building with a section of the building rising to 3 storey and comprising of 24 no. general classrooms, General Purpose Hall with servery area, staff room, Library and Resource Room, Special Educate Tuition Rooms, offices, staff areas, sanitary and ancillary accommodation with a total floor area of C. 3982m.sq. Proposed site works to include provision for 36no. surface car parking spaces including accessible parking via new internal vehicular and pedestrian access from Distributor Road, new internal access road to include bus turning circle, drop-off and pick-up facilities. A new pedestrian access route to the south of the site. External works to include bicycle parking, formation of 3 no. basketball courts, junior play areas, external bin store, ESB sub-station and associated site engineering works.	Grant – 12.08.2015 Conditional
Pl. Ref. 15/274	Pure Skill Ltd.	E.O.D. on Pl. Reg. Ref. No. 10/229 - Permission for extension to Pure Skill within Millars Hall for additional amenity use. The works to include:- i) Provide 617.85 sqm of existing ground floor area to be used for amenity use previously permitted amenity as Unit 7, Pl. Ref. 04/573 and Unit 3, Pl. Ref. 1066/03. ii) Provide 475.0 sqm of New First Floor Area to be used for amenity use and to allow balcony overview of existing ground floor amenity areas. iii) Enclosure of an entrance lobby of 32.5 sqm, under the existing roof canopy granted under 362/99 to allow dual access to the extended facility with	Granted 18/11/2015

Application Reference	Applicant	Description	Decision
		related minor variations to existing South Western elevation. This requires the change of the existing industrial high delivery entrance door to an additional personnel access door and to relocate it forward by 6m into the revised front elevation and existing building line. iv) Retention of additional existing 41.40 sqm of first floor ancillary office, viewing area and coffee shop whereby 105.70 sq.m of first floor was permitted and occupied under Pl. Ref. 153/02 v) Form 108 sqm of new road surface within the existing site to link existing front and rear carparking areas, while retaining 15% of the site area as open space. vi) Erect 4 No. building name signs, Millars Hall on the front and side elevations of Millars Hall and 3 No. business name signs over personnel access doors. vii) Erect 3 No. free standing name board sign frames one at each of the two entrances to Millars Hall and one at the junction with Botháir Stiofáin for the respective business there in. The works to connect to existing services and parking permitted and constructed under Pl. Ref. 362/99	
Pl. Ref. 15/353	Aldi Stores (Ireland) Ltd.	Permission for extended opening hours at the existing Aldi discount foodstore as permitted under Register Reference 13/341 & ABP Ref. PL61.243481. The proposal is for an extension to the opening hours of the existing discount food store as set out in Condition no. 4 of Register Reference 13/341 & ABP Ref. PL61.243481. It is proposed to extend the opening hours from 9am - 9pm Monday to Saturdays and 10am - 7pm on Sundays to 8am - 10pm Mondays to Sundays	Granted 16/03/2016 - Conditional
Pl. Ref. 16/127	Targeted Investment Opportunities ICAV	Permission for retention for a temporary period of 3 years for excavation and safety fencing and associated safety signage on a 1.41 hectare site located to the north of the Gateway Shopping Centre	Grant 05/08/2016 - Conditional
Pl. Ref. 16/136	John Feeney	Permission for development is being sought for an extension within Millars Hall to include: a) 165.3sqm of first floor loft within Millars Hall to be used for amenity use. B) Enclosure of an entrance lobby of 35.4sqm under the existing roof canopy. C) Minor renovations to existing elevations. The works to connect to existing services & parking permitted & constructed under Pl. Ref. 362/99 for Millars	Grant 19/08/2016 - Conditional

Application Reference	Applicant	Description	Decision
		Hall. All of the above works will be carried out at Millars Hall	
Pl. Ref. 17/158	Targeted Investment Opportunities ICAV	Permission for development which will consist of: Phase 2 of Knocknacarra District Centre comprising a mixed-use 2 storey development (with plant areas at roof level) of c. 11,969.3 sq. m as follows: 6 no. retail units (units 12-17, c. 9,688.6 sq. m GFA); crèche (unit 11, c. 444.4 sq. m) with an external play area; café/restaurant (unit 9, c. 197 sq. m); first floor gym (unit 18, c. 678.1 sq. m) as well as offices (units 7, 8 & 10, c. 786.5 sq. m); provision of new east/west pedestrian link; signage zones c. 143.68 sq. m, canopies on southern elevation; 129 no. basement and 22 no. surface car parking spaces; 116 no. cycle spaces (at surface level); all located to the north of existing Dunnes Stores and surface car park. Permission is also sought for associated ancillary development comprising service yards, refuse areas, hard and soft landscaping, single storey ESB substation (58.2 sq. m), basement entrance, vents, revised surface circulation in south east corner of site; basement level plant, attenuation areas (& foul pump), works and build out of basement area (to also tie in with existing basement), and all associated site development & drainage works. Primary vehicular access to the proposal will be from new entrance (at northern boundary) from internal access road, all on a site of c. 1.56 hectares	Grant – 05.09.2017 Conditional
Pl. Ref. 17/335	Minister For Education & Skills	Retention Permission for development which will consist of the retention of revised site boundary on the north of the school site granted planning permission, under planning reference no. 15/11, to include an additional portion of land in the amenity area associated with the school. Boundary treatment will be the same as that proposed on the original grant of planning permission.	Grant – 08/03/2018 Conditional
Pl. Ref. 18/134	Bórd Bainistíochta Ghaelscoil Mhic Amhlaigh	Cead Pléanála iomlán chun "Ionad Gaeilge" aon stóir "Arás Mhic Amhlaigh" a thógáil d'fhonn áiseanna réamhscolaiochta (naionra) agus iarscoile a sholáthar don scoilphobal agus breis tacaíochta a thabhairt d'fhorbairt níos leithne na Gaeilge I gceantar choc na Cathrach. Is éard a bheidh san áis ná 3 sheomra ranga le haghaid naionra & gníomhaíochtaí iarscoile, seomra ilchuspóireach agus spás ann le haghaidh	Grant – 12/09/2018 Conditional

Application Reference	Applicant	Description	Decision
		cruinnithe & gníomhaíochtaí scoile, oifigí limistéir don fhoireann & cóiríocht choimhdeach, agus achar iomlán urláir de thimpeall 485m <sup>2</sup> ann. Déanfaidh na hoibreacha láithreáin beartaithe soláthar le haghaidh 21 spás páirceála carr ag leibhéal na sráide lena n-áirítear spásanna páirceála inrochtana, cabhsán/limistéar tiontaithe carranna & limistéar fág agus fuadaigh; limistéar daingnithe spraoi faoin spéir, ceangal le seirbhísí reatha agus oibréacha láithreáin gaolmhara	
Pl. Ref. 18/224 [ABP Ref. 303173-18]	Lidl Ireland GmbH	Permission for development on a site of 0.617 hectares at the junction of Bóthar Stiofáin & Western Distributor Road, comprising the construction of a single storey (with mezzanine plant deck) licensed Discount Foodstore supermarket with ancillary off-licence sales measuring 2,185 sqm gross floor space with a net retail sales area of 1,387sqm; the construction of a single storey Coffee shop/ Café measuring 66.5sqm gross floor space; and , the provision of associated car parking, free standing and building mounted signage, free standing trolley bay and enclosure refrigeration and air conditioning plant and equipment, public lighting, hard and soft landscaping, cycle parking, boundary treatment, vehicular and pedestrian accesses, drainage infrastructure and connections to services/utilities and all other associated and ancillary development above and below ground level	Refused 24/05/2019
Pl. Ref. 18/259	Ark Veterinary Ltd	Permission for part use of Millar's Hall as extension of existing veterinary clinic for treatment of small animals, which was previously granted industrial use under Planning Ref. No. 99/362. Works to include minor revision to the internal layout consisting of 233sq.m ground floor and 102sq.m first floor. All to connect to the existing services permitted and constructed under Planning Ref. No. 99/362	Grant 08/11/2018 – Conditional
Pl. Ref. 19/155	Harvey Norman Trading(Ireland) Limited	Planning permission for the development which consists of a change of use of 405 Sq.m at First Floor level, ( previously granted under Reg Ref 17/158) from Retail to Restaurant / Café use. The development will comprise of seating area for approx. 120 people, servery, food preparation area and storage rooms along with staff welfare facilities, customer toilets and all ancillary works	Grant - 24/07/2019 Conditional

Application Reference	Applicant	Description	Decision
Pl. Ref. 19/183 [ABP Ref: 305336-19]	Targeted Investment Opportunities ICAV	<p>Planning permission and retention permission for development which will consist of revisions to permitted Phase 2 development (Planning Reg. Ref. 17/158) to include: Change of use from retail to gym (unit 18) of 607.3 sq. m &amp; retail use to creche c. 4.6 sq. m (unit 11). External alterations including revisions to canopy arrangement to front and rear (over basement car park ramp), amendments to cladding and finishes on elevations, revised location of signage, revisions to plant areas; internal finishes and stairs to rear of unit no. 17. The development consists of revisions to permitted Phase 2 development (Planning Reg. Ref. 17/158) to include: Internal alterations and amendments to permitted units nos. 13 to 17 ground floor level to comprise (unit no. 13 - c. 682 sq. m, unit no. 14 - c. 779 sq. m, unit no. 15 - c. 437 sq. m, (subdivision of unit no. 16 to now comprise unit no. 16 c. 401 sq. m, unit 16A c. 201 sq. m) and unit no. 17 c. 599 sq. m; Amendments to permitted unit nos. 15 to 18 at first floor level consisting of amalgamation of unit no. 16 and part unit no. 15 into expanded gym (unit 18) of 1,246 sq. m; Amendments to units nos. 11 and 12 to include relocated staircases and provision of lifts, expanded escalator area, new disabled WC, and new service gate and relocated door; Relocated and new door for unit 16/16A; Ancillary amendments to basement to include an additional 1 no. car parking space and vents. Provision of vents and associated ancillary amendments at roof level, amendments to external vents/upstands at ground floor and amendments to levels in service yard.</p>	Case is due to be decided by 15/01/2020
Pl. Ref. 19/251	Lidl Ireland GmbH	<p>Planning Permission for the development which will consist of the construction of a part single storey, part two storey mixed use development totalling 2,694sqm gross floor space, including: a Licensed Discount Foodstore Supermarket with ancillary off - licence sales measuring 2,154 sqm gross (net retail sales area of 1,377sqm), a Café/ Restaurant measuring 197sqm, a Barbers measuring 80 sqm, a Nail Bar measuring 20 sqm, a physiotherapy clinic measuring 56 sqm, and associated communal areas measuring 187 sqm; and, the provision of associated car parking, free standing and building mounted</p>	Decision Due Date: 29/10/2019

Application Reference	Applicant	Description	Decision
		signage, free standing trolley bay and enclosure, refrigeration and air conditioning plant and equipment, roof mounted solar panels, public lighting, hard and soft landscaping, cycle parking, boundary treatments, vehicular and pedestrian accesses, drainage infrastructure and connections to services / utilities, and all other associated and ancillary development and works above and below ground level	

## 2.3 Strategic Planning Context

### 2.3.1 National Planning Policy

#### 2.3.1.1 National Planning Framework

The Department of Housing, Planning, Community and Local Government recently published the National Planning Framework (NPF) entitled ‘Ireland 2040’ to succeed the NSS. The NPF comprises the Government’s proposed long-term strategic planning framework to guide national, regional and local planning and investment decisions over the next 25 years. The NPF is a high-level document which provides a framework for future development and investment in Ireland, providing a long-term and place-based aspect to public policy and investment, and aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications, into an overall coherent strategy.

#### 2.3.1.2 Planning Policy Statement 2015

The Department of Environment, Community and Local Government’s (DECLG) Planning Policy Statement 2015 encourages Planning Authorities to engage in active land management by leading and managing the development process and ensuring that land zoned for development comes into use in accordance with Development Plan/Local Ares Plan policy and in tandem with supporting infrastructure.

The policy statement acknowledges that creating a consolidated urban form fosters the development of compact neighbourhoods and a critical mass which contributes to the viability of economic, social, and transport infrastructure.

#### 2.3.1.3 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas

The ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ and the accompanying ‘Urban Design Manual: A Best Practice Guide’ (2009) set out the criteria on planning for sustainable neighbourhoods under four main themes, namely, provision of community facilities, efficient use of resources, amenity or quality of life issues and conservation of the built and natural environment.

The Guidelines advocate an urban design and quality-led approach to creating urban densities will be promoted, where the focus will be on creating sustainable urban villages and neighbourhoods. A varied typology of residential units is promoted within neighbourhoods in order to encourage a diverse choice

of housing options in terms of tenure, unit size, building design and to ensure demographic balance in residential communities.

#### 2.3.1.4 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities

The DECLG published the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities*<sup>1</sup> in March 2018. The new guidelines are the result of an updating of previous Departmental guidelines published in 2015 and have been prepared, taking account of up-to-date evidence of projected future housing demand, the overall policy context of Rebuilding Ireland and the National Planning Framework, as well as circumstances prevailing in the housing market.

The focus of this guidance is on the apartment building itself and on the individual units within it. The 2018 guidelines specify planning policy requirements for:

- General locational consideration;
- Apartment mix within apartment schemes;
- Internal space standards for different types of apartments;
- Dual aspect ratios;
- Floor to ceiling height;
- Apartments to stair/lift core ratios;
- Storage spaces;
- Amenity spaces including balconies/patios;
- Car parking; and
- Room dimensions for certain rooms

#### 2.3.1.5 Urban Development and Building Heights Guidelines for Planning Authorities December 2018

These guidelines, published by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), are intended to set out national planning policy guidelines on building heights in relation to urban areas, building from the strategic policy framework set out in Project Ireland 2040 and the National Planning Framework.

Traditional building heights in most urban areas in Ireland vary somewhat within a limited and generally low-rise range. To meet the needs of a growing population and to limit the expansion of urban areas outwards, planning policy requires more focus on building up urban infill sites and either reusing or redeveloping existing sites and buildings that may not be in the optimal usage.

#### 2.3.1.6 Design Manual for Urban Roads and Streets

Design Manual for Urban Roads and Streets (DMURS) was published by the Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government in April 2013. DMURS provides guidance relating to the design of urban roads and streets. DMURS encourages designers to give due consideration to creating a 'sense of place' which is of core significance to the creation of safe and more integrated street designs. The guidance document notes that four interlinked characteristics influence the sense of place within a street, including:

- Connectivity: The creation of vibrant and active places requires pedestrian activity. This in turn requires walkable street networks that can be easily navigated and are well connected.

<sup>1</sup> Available on: [http://www.housing.gov.ie/sites/default/files/publications/files/design\\_standards\\_for\\_new\\_apartments\\_-\\_guidelines\\_for\\_planning\\_authorities\\_2018.pdf](http://www.housing.gov.ie/sites/default/files/publications/files/design_standards_for_new_apartments_-_guidelines_for_planning_authorities_2018.pdf)



- Enclosure: A sense of enclosure spatially defines streets and creates a more intimate and supervised environment. A sense of enclosure is achieved by orientating buildings toward the street and placing them along its edge. The use of street trees can also enhance the feeling of enclosure.
- Active Edge: An active frontage enlivens the edge of the street creating a more interesting and engaging environment. An active frontage is achieved with frequent entrances and openings that ensure the street is overlooked and generate pedestrian activity as people come and go from buildings.
- Pedestrian Activity/Facilities: The sense of intimacy, interest and overlooking that is created by a street that is enclosed and lined with active frontages enhances a pedestrian's feeling of security and well-being. Good pedestrian facilities (such as wide footpaths and well-designed crossings) also make walking a more convenient and pleasurable experience that will further encourage pedestrian activity.

The DMURS guidance emphasises that these four characteristics represent the basic measures that should be established in order to create people friendly streets that facilitate more sustainable neighbourhoods.

### 2.3.1.7 **Childcare Facilities Guidelines for Planning Authorities**

In all new housing areas over 75 units, the provision of one childcare facility with a minimum of 20 childcare spaces is required, in line with the Ministerial Guidelines for Planning Authorities on Childcare Facilities (DECLG 2001) and to create sustainable residential neighbourhoods. With regard to larger housing developments, Section 2.4 of the guidelines state planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary. Appendix I of the Guidelines sets out general standards and minimum floors areas for proposed childcare facilities.

## 2.3.2 **Regional Planning Policy**

### 2.3.2.1 **Regional Planning Guidelines for the West 2010 – 2022**

The Regional Planning Guidelines (RPGs) for the West Region 2010 – 2022 provide a framework for long-term strategic development in the West Region, which comprises the administrative areas of Galway County Council, Galway City Council, Mayo County Council and Roscommon County Council. The current RPGs were adopted in October 2010 and are set within the context of national planning policy, including the National Spatial Strategy, providing a statutory link between national and local planning policy and objectives. RPGs have become much more influential within the planning policy hierarchy with the enactment of the Planning and Development (Amendment) Act 2010, which requires all relevant Development Plans to comply with the RPGs.

The RPGs set out the aims for the West Region through a number of strategic policies and objectives, including in relation to Economic Development, Population and Housing, Transport and Infrastructure, Environment and Amenities, Social Infrastructure and Community Development.

### 2.3.2.2 **Draft Regional Spatial & Economic Strategy for the Northern & Western Regional Assembly**

The Northern & Western Regional Assembly (NWRA) recently published the Draft Regional Spatial and Economic Strategy (RSES) on the 19th November 2018. The RSES outlines arrangements for a co-ordinated metropolitan area strategic plan (MASP) for the Galway Metropolitan Area. The MASP has been provided with statutory underpinning to act as 12-year strategic planning and investment framework. The MASP is an opportunity for Galway to address recent growth legacy issues and build on key strengths, including a vibrant arts and cultural scene, year-round tourism and an attractive natural setting.

As outlined in the MASP, in Section 3.6(A) of the RSES, the Galway Metropolitan Area has considerable land capacity that can significantly contribute to meeting the housing demands based on population targets set out in the NPF and the RSES. The targets are that:

1. “Population of Galway MASP to grow by 25,000 to 2026 and by 38,300 to 2031 with the population of the City and Suburbs accommodating 19,200 to 2026 and 28,000 to 2031.
2. Deliver at least half (50%) of all new homes that are targeted within the MASP to be within the existing built-up footprint.”

### 2.3.3 Local Planning Policy

#### 2.3.3.1 Galway City Development Plan 2017-2023

The Galway City Development Plan 2017-2023 (Development Plan) came into effect on Saturday 7th January 2017.

The application site is located in an area zoned ‘CI-Commercial/Industrial’ within the Galway City Development Plan 2017-2023 (GCDP). The GCDP lists uses which may contribute to the zoning objectives, dependant on the CI location and scale of development and one such use is residential. The land uses outlined in Table 2-3 are deemed appropriate for ‘CI’ zoned land.

Table 2-3: CI Zoning Objective as per the Galway City Development Plan 2015-2021

Zoning Objective CI To provide for enterprise, light industry and commercial uses other than those reserved to the CC zone.	
Uses which <u>are compatible with</u> and contribute to the zoning objective, for example	<ul style="list-style-type: none"> <li>▪ Warehousing/Storage</li> <li>▪ <b>Retail of a type and of a scale appropriate to the function and character of the area</b></li> <li>▪ Specialist offices</li> <li>▪ Offices of a type and of a scale appropriate to the function and character of the area</li> <li>▪ Light Industry</li> <li>▪ Accommodation for Travellers</li> <li>▪ <b>Childcare facilities</b></li> <li>▪ Community and cultural facilities</li> </ul>
Uses which <u>may contribute to</u> the zoning objectives, dependant on the CI location and scale of development, for example:	<ul style="list-style-type: none"> <li>▪ General industry (small scale)</li> <li>▪ Service retailing</li> <li>▪ <b>Residential content of a scale that would not unduly interfere with the primary use of the land for CI purposes and would accord with the principles of sustainable neighbourhoods outlined in Chapter 2</b></li> <li>▪ Offices</li> <li>▪ Car parks (including heavy vehicle parks)</li> <li>▪ Waste management facility</li> <li>▪ Public transportation facility</li> <li>▪ Public utilities</li> <li>▪ Outdoor recreation</li> <li>▪ Commercial leisure/indoor recreation</li> <li>▪ Places of worship</li> </ul>

The application site is part of a parcel of lands identified as being the ‘Northern Portion of CI lands at Rahoon’. These lands have a number of specific development objectives associated with them as follows:

- *The site shall include for a minimum of residential/residential commercial development of a scale equivalent to 20% of the proportion of all likely future floor proposals. This residential development shall be integrated into the overall scheme.*
- *Development of these lands will only be considered where it can be shown to be linked in with the existing development and shall show how it relates to an overall layout for the area which will include for landscaping, boundary treatment and linkages with the adjoining residential development and transport services.*
- *The provision of a civic open space will be a requirement on this site and lands shall be reserved for this purpose.*
- *Any additional phase of development shall include for the front-loaded delivery of a public/community facility which can be in the form of a community facility, a community health facility, a transport facility, a park and play area over and above normal open space requirements.*
- *Any future development shall include for a number of small retail/service units which can be demonstrated to deliver a broad range of District Centre uses.*

Table 11. 3 of the Development Plan provides density standards for CI zoned lands as follows:

- Maximum Site Coverage 0.80
- Maximum Plot Ratio 1.25

In terms of open space requirements, the Development Plan standard for 'CI' zoned land requires 5% of the total site area and 50% of the gross floor area of the residential content where a residential element is proposed.

### 2.3.3.2 Galway Transportation and Planning Study

The Galway Transport Strategy (GTS) 2016 represents a partnership approach between Galway City Council, Galway County Council and the National Transport Authority. It includes a series of measures which will address the transport problems experienced across the city particularly during peak hours, over a phased and co-ordinated basis over the next 20 years, based on priority needs. The GTS has established that the reduction in traffic congestion requires both improvements to public transport, cycling and walking networks and the provision of a new orbital route.

The proposed measures were arrived at following transport modelling which included defining the existing transport problems, predicting future travel demands, access mode share and assessing their mutual impacts and interdependencies. The strategy includes traffic management, giving priority to walking cycling and bus movements, modifications to the traffic network, management of parking activities and heavy goods vehicles, improvements to the public realm and use of 'smarter mobility'. These measures are designed to both address the current significant problems and inefficiencies in the movement of people and goods within and around the city and to establish a long-term transport plan that will underpin the future sustainable growth of the city as supported by the Core Strategy.

## 2.4 Alternatives

### 2.4.1 Introduction

Article 5 of the Environmental Impact Assessment (EIA) Directive as amended by Directive 2014/52/EU states that the information provided in an Environmental Impact Assessment Report (EIAR) should include a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the final choice, taking into account the environmental effects. The consideration of alternatives typically refers to alternative sites, designs and processes.

This section of the EIAR contains a description of the alternatives that were considered for the proposed development, in terms of site selection, other land-use options for the site, design and site layout.

The consideration of alternatives is an effective means of avoiding environmental impacts. As set out in the 'Draft Guidelines on The Information to be Contained in Environmental Impact Assessment Reports' (EPA, 2017), the presentation and consideration of reasonable alternatives investigated is an important part of the overall EIA process.

### 2.4.2 Alternative Sites

As outlined above the site is zoned for 'Commercial/Industrial' use within the Galway City Development Plan 2017-2023 and is free from development at present. There are no, zoned, serviced, undeveloped lands on the western side of Galway City which could accommodate a development of this type and scale. It is therefore considered reasonable to conclude that there is no suitable alternative site on which the proposed development could be accommodated.

### 2.4.3 Alternative Layouts

This section provides an overview of how the proposed development has evolved to date. The design process was an iterative process, where findings at each stage of the assessment were used to further refine the design, always with the intention of minimising the potential for environmental impacts.

The elements of the proposal which remained the same throughout the design process are as follows:

- Residential Units
- Neighbourhood Shopping Retail Units
- Residential Amenity Spaces and support facilities
- Cultural Space
- Re-alignment of the link road that connects the retail park / Knocknacarra District Centre with the Western Distributor Road which will align with Gort Na Bro on the other side of the road.

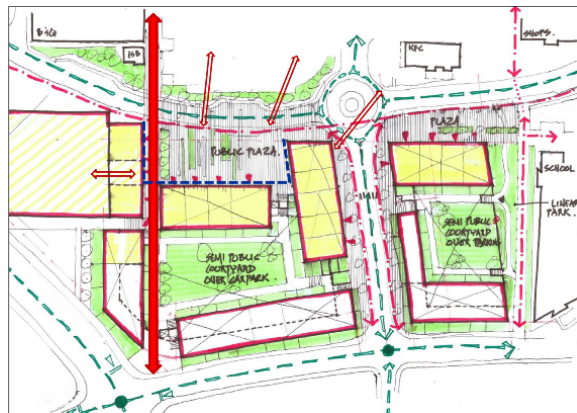
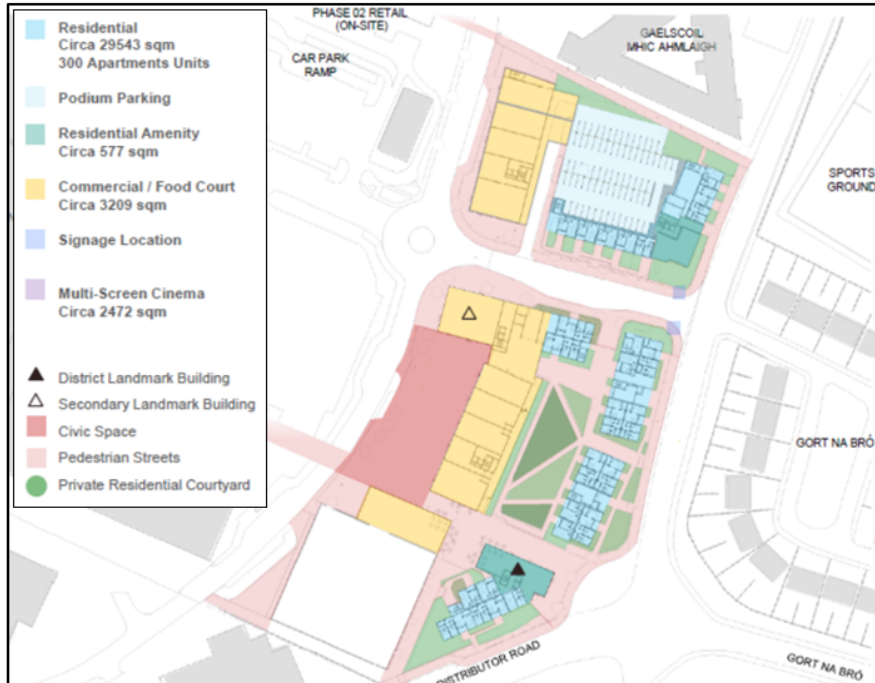


Figure 2-4: Initial Design Concept

2.4.3.1 **Alternative Option 1 – Presented to GCC at Section 247 Meeting [21<sup>st</sup> November 2018]**

This proposal incorporated 330 no. residential units (108 no. 1-bed units, 169 no. 2-bed units and 23 no. 3-bed units)



2.4.3.2 **Alternative Option 2 – Presented to GCC at Section 247 Meeting [20<sup>th</sup> February 2019]**

This proposal incorporated 335 no. residential units (102 no. 1-bed units, 214 no. 2-bed units and 19 no. 3-bed units) with a Plot Ratio of 1.60:1.



### 2.4.3.3 Alternative Option 3 – Presented to ABP & GCC at the Tri-Partite Meeting [18<sup>th</sup> July 2019]

This proposal incorporated 335 no. residential units (96 no. 1-bed units, 218 no. 2-bed units and 21 no. 3-bed units) with a Plot Ratio of 1.45. The Northern Blocks and Block B were re-configured.



### 2.4.3.4 Current Scheme

The proposal incorporates 332 no. residential units (93 no. 1-bed units, 219 no. 2-bed units and 20 no. 3-bed units) with a Plot Ratio of 1.46. Block A and B have been re-configured, and the scheme also incorporates a creche.



#### 2.4.4 **Alternation Design Considerations**

The proposed mix of uses are mutually compatible and support the viable completion of development on site as well as complementing existing adjacent land use. Increased public access to the site facilities and amenities benefit both the local community and city.

The proposed residential development has been prepared in accordance with the requirements of the Galway City Development Plan 2017-2023 and has been the subject of a number of pre-application meetings with the Planning Authority prior to lodgement. A detailed account of the pre-planning discussions is set out in Section 2.5.3 below.

#### 2.4.5 **Alternative Land Uses**

The proposed development comprises residential uses, a creche facility and commercial retail uses. It is considered that the proposed land uses are deemed appropriate for 'CI' zoned land as outlined in the Galway City Development Plan 2017-2023. As such consideration of alternative land uses were not considered necessary.

#### 2.4.6 **Alternative Processes**

The management of processes that affect the volumes and characteristics of emissions, residues, traffic and the use of natural resources has formed part of the alternative's considerations through the projects development.

The construction of the site will require the use of raw materials in the form of energy to supply plant and machinery, standard building materials including stone, metals, pipework, concrete, electrical, plumbing etc and raw materials are consumed to manufacture the solar array and electrical infrastructure. The use of these resources will be controlled by the employment of best practice construction techniques including waste management practices. Where relevant, alternative processes are considered through the EIAR.

#### 2.4.7 **Alternative Mitigation**

The best practice design and mitigation measures set out in this EIAR will contribute to reducing any risks and have been designed to break the pathway between the site and any identified environmental receptors. The alternative is to either not propose these measures or propose measures which are not best practice and neither of these options is sustainable.

#### 2.4.8 **"Do Nothing" Alternative**

An alternative land-use option to developing the project at the proposed development site would be to leave the site as it is, with no changes made to the current land-use. A 'do-nothing' scenario was considered to be an unsustainable and inefficient use of these strategically located CI zoned lands within an established district centre. The site would remain in a state of disuse in the absence of any development. Public access to the site would continue to be prohibited. The suitability of the lands for development, i.e. located within Knocknacarra District Centre and adjacent to public transport and road infrastructure networks, were also key considerations.

## 2.5 Scoping and Consultation

### 2.5.1 Scoping Document

Scoping is the process of determining the content, depth and extent of topics to be covered in the environmental information to be submitted to a competent authority for projects that are subject to an Environmental Impact Assessment (EIA). This process is conducted by contacting the relevant authorities and Non-Governmental Organisations (NGOs) with interest in the specific aspects of the environment likely to be affected by the proposal. These organisations are invited to submit comments on the scope of the EIA and EIAR and the specific standards of information they require. Consultees are invited to contribute to the EIA process by suggesting baseline data, survey techniques and potential impacts that should be considered as part of the EIA process and in its preparation. Comprehensive and timely scoping helps ensure that the EIAR refers to all relevant aspects of the proposed development and its potential effects on the environment. In this way, scoping not only informs the content and scope of the EIAR, it also provides a feedback mechanism for the proposed design itself.

A scoping letter providing details of the application site and the proposed development, was prepared by MKO and circulated on 13th September 2019 in relation to this EIAR. These letters were sent to the agencies, NGOs and other relevant parties listed in Table 2-4.

MKO requested the comments of the relevant personnel/bodies in their respective capacities as consultees with regards to the EIA process.

### 2.5.2 Scoping Responses

Table 2.4 lists the responses received to the scoping document circulated on 13th September 2019. Copies of all scoping responses received are included in Appendix 2.1 of this EIAR. The recommendations of the consultees have informed the EIA process and the contents of the EIAR. If further responses are received, the comments of the consultees will be considered to further to assist documenting any impacts the development may have had on the surrounding environment during its lifetime.

The responses of the consultees are summarised below in Table 2-4.

Table 2-4 Scoping Consultees

No.	Consultee	Response
1.	An Taisce	No response
2.	Department of Agriculture, Food and the Marine	No response
3.	Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs - Nature Conservation (Department of Culture, Heritage and the Gaeltacht)	Email acknowledgement on 19 <sup>th</sup> of September 2019
4.	Failte Ireland	No response
5.	Geological Survey of Ireland	Response received 7 <sup>th</sup> of October 2019
6.	Health Service Executive	No response
7.	Inland Fisheries Ireland	No response



No.	Consultee	Response
8.	Galway City Council – Roads and Transportation Unit	No response
9.	Galway City Council – Environment Department	No response
10.	Galway City Council – Heritage Officer	Letter response received on 18 <sup>th</sup> of September 2019
11.	Irish Water	No response
12.	Transport Infrastructure Ireland	Letter response received on 26 <sup>th</sup> of September 2019
13.	Office of Public Works	No response
14.	The Heritage Council	No response
15.	ESB Networks	Email acknowledgement on 13 <sup>th</sup> of September 2019
16.	Commission of Energy Regulation (Commission for Regulation of Utilities)	No response
17.	National Transport Authority	No response
18.	Galway Childcare Committee	Email acknowledgement on 7 <sup>h</sup> of November 2019

### 2.5.2.1 Department of Culture, Heritage and the Gaeltacht

An email was received confirming receipt of the scoping letter. No comment was given.

### 2.5.2.2 Geological Survey of Ireland

A response letter was received on the 7<sup>th</sup> of October 2019. The Geological Survey of Ireland made the following comments:

- *“...our records show that there are no current County Geological Sites (CGSs) located within the vicinity of the proposed development. Therefore, with the current plans, there are no envisaged impacts on the integrity of CGSs.”*
- *“With regard to Flood Risk Management, there is a need to identify areas for integrated constructed wetlands. We recommend using the GSI’s National Aquifer and Recharge maps on our Map viewer to this end.”*
- *“We recommend that geohazards be taken into consideration, especially when developing areas where these risks are prevalent, and we encourage the use of our data when doing so.”*

### 2.5.2.3 Galway City Council – Heritage Officer

A response letter was received on 18<sup>th</sup> September 2019. The Galway City Council Heritage Officer made the following comments:

- Given the extent of the proposed development, it will be absolutely necessary that (1) a predevelopment archaeological report based on on-the-ground fieldwork should be carried out and (2) that all ground works in the development including any preparatory works should be archaeologically monitored.
- An Illustrated survey of the landscape features (both built and natural) should be compiled and submitted to Galway City Council immediately.
- Enclosing features- stone walls, banks, ditches, hedges, hedgerows and other features which combine natural/landscape/archaeological and built heritage features should be recorded in a survey of the site.
- These should be illustrated photographically in a report which should be submitted to Galway City Council immediately.
- A report showing how any streams, culverts, drains, field walls, fences, traditional walling, metal gates, items of built, natural and cultural heritage will be preserved and enhanced in the development and should be submitted immediately.
- No works should be carried out until the reports listed above have been submitted.
- A flora and fauna illustrated survey and species list should be submitted.

### 2.5.2.4 Transport Infrastructure Ireland

A response letter was received on 26<sup>th</sup> September 2019. TII did not make any comment specific to the individual project but made the following general recommendations:

- Consultations should be had with the relevant local authority/National Roads Design Office with regard to locations of existing and future national road schemes in the vicinity, the sites proximity to the Galway Transportation Strategy N6GCRR Scheme which is currently before An Bard Pleamila is noted and early consultation with Galway County Council National Roads Office is strongly advised.
- TII would be specifically concerned as to potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development-
- The developer should assess visual impacts from existing national roads,
- The developer should have regard to any Environmental Impact Statement and all conditions and/or
- modifications imposed by An Bord Pleam11a regarding road schemes in the area. The developer should in particular have regard to any potential cumulative impacts
- The developer, in preparing EIAR, should have regard to Til Publications (formerly DMRB and the Manual of Contract Documents for Road Works),
- The developer, in preparing EIAR, should have regard to Til's Environmental Assessment and Construction Guidelines, including the Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes (National Roads Authority, 2006),
- The EIAR should consider the Environmental Noise Regulations 2006 (SI 140 of 2006) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see *Guidelines for the Treatment of Noise and Vibration in National Road Schemes* (1st Rev., National Roads Authority, 2004), It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment (TIA) be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on

the national road network and junctions of lower category roads with national roads. Til's TIA Guidelines (2014) should be referred to in relation to proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of the NRA/TII TIA Guidelines which addresses requirements for sub-threshold TIA,

- The designers are asked to consult Til Publications to determine whether a Road Safety Audit is required
- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network

### 2.5.2.5 **ESB Networks**

An automatic email was received confirming receipt of the scoping letter. A phone call was also received acknowledging receipt of the scoping letter. No comment was given.

### 2.5.2.6 **Galway Childcare Committee**

An email was received confirming receipt of the scoping letter. No comment was given.

## 2.5.3 **Pre-Planning Meetings**

### 2.5.3.1 **Tripartite Meeting with GCC and An Bord Pleanála – 18<sup>th</sup> July 2019**

An Board Pleanala convened a tripartite meeting with the Applicant and Galway City Council on the 18th July 2019. The meeting agenda focused on compliance with SHD/Environmental legislation; zoning provisions; development strategy; car parking rationale and site services. The applicant and the design team took full cognisance of the issues raised and the overall planning documentation has evolved since the pre-planning meeting to reflect these discussions.

### 2.5.3.2 **Section 247 Pre-Planning Meeting**

A pre-application consultation meeting took place on the 21<sup>st</sup> November 2018 and 20<sup>th</sup> February 2019 with the relevant officers at GCC and representatives of the applicant and their design team. The meeting on 21<sup>st</sup> November 2018 focused on unit type and mix, scale, massing, height and overshadowing, linkages between Phase 2 and existing Phases 1 and 2, ownership and Taken in Charge and impact of the future N6 Galway City Ring Road proposal. The pre-application discussions on 20<sup>th</sup> February 2019 focused on traffic impacts, landscaping and public realm considerations, materials and finishes and the provision of a childcare facility. The applicant and the design team took full cognisance of the issues raised and the overall scheme has evolved since the pre-planning meeting to reflect these discussions.

### 2.5.3.3 **Meeting with GCC Housing Section**

The applicant met with the GCC Housing Section on 12<sup>th</sup> March 2019 and 10<sup>th</sup> September 2019 to discuss the Part V proposal for the proposed scheme. The proposal presented on 10<sup>th</sup> September 2019 relating to Part V provision was agreed in principle with the GCC Housing Section. The application proposes to provide 41 no. units (Block B in its entirety) to fulfil the schemes obligation as set out below. The number of Part V units proposed exceeds the minimum 10% requirement as outlined under Section 96 of the Act. The applicant has engaged with Galway City Housing Department in order to establish an agreed quantum, type and location of the proposed Part V provision.

## 2.6 Cumulative Impact Assessment

This Environmental Impact Assessment Statement (EIAR) includes a description of likely significant impacts of the project, includes an assessment of cumulative impacts that may arise. The factors considered in relation to cumulative effects include human beings, flora and fauna, soil, water, climatic factors, landscape, cultural heritage and material assets.

The potential for cumulative impacts arising from the proposed development in combination with other projects has therefore been fully considered throughout this Environmental Report. This section of the Environmental Report provides an overview of other projects located within the wider area that have been considered within the cumulative impact assessments.

### 2.6.1 Methodology for the Cumulative Assessment of Projects

The potential for cumulative effects to arise from the proposed development was considered in the subject areas of human beings, flora and fauna, soil, water, climatic factors, landscape, cultural heritage and material assets. To comprehensively consider potential cumulative impacts, the final section of each relevant section within this Environmental Report includes a cumulative impact assessment where appropriate.

The potential cumulative impact of the proposed residential development and other relevant developments has been carried out with the purpose of identifying what influence the proposed development will have on the surrounding environment when considered cumulatively and in combination with relevant permitted, proposed and constructed projects in the vicinity of the application site.

The Cumulative Impact Assessments (CIA) of projects has four principle aims:

- 1. To establish the range and nature of existing projects within the cumulative impact study area of the proposed residential development.*
- 2. To summarise the relevant projects which have a potential to create cumulative impacts.*
- 3. To establish anticipated cumulative impact findings from expert opinions within each relevant field. Detailed cumulative impact assessments are included in each relevant section of the EIAR.*
- 4. To identify the projects that hold the potential for cumulative interaction within the context of the proposed development and discard projects that will neither directly or indirectly contribute to cumulative impacts.*

Assessment material for this cumulative impact assessment was compiled on the relevant developments within the vicinity of the proposed development. The material was gathered through a search of the Galway City Council online Planning Register, reviews of relevant Environmental Report, or Environmental Impact Assessment Report (EIAR) documents, planning application details and planning drawings, and served to identify past and future projects, their activities and their environmental impacts. These projects are summarised in Section 2.6.2 below.

### 2.6.2 Projects Considered in Cumulative Assessment

The comprehensive review of the Galway City Council planning register documented relevant general development planning applications within the vicinity of the proposed works, most of which relate to the provision mixed use development. The following developments have been included in the context of the cumulative assessment.

**N6 Galway City Ring Road - ABP Ref PL 07.302848**

Galway County Council (“the road authority”) on its own behalf and on behalf of Galway City Council pursuant to an agreement under section 85 of the Local Government Act, 2001(as amended) and as approved by Transport Infrastructure Ireland (the operational name of the National Roads Authority) pursuant to section 14(8) of the Roads Act 1993 (as amended), has applied under section 51(2) of the Roads Act, 1993 (as amended by section 9(1)(e)(i) of the Roads Act 2007) to An Bord Pleanála (‘the Board’) for approval in relation to the proposed road development. The proposed road development would consist of a dual carriageway, a single carriageway, new link roads, the realignment of existing roads, diversion of electricity networks, and ancillary and consequential works associated therewith. The application was submitted to An Bord Pleanála on 23<sup>rd</sup> October 2018.

**SHD Application: Townlands of Letteragh and Ragoon, Letteragh Road, Letteragh, Ragoon, Co. Galway - ABP Ref. PL61 .304345**

On 02/08/2019, An Bord Pleanála granted permission for the development of 101 no. residential units (46 no. houses, 55 no. apartments), childcare facility and associated site works on lands to the east of Ballymoneen Road in the townland of Ballyburke, Galway. This development is located approximately 1 km to the north-east of the proposed development at Knocknacarra District Centre, Co. Galway.

**SHD Application: Lands to the east of Ballymoneen Road in the townland of Ballyburke, Galway - ABP Ref. PL61 .304762**

On 14/10/2019, An Bord Pleanála granted permission for the demolition of an existing house and associated outbuildings, and the construction of 238 no. residential units (113 no. houses, 125 no. apartments), and a childcare facility with associated site works on lands to the east of Ballymoneen Road in the townland of Ballyburke, Galway. This development is located approximately 1.2 km to the east of the proposed development at Knocknacarra District Centre, Co. Galway.

Each chapter of the EIAR includes a cumulative impact assessment of the proposed development with other planned projects in the immediate area, which primarily relates to the permitted development adjacent to the proposed development site. Where relevant the EIAR also takes account of other small developments within the area.