



An Bord Pleanála,  
Strategic Housing Unit  
64 Marlborough St,  
Dublin 1,  
D01V902

**Our Ref:** 181058  
**Your Ref:** ABP-  
305195-19

17<sup>th</sup> January 2020

**Re: Strategic Housing Development of 342 no. units at Land at Rosshill, Galway**

Dear Sir/Madam,

We are instructed by our client Kegata Limited (the applicant) to submit a Strategic Housing Development application to An Bord Pleanála under the *Planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016)*. This application is made pursuant to a Notice of Pre-Application Consultation Opinion issued by the Board on the 17<sup>th</sup> October 2019 (Case Reference ABP-305195-19).

**Project Website**

A dedicated project website has been set up containing links to the planning application pack. The website - [www.RosshillManorSHD.com](http://www.RosshillManorSHD.com) - is live as of the date of this letter.

**Application Documentation**

This application is accompanied by 2 no. hard copies and 3no. CD copies of the following documentation and drawings for your attention:

**Planning Application Documents and Reports (MKO)**

- > Cover Letter to both An Bord Pleanála and Galway City Council
- > Prescribed Bodies Letters
- > Galway City Council Letter of Consent
- > Galway City Council Letter re: Taken in Charge
- > Application Form and Drawing Issue Sheets
  - o O'Neill O'Malley Architects
  - o Tobin Consulting Engineers
  - o Moloney Fox Consulting Engineers
  - o Cunnane Stratton Reynolds Land Planning & Design
- > Statutory Notices (Newspaper Notice & Site Notice)
- > EIA Portal Confirmation No: 2020004
- > Planning Report & Statement of Consistency, including:
  - o Appendix A Note of Section 247 Meeting
  - o Appendix B Part V Proposals
  - o Appendix C City Direct Letter
  - o Appendix D GoCar Letter
  
- > Material Contravention Statement



- > Response to An Bord Pleanála's Opinion

#### Technical Reports

- > Natura Impact Assessment (MKO, 2019)
- > Environmental Impact Assessment Report (MKO, 2019)
- > Construction Demolition Waste Management Plan (Kegata Ltd)

#### Archaeological Assessment (Anne Carey)

- > Archaeological Assessment

#### Engineering Reports (Tobin Consulting Engineers, CST Group & Moloney Fox Consulting Engineers)

- > Civils Works Report (Tobin Consulting Engineers)
- > Flood Risk Assessment (FRA) (Tobin Consulting Engineers)
- > Traffic and Transport Assessment (TTA) (CST for Tobin Consulting Engineers)
- > Road Safety Audit (RSA) (CST for Tobin Consulting Engineers)
- > Compliance Statement - Design Manual for Urban Roads and Streets Report (DMURS) (Tobin Consulting Engineers)
- > Site Lighting Report (Moloney Fox)
- > Mechanical and Electrical Services Report (Moloney Fox)

#### Architecture and Design Documents (O'Neill O'Malley)

- > Architectural Design Statement
- > Computer Generated Images
- > Landscape and Visual Impact Assessment Photomontages
- > Building Lifecycle Report

#### Landscape Design Documents (Cunnane Stratton Reynolds)

- > Landscape Design and Outline Maintenance Report
- > Tree Survey Report

#### Drawing Schedule

| Architectural Drawings - O'Neill O'Malley |                                   |                  |
|---|-----------------------------------|------------------|
| Drawing Ref:                              | Drawing Title:                    | Scale:           |
| 3001                                      | Site Location Map                 | 1:2500 @ A1      |
| 3002                                      | Master Site Layout Plan           | 1:1000 @ A1      |
| 3003                                      | Site Layout Plan - Part 1         | 1:500 @ A1       |
| 3004                                      | Site Layout Plan - Part 2         | 1:500 @ A1       |
| 3005                                      | Overall Existing Site Survey      | 1:1000 @ A1      |
| 3006                                      | Existing Site Survey - Part 01    | 1:500 @ A1       |
| 3007                                      | Existing Site Survey - Part 02    | 1:500 @ A1       |
| 3008                                      | Demolition Drawing                | Various @ A1     |
| 3010                                      | Site Sections AA                  | 1:200/1:500 @ A1 |
| 3011                                      | Site Sections BB                  | 1:200/1:500 @ A1 |
| 3012                                      | Site Sections CC                  | 1:200/1:500 @ A1 |
| 3013                                      | Site Sections DD                  | 1:200/1:500 @ A1 |
| 3014                                      | Site Sections EE                  | 1:200/1:500 @ A1 |
| 3015                                      | Site Sections FF                  | 1:200/1:500 @ A1 |
| 3016                                      | Site Sections GG                  | 1:200/1:500 @ A1 |
| 3017                                      | Site Sections HH, JJ, KK          | 1:200/1:500 @ A1 |
| 3018                                      | Site Sections LL                  | 1:200/1:500 @ A1 |
| 3020                                      | Site Connections & Road Hierarchy | 1:1000 @ A1      |
| 3021                                      | Public open spaces & Connections  | 1:1000 @ A1      |
| 3022                                      | Site Layout Boundary Treatments   | 1:1000 @ A1      |



| Architectural Drawings - O'Neill O'Malley |   |             |
|---|---|-------------|
| 3023                                      | Entrance details  | 1:1000 @ A1 |
| 3024                                      | Indicative Taking in charge drawing                       | 1:1000 @ A1 |
| 3025                                      | Indictive Phasing Diagram                                 | 1:1000 @ A1 |
| 3026                                      | Character Areas Diagram                                   | 1:1000 @ A1 |
| 3027                                      | Indicative Social provision - Part V                      | 1:1000 @ A1 |
| 3028                                      | Aerial of locality & Context - Radiating from Site        | 1:1000 @ A1 |
| 3029                                      | Aerial of locality & Context - Radiating from Galway      | 1:1000 @ A1 |
| 3100                                      | House Types 'A/A1' Semi-detached - 4 Bed                  | 1:100 @ A1  |
| 3101                                      | House Types 'A4' detached - 4 Bed                         | 1:100 @ A1  |
| 3102                                      | House Types 'A5/A1' Semi-detached - 4 Bed                 | 1:100 @ A1  |
| 3103                                      | House Types 'A6/A7' Semi-detached - 4 Bed                 | 1:100 @ A1  |
| 3104                                      | House Types 'A8/A1' Semi-detached - 4 Bed                 | 1:100 @ A1  |
| 3110                                      | House Types 'B/B1' Semi-detached - 3 Bed                  | 1:100 @ A1  |
| 3111                                      | House Types 'B2/B3' Semi-detached - 3 Bed                 | 1:100 @ A1  |
| 3112                                      | House Types 'B4/B1' Semi-detached - 3 Bed                 | 1:100 @ A1  |
| 3113                                      | House Types 'B5/B6' Semi-detached - 3 Bed                 | 1:100 @ A1  |
| 3114                                      | House Types 'B7/B1' Semi-detached - 3 Bed                 | 1:100 @ A1  |
| 3120                                      | House Types 'C/C1' Semi-detached - 3bed                   | 1:100 @ A1  |
| 3121                                      | House Types 'C3/C4' Semi-detached - 3bed                  | 1:100 @ A1  |
| 3122                                      | House Types 'C5/C6' Semi-detached - 3bed                  | 1:100 @ A1  |
| 3123                                      | House Types 'C7/C8' Semi-detached - 3bed                  | 1:100 @ A1  |
| 3130                                      | House Types 'C/C9/C2' Terrace - 3bed                      | 1:100 @ A1  |
| 3131                                      | House Types 'C/C9/C10/C4' Terrace - 3bed                  | 1:100 @ A1  |
| 3132                                      | House Types 'C/C9/C10/C4' Split - Terrace - 3bed          | 1:100 @ A1  |
| 3140                                      | House Types 'C/D/D/C' Terrace - 3bed & 2 bed              | 1:100 @ A1  |
| 3141                                      | House Types 'C/D/D/C' Split Terrace - 3bed & 2 bed        | 1:100 @ A1  |
| 3142                                      | House Types 'C/D/C4' Terrace - 3bed & 2 bed               | 1:100 @ A1  |
| 3150                                      | House Types 'E & F' 3 bed & 4 bed                         | 1:100 @ A1  |
| 3200                                      | Apartment 01 & Commercial- Ground & First                 | 1:100 @ A1  |
| 3201                                      | Apartment Building 01 & Commercial - Second & Third       | 1:100 @ A1  |
| 3202                                      | Apartment Building 01 & Commercial -Elevations            | 1:100 @ A1  |
| 3203                                      | Apartment Building 01 & Commercial - Elevations & Section | 1:100 @ A1  |
| 3210                                      | Apartment Building 02 - Ground Floor plan                 | 1:100 @ A1  |
| 3211                                      | Apartment Building 02 - First & Second floor plans        | 1:100 @ A1  |
| 3212                                      | Apartment Building 02 - Elevations & Sections             | 1:100 @ A1  |
| 3220                                      | Apartment Building 03 - Ground & First floor plans        | 1:100 @ A1  |
| 3221                                      | Apartment Building 03 - Second & Third floor plans        | 1:100 @ A1  |
| 3222                                      | Apartment Building 03 - Elevations & Sections             | 1:100 @ A1  |
| 3230                                      | Apartment Building 04 - Ground & First floor plans        | 1:100 @ A1  |
| 3231                                      | Apartment Building 04 - Second & Third floor plans        | 1:100 @ A1  |
| 3232                                      | Apartment Building 04 - Elevations & Sections             | 1:100 @ A1  |
| 3240                                      | Apartment Building 05 - Ground & First floor plans        | 1:100 @ A1  |
| 3241                                      | Apartment Building 05 - Second & Third floor plans        | 1:100 @ A1  |
| 3242                                      | Apartment Building 05 - Elevations & Sections             | 1:100 @ A1  |
| 3250                                      | Apartment Building 06 - Ground & First floor plans        | 1:100 @ A1  |
| 3251                                      | Apartment Building 06 - Second & Third floor plans        | 1:100 @ A1  |
| 3252                                      | Apartment Building 06 - Elevations & Sections             | 1:100 @ A1  |
| 3260                                      | Apartment Types - 1 & 2 bedroom units                     | 1:50 @ A1   |
| 3261                                      | Apartment Types - 2 bedroom units                         | 1:50 @ A1   |
| 3262                                      | Apartment Types - 2 bedroom units                         | 1:50 @ A1   |
| 3280                                      | Creche Building - Ground & First                          | 1:100 @ A1  |
| 3281                                      | Creche Building - Elevations & Sections                   | 1:100 @ A1  |
| 3290                                      | Bin stores & Cycle store Sheet 01                         | 1:100 @ A1  |
| 3291                                      | Bin stores & Cycle store Sheet 02                         | 1:100 @ A1  |



| Architectural Drawings - O'Neill O'Malley |                                   |            |
|---|-----------------------------------|------------|
| 3292                                      | Bin stores & Cycle store Sheet 03 | 1:100 @ A1 |

| Engineering Drawings - Cunnane Stratton Reynolds |                           |             |
|--|---------------------------|-------------|
| Drawing Ref:                                     | Drawing Title             | Scale       |
| 19112-3-100                                      | Landscape Master Plan     | 1:1000 @ A1 |
| 19112-3-100 Sheet A                              | Landscape Master Plan     | 1:500 @ A1  |
| 19112-3-100 Sheet B                              | Landscape Master Plan     | 1:500 @ A1  |
| 19112_T_101                                      | Tree Classification       | 1:1000 @ A1 |
| 19112_T_102                                      | Tree Constraints          | 1:1000 @ A1 |
| 19112_T_103                                      | Tree Protection & Removal | 1:1000 @ A1 |

| Lighting- Maloney Fox |  |            |
|-----------------------|--|------------|
| Drawing Ref:          | Drawing Title  | Scale      |
| E100                  | Electrical Installation Lighting Services Site Layout                | 1:500 @ A0 |
| E200                  | Electrical Installation ESB & EIR Connection to Existing Site Layout | NTS        |

| Engineering Drawings- Tobin Consulting Engineers |  |             |
|--|--|-------------|
| Drawing Ref:                                     | Drawing Title:   | Scale:      |
| 10690-2000                                       | Trial Hole Location  | 1:1000 @ A1 |
| 10690-2001                                       | Proposed Drainage and Watermain Layout. Key Plan             | 1:1000 @ A1 |
| 10690-2002                                       | Proposed Drainage Layout. Part 1                             | 1:500 @ A1  |
| 10690-2003                                       | Proposed Drainage Layout. Part 2                             | 1:500 @ A1  |
| 10690-2004                                       | Proposed Watermain Layout. Part 1                            | 1:500 @ A1  |
| 10690-2005                                       | Proposed Watermain Layout. Part 2                            | 1:500 @ A1  |
| 10690-2006                                       | Proposed Roads Layout. Part 1                                | 1:500 @ A1  |
| 10690-2007                                       | Proposed Roads Layout. Part 2                                | 1:500 @ A1  |
| 10690-2008                                       | Standard Watermain Details                                   | As Shown    |
| 10690-2009                                       | Manhole Details Sheet 1                                      | As Shown    |
| 10690-2010                                       | Manhole Details Sheet 2                                      | As Shown    |
| 10690-2011                                       | Pipe Bedding Details   | As Shown    |
| 10690-2012                                       | Typical Pumping Station Details                              | 1:100 @ A3  |
| 10690-2013                                       | Existing Pedestrian, Cycle & Public Transport Infrastructure | As Shown    |
| 10690-2014                                       | Proposed Pedestrian Cycle & Public Transport Infrastructure  | As Shown    |
| 10690-2015                                       | Fire Fighting Requirements                                   | 1:500 @ A1  |
| 10690-2016                                       | Autotrack Analysis - Large Car                               | 1:500 @ A1  |
| 10690-2017                                       | Autotrack Analysis - Refuse Truck                            | 1:500 @ A1  |
| 10690-2018                                       | Autotrack Analysis - Fire Tender                             | 1:500 @ A1  |

A copy of the redline boundary is enclosed on CD (1.no copy)

The required planning application fee of €71,330.96 is enclosed in cheque form.

I confirm that 6no. copies of the above-noted information has been issued to Galway City Council.

I confirm that the following prescribed bodies, as set out in the Board's formal Opinion, have today received a copy of the above-noted information in electronic format, as agreed with each individual body:

- > Irish Water
- > Minister for Culture, Heritage and the Gaeltacht
- > Heritage Council
- > An Taisce
- > Tansport Infrastructure Ireland
- > Iarnrod Eireann - Railway Operator



- > Commission for Railway Regulation
- > The Galway County and City Childcare Committee

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

Yours Faithfully,

*Meabhann P. Crowe*

**Meabhann Crowe, MRTPI**

**MKO Project Planner**

