



Planning Section,
Galway City Council,
10A College Rd,
Galway,
H91F798

Our Ref: 181058
Your Ref:

17th 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 Ltd (the applicant) to submit an application to An Bord Pleanála under the *Planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016)*. This application is made pursuant to a Notice of Pre- Application Consultation Opinion issued by the Board on the 17th 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 - is live as of the date of this letter.

Application Documentation

This application is accompanied by 6 no. hard copies and 1no. electronic copy 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
- > Flood Risk Assessment (FRA)
- > Traffic and Transport Assessment (TTA)
- > Road Safety Audit (RSA)
- > Compliance Statement - Design Manual for Urban Roads and Streets Report (DMURS)
- > Site Lighting Report
- > Mechanical and Electrical Services Report

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

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

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

I confirm that the application has today been lodged with An Bord Pleanála.

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
- > Transport Infrastructure Ireland
- > Iarnrod Eireann - Railway Operator
- > Commission for Railway Regulation
- > The Galway County and City Childcare Committee



Please contact the undersigned if you require any further details.

Yours Faithfully,

Meabhann P. Crowe

Meabhann Crowe, MRTPI

MKO Project Planner

Encl.

