



Mr. Niko Taktikos,  
Irish Water,  
Colvill House,  
Talbot Street,  
Mountjoy,  
Dublin.

**Our Ref:** 181058  
**Your Ref:**

17<sup>th</sup> January 2020

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

Dear Mr. Taktikos,

We are instructed by our clients Kegata Ltd (the applicants) 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 17<sup>th</sup> of October 2019.

As agreed, please find enclosed 1no. copy of the application in a machine-readable form on a digital device.

The application comprises the following documentation and drawings:

**Document Schedule**

**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

### 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
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



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

**Engineering Drawings - Cunnane Stratton Reynolds**



MKO, Tuam Road, Galway, Ireland. H91 VW84

+353 (0)91 735611 | info@mkoireland.ie | www.mkoireland.ie | @mkoireland

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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 and a copy issued to Galway City Council.

#### Project Website

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

I trust all is in order.

Yours faithfully,

*Meabhann P. Crowe*

**Meabhann Crowe, MRTPI**  
**MKO Planning**





MKO, Tuam Road, Galway, Ireland. H91 VW84

+353 (0)91 735611 | [info@mkoireland.ie](mailto:info@mkoireland.ie) | [www.mkoireland.ie](http://www.mkoireland.ie) | [@mkoireland](https://twitter.com/mkoireland)

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