

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

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

Kegata Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at Rosshill, Galway, in the townlands of Merlin Park, Roscam and Murrrough.

The development will consist of.:

- (a) Residential development consisting of 342no. units comprising 185no. houses and 157no. apartments, including a ground-floor community space, office, café, retail unit
- (b) A two-storey childcare facility
- (c) The provision of public realm landscaping including shared public open space and play areas, public art, public lighting, resident and visitor parking including car rental bays, electric vehicle charging points and bike rental spaces
- (d) Pedestrian, cyclist and vehicular links throughout the development
- (e) Access road and junction improvements at Rosshill Road/Old Dublin Road
- (f) Provision of all associated surface water and foul drainage services and connections including pumping station
- (g) All associated site works and ancillary services.

A Natura Impact Statement ('NIS') and Environmental Impact Assessment Report ('EIAR') have been prepared and accompany this application. The application is also accompanied by a Statement of Material Contravention of the Development Plan.

Planning permission is sought for a period of seven years.

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

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

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

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

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

Signed: *Meathen P. Crowe*.....(AGENT: MKO, Tuam Road, Galway)

Date of erection of site notice 17 January 2020