

## 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

Burkeway Homes Limited intend to apply to An Bord Pleanála for permission for a strategic housing development in the townlands of Trusky East, Trusky West, Freepoint and Ahaglugger, Bearna, Co. Galway.

The development will consist of:

- 1) Demolition of existing outbuildings
- 2) Construction of 121 no. residential units comprising
  - 52 no. houses (37 no. three-beds, 15 no. four-beds)
  - 4 no. duplex units in Duplex Block D1 (2 no. two-beds (ground floor units) and 2 no. three-beds (2 storey units))
  - 4 no. duplex units in Duplex Block D2 (4 no. two-beds (ground floor units) and 4 no. three-beds (2 storey units))
  - 6 no. duplex units in Duplex Block D3 (3 no. two-beds (ground floor units) and 3 no. three-beds (2 storey units))
  - 14 no. duplex units in Duplex Block D4 (7 no. two-beds (ground floor units) and 7 no. three-beds (2 storey units))
  - 4 no. duplex units in Terrace Block T5 (2 no. two-beds (ground floor units) and 2 no. three-beds (2 storey units))
  - 14 no. Apartments in Apartment Block A1 (5 no. one-beds, 9 no. two-beds)
  - 13 no. Apartments in Apartment Block A2 (4 no. one-beds, 9 no. two-beds and a Multipurpose Room)
  - 2 no. Apartments in Apartment Block A3 (2 no. two-beds)
  - 4 no. Apartments in Apartment Block A4 (4 no. two-beds)
- 3) Development of a crèche facility (224.80 sqm), associated outdoor play areas and parking
- 4) Provision of a footpath connectivity link along the L-1321
- 5) Provision of shared communal and private open space, car and bicycle parking, site landscaping and public lighting, decommissioning of the existing wastewater treatment plant and provision of all services, access from the L-1321 via the Cnoc Fraoigh development and all associated site development works
- 6) Provision of a public linear park along the Trusky Stream

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

The application together with an Environmental Impact Assessment Report and a Natura impact statement,

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 Galway County Council. The application may also be inspected online at the following website set up by the applicant: [www.burkewaybearmasrd.com](http://www.burkewaybearmasrd.com)

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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed:

  
Colm Ryan  
MKO (Agentis)  
Tuam Road, Galway, H91 VW84

Date of publication: 16th October 2020

## An tAcht um Pleanáil (Tithíocht) agus um Thionóntachtaí Cónaithe 2016 Na Rialacháin Pleanála agus Forbartha (Forbairt Straitéiseach Tithíochta) 2017

### Fógra maidir le hlarratas ar Fhorbairt Straitéiseach Tithíochta chuig an mBord Pleanála

Tá Burkeway Homes Ltd chun iarratas a dhéanamh chuig an mBord Pleanála ar chead d'fhorbairt straitéiseach tithíochta sna mbaillte fearainn Troiscaigh Thoir, Troiscaigh Thiar, An Chéibh agus Áth an Ghluigair, Bearna, Co. na Gaillimhe.

Is éard a bheidh san fhorbairt ná:

- 1) Foigrimh atá ann a leagadh.
- 2) 121 uimh. aonaid chónaithe a thógáil comhdéanta de
  - 52 uimh. títhe (37 uimh. trí leaba, 15 uimh. ceithre leaba)
  - 4 uimh. aonaid duplex i mBloc Duplex D1 (2 uimh. dhá leaba (aonaid ar urlár na talún) agus 2 uimh. trí leaba (aonaid 2 stór))
  - 8 uimh. aonaid duplex i mBloc Duplex D2 (4 uimh. dhá leaba (aonaid ar urlár na talún) agus 4 uimh. trí leaba (aonaid 2 stór))
  - 6 uimh. aonaid duplex i mBloc Duplex D3 (3 uimh. dhá leaba (aonaid ar urlár na talún) agus 3 uimh. trí leaba (aonaid 2 stór))
  - 14 uimh. aonaid duplex i mBloc Duplex D4 (7 uimh. dhá leaba (aonaid ar urlár na talún) agus 7 uimh. trí leaba (aonaid 2 stór))
  - 4 uimh. aonaid duplex i mBloc Ardán T5 (2 uimh. dhá leaba (aonaid ar urlár na talún) agus 2 uimh. trí leaba (aonaid 2 stór))
  - 14 uimh. Árasáin i mBloc Árasáin A1 (5 uimh. leaba amháin, 9 uimh. dhá leaba)
  - 13 uimh. Árasáin i mBloc Árasáin A2 (4 uimh. leaba amháin, 9 uimh. dhá leaba agus Seomra Ichtuspóireach)
  - 2 uimh. Árasáin i mBloc Árasáin A3 (2 uimh. dhá leaba)
  - 4 uimh. Árasáin i mBloc Árasáin A4 (4 uimh. dhá leaba)
- 3) Saoráid natoilann (224.80 m.c.r.), áiteanna súgartha lasmuigh agus páirceáil gaolmhara a fhorbairt
- 4) Nasc nascachta cosán a sholáthar feadh an L-1321
- 5) An gléasra cóireála fuilíulaisce atá ann a dhichoimisiúnú. Spás oscailte comhchoiteann agus príobháideach, páirceáil do charanna agus do rothair, tírdhreachú láithreáin agus solaisú poiblí, gach mbaimeann a sholáthar seirbhís, rochtain ón L-1321 trí fhorbairt Cnoc Fraoigh agus na holtbreacha forbartha láithreáin uile lena mbaimeann a sholáthar.
- 6) Páirc líneach phoiblí a sholáthar feadh an tSruith Troiscaigh (Trusky Stream).

Tá ráiteas san iarratas ina leagtar amach an tsí ina mbeidh an togra comhshheasmhach le cuspóirí an phlean forbartha ábhartha nó an phlean limistéir áitiúil.

Tá ráiteas san iarratas a léiríonn an fáth ar chóir cead a dheonú don fhorbairt bheartaithe, ag féachaint d'áthar atá sonrathite in alt 37(2)(b) den Acht um Pleanáil agus Forbairt, 2000, leasaithe, d'ainneoin go sáralonn an fhorbairt bheartaithe plean forbartha nó plean limistéir áitiúil lena mbaimeann go hábhartha seachas i dtaca le zónáil na talún. Ullmháidh Tuarscáil ar Mheasúnacht Tionchair Timpeallachta agus Ráiteas Tionchair Natura maidir leis an bhforbairt bheartaithe.

Beidh an t-iarratas mar aon le Tuarscáil ar Mheasúnacht Tionchair Timpeallachta agus Ráiteas Tionchair

Natura ar fáil le hiniúchadh, nó le ceannach ar tháille nach mó ná an costas réasúnta a ghabhann le cóip a dhéanamh, le linn uaireanta oscailte an phobail in oifigí an Bhoird Pleanála agus Chomhairle Contae na Gaillimhe. Beidh an t-iarratas ar fáil ar líne, freisin, ag an suíomh gréasáin seo a leanas, atá bunaithe ag an iarratasóir: [www.burkewaybearmasrd.com](http://www.burkewaybearmasrd.com)

Féadfaidh duine ar bith, laistigh de thréimhse 5 seachtaine ag tosú ar an dáta a fhaigheann An Bord Pleanála an t-iarratas agus le hicoicéacht táille €20 (ach amháin i gcás comhlachtaí forordaithe áirithe), aighneacht nó tuairim i scríbhinn a chur isteach chuig an mBord Pleanála, 64 Sráid Mhaolbhríde, Baile Átha Cliath 1, maidir le himpleachtaí na forbartha bheartaithe, má chuirtear i gcrích é, do phleanáil chuí agus forbairt inbhuanaithe an cheantair nó na gceantair i dtírcht, agus na héifeachtaí dóchúlacha ar an timpeallacht nó na héifeachtaí dóchúlacha ar láithreán Eorpach, faoi mar a bheadh, ón bhforbairt bheartaithe, má chuirtear i gcrích é. Ní mór aighneachtaí nó tuairimí a dhéanamh i gceart agus cuirfidh an Bord Pleanála iad san áireamh, agus cinneadh a dhéanamh ar an iarratas. Ní mór an t-eolas seo a leanas a bheith san áireamh in aon aighneacht nó tuairim den sórt sin:


- (a) ainm an duine, an údarás nó an chomhlachta a dhéanann an aighneacht nó an tuairim, ainm an té, más ann, atá ag gníomhú thar ceann an duine, an údarás nó an chomhlachta, agus an seoladh ar chóir aon chomhfhreagras maidir leis a arattas a chur chuige,
- (b) ábhar na haighneachta nó na tuairimí, agus
- (c) na cúiseanna, cúrsaí agus argóintí ar a bhfuil an aighneacht nó tuairim bunaithe.

Féadfaidh an Bord Pleanála cead a thabhairt d'fhorbairt straitéiseach tithíochta mar atá beartaithe, nó cead a thabhairt faoi réir mionathruithe a shonróidh sé sa chinneadh, nó cead a thabhairt go páirteach amháin, in éineacht le nó gan aon mhionathrú eile a shonródh sé ina chinneadh, nó féadfaidh sé cead don fhorbairt bheartaithe a dhíúltú. Féadfaidh an Bord Pleanála aon choinníoll a mheasann sé a bheith cuí a chur leis an deonú ceada.

Ba chóir aon cheist maidir leis an bpróiseas iarratais a chur chuig Rannóg Forbartha Straitéiseach Tithíochta an Bhoird Pleanála (Tel. 01-8588100).

Gur ceadmhach do dhuine amhras a tharraingt ar a bhaili atá cinneadh an Bhoird i bhfoirm iarratas ar athbhréithniú breithiúnach, faoi Ordú 84 de Rialacha na gCúirteanna Uachtaracha (I.R. Uimh. 15 de 1986), de réir ailt 50 agus 50A d'Acht um Pleanáil agus Forbairt 2000. Gheofar eolas praiticiúil ar an mbeicíníocht athbhréithnithe sa bhFógra Athbhréithnithe Breithiúnaigh ar shuíomh gréasáin an Bhoird Pleanála. [www.pleanala.ie](http://www.pleanala.ie) nó ar shuíomh gréasáin na Seirbhíse Eolais do Shaoránaigh: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Síniú:

  
Colm Ryan  
MKO (Gníomhairí),  
Bóthar Thuama,  
Gaillimh, H91 VW84

An dáta foilsithe: 16ú Deireadh Fómhair 2020