

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 at this site in the townlands of Trusky East, Trusky West, Freeport 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))
 - 8 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.burkewaybearnashd.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).

Signed:



Colm Ryan

MKO (Agents)

Tuam Road, Galway, H91 VW84

Date of Erection of Site Notice: 16th October 2020