



Head Office,
Údarás Na Gaeltachta,
Na Forbacha,
Co. na Gaillimhe

Our Ref: 190450
Your Ref:

16th October 2020

Re: Strategic Housing Development Application Submitted to An Bord Pleanála in respect of a Residential Development at Trusky East, Trusky West, Freeport and Ahaglugger, Bearna, Co. Galway

Dear Sirs,

We are instructed by our client Burkeway Homes Limited 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 19th March 2020 (Case reference ABP-306443-20).

As agreed, please find enclosed a copy of the cover letter as well as a link to the dedicated project website that has been set up by the applicant containing links to the above mentioned documentation and drawings. The website can be viewed at www.burkewaybearnashd.com

This application is accompanied by the following documentation for your attention:

Document Schedule

A. Application Documentation & Planning Reports

1. Cover Letters (EIA Portal Registration)
 - An Bord Pleanála
 - Galway County Council
2. Prescribed Bodies Letters
 - Department of Culture Heritage and the Gaeltacht
 - Heritage Council Letter
 - An Taisce Letter
 - Udaras na gaeltachta
 - Inland Fisheries Ireland
 - Irish Water
 - National Transport Authority
 - Galway County Childcare Committee
3. Application Form
 - English
 - Irish
4. Statutory Notices



- Newspaper Notice English/Irish
 - Site Notice Irish
 - Site Notice English
4. Letter of Consent
 - Galway County Council
 - Burkeway Homes Limited
 6. Statement of Response Report
 7. Planning Report and Statement of Consistency
 8. Statement of Material Contravention
 9. Linguistic Impact Statement

C. Environmental Impact Assessment Report

1. Volume 1 Environmental Impact Assessment Report:
 - Cover Table of Contents & Non-Technical Summary
 - Chapter 1: Introduction
 - Chapter 2: Background to the Proposed Development
 - Chapter 3: Reasonable Alternatives
 - Chapter 4 Description of the Proposed Development
 - Chapter 5: Population and Human Health
 - Chapter 6: Biodiversity
 - Chapter 7: Land, Soil and Geology
 - Chapter 8: Hydrology and Hydrogeology
 - Chapter 9: Air and Climate
 - Chapter 10: Noise and Vibration
 - Chapter 11: Landscape and Visual Impact
 - Chapter 12: Cultural Heritage
 - Chapter 13: Material Assets
 - Chapter 14: Interactions of the Foregoing
 - Chapter 15: Cumulative Effects
 - Chapter 16: Schedule of Mitigation
 - References
2. Volume 2 Photomontage Booklet
3. Volume 3 Technical Appendices including the following technical appendices:
 - Cover & Table of Contents
 - 2-2 Scoping Responses
 - 4-1 Detailed Design Drawings
 - 4-2 Construction and Environmental Management Plan
 - 4-3 Engineering Services Report
 - 4-4 Design Stage Traffic Management Plan
 - 4-5 Landscape Masterplan
 - 6-1 CV's
 - 6-2 DAU Submission on Previous Application (Nature Conservation)
 - 6-3 Assimilative Capacity Modelling Study
 - 6-4 Letter from Irish Water
 - 8-1 Water Quality Test Results
 - 9-1 Energy Statement Report
 - 10-1 Baseline Survey Data
 - 12-1 DAU Submission on Previous Application (Archaeology)



- 12-2 Linguistic Impact Statement
- 13-1 Trics Assessment
- 13-2 Traffic Turning Movement
- 13-3 Access Junction PICADY Results
- 13-4 Thornberry Road Junction PICADY Results
- 13-5 Bearna Road Junction LINSIG Results
- 13-6 Utility Report

D. Technical Reports

1. Architectural Reports
 - a. Architectural Design Statement
 - b. Building Lifecycle Report
 - c. Housing Quality Assessment
2. Landscape Reports
 - a. Landscape Report
3. Engineering Reports
 - a. Engineering Services Report
 - b. Site Specific Flood Risk Assessment
 - c. Trusky East Stream Flood Study
 - d. DMURS Compliance Note
 - e. Technical Note L1321 Footpath Works
 - f. Traffic and Transport Assessment
 - g. Stage 1 & 2 Road Safety Audit
4. Engineering (Services) Reports
 - a. Overshadowing Analysis Report
 - b. Daylight Report
 - c. Utility Report
 - d. Energy Statement
5. Natura Impact Statement
 - a. Natura Impact Statement
 - b. Appropriate Assessment Screening Report

Drawings and Drawing Schedules

The following hard copies of drawings are enclosed:

- Architectural Drawing Schedule (McCauley Daye O’Connell Architects) attached in **Appendix 1** of this cover letter;
- Engineering Drawing Schedule (O’Connor Sutton Cronin Engineers) attached in **Appendix 2** of this cover letter;
- Engineering (Services – Public Lighting) Drawing Schedule (Varming Consulting Engineers Ltd.) attached in **Appendix 3** of this cover letter; and
- Landscape Drawing Schedule (Radharc Landscaping Co Ltd.) attached in **Appendix 4** of this cover letter.



Please contact the undersigned if you require any further details.

Yours Faithfully,



Colm Ryan
Project Director
MKO
(Planning Agents)



MKO, Tuam Road, Galway, Ireland. H91 VW84

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McCarthy Keville O'Sullivan Ltd. t/a MKO. Registered in Ireland No. 462657. VAT No. IE9693052R.

Appendix 1

Architectural Drawing Schedule (McCauley Daye O'Connell Architects)



MKO, Tuam Road, Galway, Ireland. H91 VW84

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McCarthy Keville O'Sullivan Ltd. t/a MKO. Registered in Ireland No. 462657. VAT No. IE9693052R.

Project Name: **Bearna Residential Development**

Project No: **924**

Sheet No: **1/2**

Status: **PLANNING APPLICATION**

File Ref: **924/01**

MC CAULEY DAYE O'CONNELL

A R C H I T E C T S

11 Merrion Square, Dublin 2, Ireland
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		Date of Issue											
The copyright for all drawings and files remain the property of McCauley Daye O'Connell Architects Ltd. It is the responsibility of the recipient to ensure that all documents as listed have been received and are consistent with the transmittal. Any missing or out of date documents should be brought to the attention of McCauley Daye O'Connell Architects Ltd immediately.	Day	13											
	Month	10											
	Year	20											

Issued To:	Company:	Copies											
	Burkeway Homes Ltd												
	MKO	10											
	OCSC												
	Varming												
	Radharc												
	Gnet 3d												
	BOX - (All the above)	1											
Issue For:	P = Planning, I = Info, T = Tender, C = Construction, R = Review, DA = DACA, FS = FSCA, F= Final	P											
Issue By:	D = Disk, E = Email, P = Paper, B= BOX	P											

Drawing No:	Drawing Name:	Scale:	Size:	Revision Number									
924-MDO-XX-XX-DR-A-00001	Site Location Map	1: 2500	A2	5									
924-MDO-XX-XX-DR-A-00101	Existing Site Layout Plan	1: 500	A1	2									
924-MDO-XX-XX-DR-A-00201	Existing Site Layout Plan - Demolitions	1: 500	A1	5									
924-MDO-XX-XX-DR-A-01101	Proposed Site Layout Plan	1: 500	A1	12									
924-MDO-XX-XX-DR-A-01102	Existing & Proposed Site Layout Plan - Public Road Works	1: 500	A1	2									
924-MDO-XX-XX-DR-A-01201	Proposed Site Layout Plan - Taking In Charge	1: 500	A1	5									
924-MDO-XX-XX-DR-A-01202	Proposed Site Layout Plan - Development Phasing	1: 500	A1	6									
924-MDO-XX-XX-DR-A-01203	Proposed Site Layout Plan - Roadworks - Taking in Charge & Phasing	1: 500	A1	2									
924-MDO-XX-XX-DR-A-06001	Proposed Site Sections A-A, B-B, C-C & 1-1	1: 500	A1	6									
924-MDO-XX-XX-DR-A-06002	Proposed Site Sections 2-2, 3-3, 4-4 & 5-5	1: 500	A1	6									
924-MDO-A1-ZZ-DR-A-02001	Apartment Block A1 - Plans	1:100	A1	9									
924-MDO-A1-ZZ-DR-A-05001	Apartment Block A1 - Elevations & Section	1:100	A1	8									
924-MDO-A2-ZZ-DR-A-02001	Apartment Block A2 - Plans	1:100	A1	7									
924-MDO-A2-ZZ-DR-A-05001	Apartment Block A2 - Elevations & Section	1:100	A1	8									
924-MDO-A3-ZZ-DR-A-02001	Apartment Block A3 - Plans, Elevations & Section	1:100	A1	5									
924-MDO-A4-ZZ-DR-A-02001	Apartment Block A4 - Plans	1:100	A1	5									
924-MDO-A4-ZZ-DR-A-05001	Apartment Block A4 - Elevations & Sections	1:100	A1	5									
924-MDO-D1-ZZ-DR-A-02001	Duplex Type D1 - Plans	1:100	A1	7									
924-MDO-D1-ZZ-DR-A-05001	Duplex Type D1 - Elevations & Section	1:100	A1	7									
924-MDO-D2-ZZ-DR-A-02001	Duplex Type D2 - Plans	1:100	A1	7									
924-MDO-D2-ZZ-DR-A-05001	Duplex Type D2 - Elevations & Section	1:100	A1	7									
924-MDO-D3-ZZ-DR-A-02001	Duplex Type D3 - Plans	1:100	A1	6									
924-MDO-D3-ZZ-DR-A-05001	Duplex Type D3 - Elevations & Section	1:100	A1	6									
924-MDO-D4-ZZ-DR-A-02001	Duplex Type D4 - Ground and First Floor Plans	1:100	A1	6									
924-MDO-D4-ZZ-DR-A-02002	Duplex Type D4 - Second Floor and Roof Plans	1:100	A1	6									
924-MDO-D4-ZZ-DR-A-05001	Duplex Type D4 - Front & Rear Elevations	1:100	A1	6									
924-MDO-D4-ZZ-DR-A-05002	Duplex Type D4 - Side Elevations & Sections	1:100	A1	6									
924-MDO-H1-ZZ-DR-A-02001	House Type 1 - Plans, Section & Elevations	1:100	A1	6									
924-MDO-H1M-ZZ-DR-A-02001	House Type 1 (Mirrored) - Plans, Section & Elevations	1:100	A1	6									
924-MDO-H1A-ZZ-DR-A-02001	House Type 1A - Plans, Section & Elevations	1:100	A1	6									
924-MDO-H2-ZZ-DR-A-02001	House Type 2 - Plans, Section & Elevations	1:100	A1	5									
924-MDO-H2A-ZZ-DR-A-02001	House Type 2A & 2C - Plans, Section & Elevations	1:100	A1	7									
924-MDO-H2B-ZZ-DR-A-02001	House Type 2A & 2C (Mirrored) - Plans, Section & Elevations	1:100	A1	7									
924-MDO-H3-ZZ-DR-A-02001	House Type 3 - Plans, Section & Elevations	1:100	A1	5									

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Day	13									
Month	10									
Year	20									

924-MDO-H4-ZZ-DR-A-02001	House Type 4 - Plans, Section & Elevations	1:100	A1	6															
924-MDO-H4M-ZZ-DR-A-02001	House Type 4 (Mirrored) - Plans, Section & Elevations	1:100	A1	5															
924-MDO-H5-ZZ-DR-A-02001	House Type 5 - Plans, Section & Elevations	1:100	A1	7															
924-MDO-T1-ZZ-DR-A-02001	Terrace Type T1 - Plans, Section & Elevations	1:100	A1	7															
924-MDO-T2-ZZ-DR-A-02001	Terrace Type T2 - Plans, Section & Elevations	1:100	A1	7															
924-MDO-T3-ZZ-DR-A-02001	Terrace Type T3 - Plans, Section & Elevations	1:100	A1	R6															
924-MDO-T4-ZZ-DR-A-02001	Terrace Type T4 - Ground & First Floor Plans	1:100	A1	6															
924-MDO-T4-ZZ-DR-A-02002	Terrace Type T4 - Roof Plan, Side Elevations & Section	1:100	A1	6															
924-MDO-T4-ZZ-DR-A-05001	Terrace Type T4 - Front & Rear Elevations	1:100	A1	6															
924-MDO-T5-ZZ-DR-A-02001	Terrace Type T5 - Ground & First Floor Plans	1:100	A1	6															
924-MDO-T5-ZZ-DR-A-02002	Terrace Type T5 - Second Floor & Roof Plans & Sections	1:100	A1	5															
924-MDO-T5-ZZ-DR-A-05001	Terrace Type T5 - Elevations	1:100	A1	5															
924-MDO-CR-ZZ-DR-A-02001	Creche - Plans, Elevations & Section	1:100	A1	5															
924-MDO-BK1-ZZ-DR-A-02001	Bicycle Store 1 - Plans, Elevations & Section	1:100	A3	4															
924-MDO-BK2-ZZ-DR-A-02001	Bicycle Store 2 - Plans, Elevations & Section	1:100	A3	2															
924-MDO-BS1-ZZ-DR-A-02001	Bin & Bicycle Store - Plans, Elevations & Section	1:100	A3	3															
924-MDO-BS2-ZZ-DR-A-02001	Bin Store 2 & Substation - Plans, Elevations & Section	1:100	A3	3															
924-MDO-BS3-ZZ-DR-A-02001	Bin Store 3 - Plans, Elevations & Section	1:100	A3	2															
924-MDO-BS4-ZZ-DR-A-02001	Bin Store 4 - Plans, Elevations & Section	1:100	A3	3															
924-MDO-SS-ZZ-DR-A-02001	Substation - Plans, Elevations & Section	1:100	A3	2															
Part V Drawings																			
924-MDO-XX-XX-DR-A-01501	Proposed Site Layout Plan (Part V)	1: 500	A1	5															
924-MDO-D1-ZZ-DR-A-02501	Duplex Type D1 - Plans (Part V)	1:100	A1	5															
924-MDO-D1-ZZ-DR-A-05501	Duplex Type D1 - Elevations & Section (Part V)	1:100	A1	5															
924-MDO-D2-ZZ-DR-A-02501	Duplex Type D2 - Plans (Part V)	1:100	A1	5															
924-MDO-D2-ZZ-DR-A-05501	Duplex Type D2 - Elevations & Section (Part V)	1:100	A1	5															
924-MDO-D3-ZZ-DR-A-02501	Duplex Type D3 - Plans (Part V)	1:100	A1	4															
924-MDO-D3-ZZ-DR-A-05501	Duplex Type D3 - Elevations & Section (Part V)	1:100	A1	4															
924-MDO-D4-ZZ-DR-A-02501	Duplex Type D4 - Ground and First Floor Plans (Part V)	1:100	A1	4															
924-MDO-D4-ZZ-DR-A-02502	Duplex Type D4 - Second Floor and Roof Plans (Part V)	1:100	A1	4															
924-MDO-D4-ZZ-DR-A-05501	Duplex Type D4 - Front & Rear Elevations (Part V)	1:100	A1	5															
924-MDO-D4-ZZ-DR-A-05502	Duplex Type D4 - Side Elevations & Section (Part V)	1:100	A1	4															
924-MDO-T4-ZZ-DR-A-02501	Terrace Type T4 - Ground and First Floor Plans (Part V)	1:100	A1	5															
924-MDO-T4-ZZ-DR-A-02502	Terrace Type T4 - Roof Plan, Side Elevations & Section (Part V)	1:100	A1	5															
924-MDO-T4-ZZ-DR-A-05501	Terrace Type T4 - Front & Rear Elevations (Part V)	1:100	A1	4															
Reports																			
	Architectural Design Statement		A3	✓															
	Life Cycle Report		A3	✓															
	Housing Quality Assessment		A3	✓															
CAD File																			
ABP-306443-20	Red Line Boundary		CAD	✓															
End																			

Appendix 2

Engineering Drawing Schedule (O'Connor Sutton Cronin Engineers)



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DOCUMENT REGISTER SHEET

To: ALL
F.A.O.: ALL
From: O'Connor Sutton Cronin (OCSC)
Project: Residential Development Bearna, Co. Galway
Date: 07 October 2020



9 Prussia Street,
 Dublin 7
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 Ireland
 T | +353 (01) 8682000
 E | ocsc@ocsc.ie
 W | www.ocsc.ie

Date / Revision / Status

File No.	Title	07/10/20							
		A1	C02						
B861 - OCSC - XX - XX - DR - C - 0100	General Arrangement	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0101	Proposed Plan and Profile Public Footpath And Road	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0102	Cross Sections (BL15) Sheet 1 of 3 Public Footpath And Road	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0103	Cross Sections (BL15) Sheet 2 of 3 Public Footpath And Road	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0104	Cross Sections (BL15) Sheet 3 of 3 Public Footpath And Road	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0105	Typical Cross Section (BL15) Public Footpath And Road	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0106	Proposed Levels	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0107	Proposed Longsection Sheet 1 of 2	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0108	Proposed Longsection Sheet 2 of 2	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0109	Swept Path Analysis Fire Tender	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0110	Swept Path Analysis Refuse Truck	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0500	Drainage Strategy Masterplan	A1	C03						
B861 - OCSC - XX - XX - DR - C - 0501	Surface Water Network Layout	A1	C03						
B861 - OCSC - XX - XX - DR - C - 0502	Wastewater Network Layout	A1	C04						
B861 - OCSC - XX - XX - DR - C - 0510	Surface Water Long Sections - Catchment A Sheet 01 of 05	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0511	Wastewater Long Sections Sheet 02 of 05	A1	C03						
B861 - OCSC - XX - XX - DR - C - 0512	Wastewater Long Sections Sheet 03 of 05	A1	C04						
B861 - OCSC - XX - XX - DR - C - 0513	Surface Water Long Sections - Catchment B Sheet 04 of 05	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0514	Surface Water Long Sections - Public Road Sheet 05 of 05	A1	C01						
B862 - OCSC - XX - XX - DR - C - 0520	Drainage Details Sheet 01 of 05	A1	C02						
B863 - OCSC - XX - XX - DR - C - 0521	Drainage Details Sheet 02 of 05	A1	C02						
B864 - OCSC - XX - XX - DR - C - 0522	Drainage Details Sheet 03 of 05	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0523	Drainage Details Sheet 04 of 05	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0524	Drainage Details Sheet 05 of 05	A1	C02						
B861 - OCSC - XX - XX - DR - C - 0540	Proposed Public Road Drainage Layout	A1	C05						

Status / Suitability	
NON-CONTRACTUAL	
SHARED	S1 - suitable for coordination
	S2 - suitable for information
	S3 - suitable for review/comment
	S4 - suitable for stage approval
	S6 - suitable for PIMod authorization
	S7 - suitable for AIMod authorization
	S8 - suitable for planning
	S9 - suitable for FI
PUBLISHED	D1 - suitable for costing
	D2 - suitable for tender
	D3 - suitable for contractor design
	D4 - suitable for manufacturer/procurement

Galway County Council		E							
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Issue Format : E = Email U = Upload no. = Hardcopy

CONTRACTUAL	
A1 - Preparation & Brief	A4 - Technical Design
A2 - Concept Design	A5 - Construction
A3 - Developed Design	A6 - Handover & Close OUT

PUBLISHED

DOCUMENT REGISTER SHEET

To: ALL
F.A.O.: ALL
From: O'Connor Sutton Cronin (OCSC)
Project: Residential Development Bearna, Co. Galway
Date: 07 October 2020



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File No.	Title	Date / Revision / Status									
		07/10/20									
B861 - OCSC - XX - XX - DR - C - 0550	Water Main Network Layout	A1	C02								
B861 - OCSC - XX - XX - DR - C - 0700	Proposed Paving Layout	A1	C02								
B861 - OCSC - XX - XX - DR - C - 0702	Typical Road Details	A1	C02								
B861 - OCSC - XX - XX - DR - C - 0703	Typical Cross Sections	A1	C02								
B861 - OCSC - XX - XX - DR - C - 2600	Standard Details	A1	C02								
B861 - OCSC - XX - XX - RP - C - 0001	Engineering Services Report	A1	C04								
B861 - OCSC - XX - XX - RP - C - 0003	Trusky East Stream Flood Study	A1	C04								
B861 - OCSC - XX - XX - RP - C - 0004	Site-Specific Flood Risk Assessment	A1	C04								
B861 - OCSC - XX - XX - RP - C - 0006	DMURS Compliance Statement	A1	C02								
B861 - OCSC - XX - XX - RP - C - 0100	Technical Note L1321 Footpath Works	A1	C01								

Status / Suitability	
NON-CONTRACTUAL	
SHARED	S1 - suitable for coordination
	S2 - suitable for information
	S3 - suitable for review/comment
	S4 - suitable for stage approval
	S6 - suitable for PIMod authorization
	S7 - suitable for AIMod authorization
	S8 - suitable for planning
	S9 - suitable for FI
PUBLISHED	D1 - suitable for costing
	D2 - suitable for tender
	D3 - suitable for contractor design
	D4 - suitable for manufacturer/procurement

Galway County Council		E									
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CONTRACTUAL		PUBLISHED
A1 - Preparation & Brief	A4 - Technical Design	
A2 - Concept Design	A5 - Construction	
A3 - Developed Design	A6 - Handover & Close OUT	

Issue Format : E = Email U = Upload no. = Hardcopy

Appendix 3

Engineering (Services) Drawing Schedule (Varming Consulting Engineers Ltd.)



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Appendix 4

Landscape Drawing Schedule (Radharc Landscaping Co Ltd)



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Radharc Landscaping Co Ltd.,

Ballinahalla,
 Moycullen,
 Co. Galway.
 H91 KAK3
 T: 091 555078
 E: info@radharclandscaping.com
 W: Radharclandscaping.com

Document Register Sheet

TO:	Burkeway Homes
F.A.O:	
From:	Radharc Landscaping - Sharon Greaney
Project:	Bearna SHD - Stage 3
Date:	30.09.2020



Association
of Landscape
Contractors
of Ireland



Drawing Reference	Drawing Title
924_Rad_1973_01_Landscape Masterplan	Masterplan
924_Rad_1973_02_Usable Active & Passive Space	Usable Active & Passive Space
924_Rad_1973_03_Circulation & Connectivity	Circulation & Connectivity
924_Rad_1973_04_Boundary Treatment	Boundary Treatment
924_Rad_1973_05_Soft Landscaping Plan	Soft Landscaping Plan
924_Rad_1973_06_Biodiversity/Ecological Mitigation_Development Site	Biodiversity/Ecological Mitigation_Development Site
924_Rad_1973_07_Biodiversity/Ecological Mitigation_Zoned Open Space	Biodiversity/Ecological Mitigation_Zoned Open Space
924_Rad_1973_08_Landscape Features	Landscape Features

Report Title

Bearna Residential Development - Landscape Report October 2020

Status/Suitability NON_CONTRACTUAL

- S1 - Suitable for Information
- S2 - Suitable for Review/Comment
- S3 - Suitable for Stage Approval
- S4 - Suitable for Planning
- S5 - Suitable for FI

Date/Revision/Status

Size	Scale	File Type	30/06/2020	30/09/2020
A1	1_500	pdf	S4	
A1	1_500	pdf	S4	
A1	1_500	pdf	S4	
A1	1_500	pdf	S4	
A1	1_500	pdf		S4
A1	1_500	pdf		S4
A1	1_500	pdf		S4
A1	1_500	pdf	S1	
A4	n/a	pdf		S4

Developer	Burkeway Homes	
Architect	McCauley Day O'Connell Architects	
Planning	MKO Planning Consultants	
Landscape	Radharc	Landscaping Co Ltd.
Engineers	OCSC	Consulting Engineers
Other Copy#		