



An Bord Pleanála,
64 Marlborough St,
Rotunda,
Dublin 1,
D01 V902

Our Ref: 200607
Your Ref:

9th July 2021

Re: Rosshill, Galway- Strategic Housing Development

Dear Sir/Madam,

We are instructed by our clients Alber Developments Ltd to submit a Strategic Housing Development 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 19th April 2021 (case reference TC61.309391).

Project Website

A dedicated project website has been set up containing links to the planning application pack. The website - [www. RosshillManorSHD1.com](http://www.RosshillManorSHD1.com) – is live as of the date of this letter.

Proposed Development

The proposed development comprises of 102no. residential units, creche facility and commercial facility at lands to the south of Dublin Road, west of Rosshill Stud Farm Road, in the townlands of Roscam and Merlin Park approximately 4 km to the east of Galway City centre.

The proposed development comprises:

1. Construction of 102no. residential units comprising of 35 apartments and 67 houses:
 - 4no. Apartment Type '1A' - 1 bed 2 person
 - 4no. Apartment Type '1B' - 1 bed 2 person
 - 3no. Apartment Type '1C' - 1 bed 2 person
 - 11no. Apartment Type '2A' - 2 bed 4 person
 - 4no. Apartment Type '2B' - 2 bed 4 person
 - 3no. Apartment Type '2C' - 2 bed 4 person
 - 3no. Apartment Type '2D' - 2 bed 4 person
 - 3no. Apartment Type '2E' - 2 bed 3 person
 - 2no. House Type 'A/A1' - 4 Bed Semi Detached
 - 8no. House Type 'B/B1' - 3 Bed Semi Detached
 - 4no. House Type 'C/C1' - 3 Bed End of Terrace
 - 2no. House Type 'C2' - 3 Bed Mid Terrace
 - 2no. House Type 'D' - 2 storey town house - end of terrace - 3 bed
 - 4no. House Type 'D1' - 2 storey town house - mid terrace - 3 bed



- 2no. House Type 'D2' - 3 storey town house - end of terrace - 4 bed
 - 2no. House Type 'E' - 3 bed Long Semi-Detached
 - 2no. House Type 'F' - 4 bed Long Semi-Detached
 - 3no. House Type 'G' - 2 storey town house - end of terrace - 3 bed
 - 6no. House Type 'G1' - 2 storey town house - mid terrace - 3 bed
 - 3no. House Type 'G2' – 3 storey town house- end of terrace- 4 bed
 - 1no. House Type 'H' - 3 Bed Semi Detached
 - 1no. House Type 'H1' - 3 Bed Semi Detached - Double front
 - 8no. House Type 'JJ1' - 3 Bed Semi Detached
 - 4no. House Type 'K' - 3 bed Long Semi-Detached
 - 4no. House Type 'L' - 4 bed Long Semi-Detached
 - 3no. House Type 'M' - 3 Bed End of Terrace
 - 3no. House Type 'M1' - 3 Bed End of Terrace
 - 3no. House Type 'M2' - 3 Bed Mid Terrace
2. Demolition of the existing silage concrete apron (40sqm)
 3. Childcare facility (399sqm over 2-storeys) associated outdoor play areas and parking
 4. Retail/Commercial space (188.5sqm) including loading bay
 5. Provision of shared communal and private open space, including play and fitness equipment
 6. Car and cycle parking, including electric vehicle charging points
 7. Provision of all associated surface water and foul drainage services and connections including pumping station
 8. Landscaping, access routes and public art
 9. Lighting and associated works
 10. Access and junction improvements at Rosshill Road and Rosshill Stud Farm Road
 11. Provision of a footpath connectivity link along Rosshill Road and Rosshill Stud Farm Road
 12. All associated works and services

The application contains a statement setting out how the proposal will be consistent with objectives of the Galway City Development Plan 2017-2023. 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 other than in relation to the zoning of the land.

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.

A. Planning Application Documents and Reports

- 1a. An Bord Pleanála Cover Letter
- 1b. Galway City Council Cover Letter
- 1c. Prescribed Bodies Letters
 1. Irish Water
 2. Minister for Housing, Local Government and Heritage
 3. The Heritage Council



4. An Taisce – The National Trust for Ireland
5. Transport Infrastructure Ireland
6. National Transport Authority
7. Iarnrod Eireann – Railway Operator
8. Commission for Railway Regulation
9. The Galway City and County Childcare Committee

2. Application Form
3. EIA Portal Confirmation
4. Statutory Notices (Newspaper Notice and Site Notice)
5. Response to An Bord Pleanála’s Opinion
6. Planning Report and Statement of Consistency Report
7. Material Contravention Statement
8. Galway City Council Letter of Consent
9. Landowner Letter of Consent
10. Galway City Council Taken in Charge Letter

B. Technical Reports

Engineering Reports (Tobin Consulting Engineers & Others)

1. Civil Works Design Report
2. Traffic and Transport Assessment
3. Flood Risk Assessment
5. DMURS Report
6. Stage 1 Road Safety Audit (RSA)

Architectural Reports (O’Neill O’Malley)

7. Architectural Design Statement and Appendices 01 - 12

Landscape Reports (Cunnane Stratton Reynolds)

8. Tree Survey Report
9. Landscape Report

Other Reports (MKO, Alber Developments Ltd and Moloney Fox)

10. Environmental Impact Assessment Report Volume 1: Non-Technical Summary and Main Report
11. Environmental Impact Assessment Report Volume 2: Photomontage Booklet
12. Environmental Impact Assessment Report Volume 3: Appendices
13. LVIA Photomontage Booklet
14. Appropriate Assessment Screening Report and Natura Impact Statement
15. Construction Demolition Waste Management Plan
16. Mechanical and Electrical Services Report
17. Site Lighting Report
18. Operational Waste Management Plan
19. Daylight, Sunlight and Overshadowing Study

C. Drawings

Architectural Drawings – O’Neill O’Malley		
Drawing Ref:	Drawing Title:	Scale:
3000	Site Location Map	1:2500 @ A1
3001	Master Site Layout Plan- North	1:1000 @ A1



Architectural Drawings – O’Neill O’Malley		
3002	Master Site Layout Plan - South	1:1000 @ A1
3003	Site Layout Plan - Part 01	1:500 @ A1
3004	Site Layout Plan - Part 02	1:500 @ A1
3005	Site Layout Plan - Part 03	1:500 @ A1
3006	Overall Existing Site Survey	1:1000 @ A1
3007	Existing Site Survey - Part 01	1:500 @ A1
3008	Existing Site Survey - Part 02	1:500 @ A1
3009	Existing Site Survey - Part 03	1:500 @ A1
3010	Demolition drawing	As Shown @ A1
3011	Red Line drawing and Developable lands	1:1000 @ A1
3015	Site Sections AA	1:200/1:500 @ A1
3016	Site Sections BB	1:200/1:500 @ A1
3017	Site Sections CC	1:200/1:500 @ A1
3018	Site Sections DD,EE,FF	1:200/1:500 @ A1
3019	Site Sections GG	1:200/1:500 @ A1
3020	Site Connections & Road Hierarchy Diagram	1:750 @ A1
3021	Public open spaces & Connections Diagram	1:750 @ A1
3022	Public open spaces- Relevant to this application	1:750 @ A1
3023	Indicative Taking in charge Diagram	1:1000 @ A1
3024	Character Areas Diagram	1:750 @ A1
3025	Boundary Treatment Details	N.T.S @ A1
3026	Car & Bike Parking Provision Layout	1:200 @ A3
3027	Indicative Part V Social provision layout	1:500 @ A1
3028	Indicative Phasing Diagram	1:1000 @ A1
3029	Aerial of locality & Context - Radiating from Galway City	1:1000 @ A1
3030	Aerial of locality & Context - Radiating from Site	1:1000 @ A1
3031	Shadow Analysis	N.T.S @ A1
3032	Shadow Analysis	N.T.S @ A1
3033	Shadow Analysis	N.T.S @ A1
3034	Shadow Analysis	N.T.S @ A1
3035	Development Estate Entrance Marker Detail	1:50 @ A1
3100	House Types 'A/A1' Semi-detached - 4 Bed	1:100 @ A1
3110	House Types 'B/B1' Semi-detached - 3 Bed	1:100 @ A1
3120	House Types 'C/C1/C2' Terrace - 3bed	1:100 @ A1
3130	House Types 'D/D1/D2' Terrace - 3 bed & 4bed	1:100 @ A1
3140	House Types 'E & F' 3 bed & 4 bed	1:100 @ A1
3150	House Types 'G1,G,G,G2' Terrace - 3 bed & 4 bed	1:100 @ A1
3151	House Types 'G1,G,G,G2' Terrace -Stepped - 3 bed & 4 bed	1:100 @ A1
3160	House Types 'H/H1' Semi-detached - 3 Bed	1:100 @ A1
3170	House Types 'J/J1' Semi-detached - 3 Bed	1:100 @ A1
3180	House Types 'K & L' 3 bed & 4 bed	1:100 @ A1
3181	House Types 'K & L' - Stepped 3 bed & 4 bed	1:100 @ A1
3190	House Types 'M/M1/M2' Terrace - 3bed	1:100 @ A1
3200	Apartment Building & Commercial - Ground	1:100 @ A1



Architectural Drawings – O’Neill O’Malley		
3201	Apartment Building & Commercial- First	1:100 @ A1
3202	Apartment Building & Commercial - Second	1:100 @ A1
3203	Apartment Building & Commercial - Third	1:100 @ A1
3204	Apartment Building & Commercial - Elevations	1:100 @ A1
3205	Apartment Building & Commercial - Elevations	1:100 @ A1
3206	Apartment Building & Commercial - Sections	1:100 @ A1
3210	Individual Apartment Plans - 1 bedroom	1:50 @ A1
3211	Individual Apartment Plans - 2 bedroom	1:50 @ A1
3270	Creche Building - Plans	1:100 @ A1
3271	Creche Building - Elevations & Section	1:100 @ A1

Engineering Drawings – Cunnane Stratton Reynolds		
Drawing Ref:	Drawing Title	Scale
19112_T_101	Classification & Constraints	1:1000 @ A1
19112_T_102	Arboricultural Impact Assessment	1:1000 @ A1
19112_T_103	Tree Protection	1:1000 @ A1
19112_4_100	Landscape Master Plan	1:500 @ A1
19112_4_101	Landscape Details& Sections	1:500 @ A1

Lighting- Maloney Fox		
Drawing Ref:	Drawing Title	Scale
E100	Site lighting	1:500 @ A0
E100	Sheet 1	1:200 @ A0
E100	Sheet 2	1:200 @ A0
E100	Sheet 3	1:200 @ A0
E200	Electrical Installation – ESB and Eir Connections to Existing Site Layout	NTS @ A0

Engineering Drawings- Tobin Consulting Engineers		
Drawing Ref:	Drawing Title:	Scale:
10690-2100	Phase 1- Combined Services Layout	1:1000 @ A1
10690-2101	Phase 1- Watermain Layout (Sheet 1 of 2)	1:500 @ A1
10690-2102	Phase 1- Watermain Layout (Sheet 2 of 2)	1:500 @ A1
10690-2103	Phase 1- Drainage Layout (Sheet 1 of 2)	1:500 @ A1
10690-2104	Phase 1- Drainage Layout (Sheet 2 of 2)	1:500 @ A1
10690-2105	Phase 1- Rising Main & Watermain Connection	1:500 @ A1
10690-2106	Phase 1- Roads Layout (Sheet 1 of 2)	1:500 @ A1
10690-2107	Phase 1- Roads Layout (Sheet 2 of 2)	1:500 @ A1
10690-2108	Phase 1- Existing Pedestrian, Cycle & Public Transport Linkage	As Drawing @ A1
10690-2109	Phase 1- Proposed Pedestrian, Cycle & Public Transport Linkage	As Drawing @ A1
10690-2110	Phase 1- Fire Fighting Requirements	As Drawing @ A1
10690-2111	Phase 1- Standard Watermain Details	As Drawing @ A1
10690-2112	Phase 1- Standard Manhole Details (Sheet 1 of 2)	As Drawings @ A1
10690-2113	Phase 1- Standard Manhole Details (Sheet 2 of 2)	As Drawing @ A1
10690-2114	Phase 1- Standard Pipe Bedding Details	As Drawings @ A1
10690-2115	Phase 1- Typical Site Works Details	As Drawing @ A1



Engineering Drawings- Tobin Consulting Engineers		
10690-2116	Phase 1- Typical Pumping Station Details	1:50 @ A1
10690-2117	Autotrack - Large Car (Sheet 1 of 2)	1:500 @ A1
10690-2118	Autotrack - Large Car (Sheet 2 of 2)	1:500 @ A1
10690-2119	Autotrack - Refuse Truck (Sheet 1 of 2)	1:500 @ A1
10690-2120	Autotrack - Refuse Truck (Sheet 2 of 2)	1:500 @ A1
10690-2121	Autotrack - Fire Tender (Sheet 1 of 2)	1:500 @ A1
10690-2122	Autotrack - Fire Tender (Sheet 2 of 2)	1:500 @ A1
10690-2123	Test Hole Location	1:1000 @ A1
10690-2124	Foul Long Sections (Sheet 1 of 7)	As Drawings @ A1
10690-2125	Foul Long Sections (Sheet 2 of 7)	As Drawings @ A1
10690-2126	Foul Long Sections (Sheet 3 of 7)	As Drawings @ A1
10690-2127	Foul Long Sections (Sheet 4 of 7)	As Drawings @ A1
10690-2128	Foul Long Sections (Sheet 5 of 7)	As Drawings @ A1
10690-2129	Foul Long Sections (Sheet 6 of 7)	As Drawings @ A1
10690-2130	Foul Long Sections (Sheet 7 of 7)	As Drawings @ A1

A redline boundary is also enclosed in electronic form.

The required planning application fee of €37,490.43 has been paid via EFT to An Bord Pleanála, a receipt for the noted payment is included within the planning pack.


I confirm that 6no. copies of the above-noted information along with 1no. soft copy has been issued to Galway City Council.

I confirm that the following prescribed bodies, as set out in the Board's formal Opinion, have today received a copy of the above-noted information in electronic format, as agreed with each individual body:

- > Irish Water
- > Minister for Housing, Local Government & Heritage,
- > Heritage Council
- > An Taisce
- > Transport Infrastructure Ireland
- > National Transport Authority,
- > Iarnrod Eireann – Railway Operator
- > Commission for Railway Regulation
- > The Galway County and City Childcare Committee

We trust that the enclosed SHD Application is to the satisfaction of the Board. Please contact the undersigned if you require any further details.

Yours Faithfully,


Meabhann Crowe, MRTPI
Project Planner,
MKO.

