

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

We, Alber Developments Ltd intend to apply to An Bord Pleanála for permission for a strategic housing development on lands at Rosshill, Galway City, Co. Galway in the townlands of Merlin Park and Roscam.

The development will consist of.:

1. 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 'J/J1' - 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.

The application together with the Environmental Impact Assessment Report and 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 City Council. The application may also be inspected online at the following website set up by the applicant: www.RosshillManorSHD1.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: *Meabhram P. Crowe* (AGENT: MKO, Tuam Road, Galway)

Date of erection of site notice 1st July 2021