



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Alber Developments Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	First Floor, Fairgreen House, Fairgreen Road, Galway, H91AXK8
Company Registration No:	608927

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Meabhann Crowe (MKO)
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [X] No: [] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Shane O'Rourke
Firm/Company:	O'Neill O'Malley Ltd

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Galway City Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Rosshill
Address Line 2:	
Address Line 3:	
Town/City:	Galway City
County:	Galway
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	ITM to centre of site X,Y= 534081.7126,724925.4346 Extent of clipped map corners: LLX,LLY= 533666.7126,724617.9346 LRX,LRY= 534496.7126,724617.9346 ULX,ULY= 533666.7126,725232.9346 URX,URY= 534496.7126,725232.9346
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. Enclosed	
Area of site to which the application relates in hectares:	4.7042ha
Site zoning in current Development Plan or Local Area Plan for the area:	Low Density Residential (LDR)

Existing use(s) of the site and proposed use(s) of the site:	<p>Vacant/Rough Grazing</p> <p>Residential, Creche, Retail/Commercial – Please refer to Section 9 of this form for a full detailed description</p>
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7. Applicant’s Interest in the Site:

Please tick appropriate box to show the applicant’s legal interest in the land or structure:	Owner	Occupier	Other
			X

Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:

The owner of the site are Finfinella Property Company Limited (CRO Number 547103) who have consented to Alber Developments Limited submitting a planning application on the site. Please see the letter of consent which is included as part of the planning pack.

In addition as the application site boundary extends along the public road a letter of consent has been obtained from Galway City Council and this is included as part of the planning pack.

<p>State Name and Address of the Site Owner:</p> <p>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p>Finfinella Property Company Limited, Leixlip Centre, Leixlip, Co. Kildare</p> <p>Roads Taken in Charge – Galway City Council, College Road, Galway</p>
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Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [X] No: []
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If the answer is “Yes” above, identify the lands and state the nature of the control involved:

Lands under the control of the applicant are outlined in blue on the attached site location map (drawing 20175-3000)

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8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [X] No: []	
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
PI. Ref: 05/352	Permission for the construction of a 137 unit residential development consisting of 16 no. 4-bed detached houses, 15 no. 5-bed detached houses, 26 no. 2-bed townhouses, 73 no. 3-bed townhouses, 7 no. 4-bed townhouses, a creche (215 sq. m.) a shop (215 sq. m.), a new access to Old Dublin Road and all associated external and site development works	Refused by GCC 14/07/2005 Appealed to ABP however the appeal was withdrawn.
PI. Ref: 06/816	Permission for the construction of (i) a 99 unit residential development (18,871 sqm) consisting of 43 no. 5-bed detached houses, 16 no. 4-bed detached houses, 25 no. 2-bed apartments, 2 no. 3-bed apartments, 12 no. 2-bed duplexes, 1 no. 3-bed end terrace house, (ii) a creche (350 sqm), (iii) a new access to the Roshill Road, (iv) an upgraded junction onto the Old Dublin Road, (v) ESB Substation, (vi) Pumping house, (vii) Car parking (225 no. spaces at surface level and 60 no. spaces underground) and (viii) all associated external and site development works	Granted by GCC 06/06/2007 Appealed to ABP however the appeal was withdrawn.

ABP-306413-20	Strategic Housing Development planning application comprising – (a) Residential development consisting of 342no. units comprising 185no. houses and 157no. apartments, including a ground-floor community space, office, café, retail unit. (b) A two-storey childcare facility. (c) The provision of public realm landscaping including shared public open space and play areas, public art, public lighting, resident and visitor parking including car rental bays, electric vehicle charging points and bike rental spaces. (d) Pedestrian, cyclist and vehicular links throughout the development. (e) Access road and junction improvements at Rosshill Road/Old Dublin Road. (f) Provision of all associated surface water and foul drainage services and connections including pumping station. (g) All associated site works and ancillary services.	Refused by An Bord Pleanála 06/05/2020
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [] No: [X]
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
N/A		
Is the applicant aware of the site ever having been flooded?		Yes: [] No: [X]
If the answer is “Yes” above, please give details e.g. year, extent: N/A		

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details: N/A	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

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

An NIS and EIAR have been prepared and accompany the planning application.

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed:</p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>Please refer to enclosed drawing ONOM, ref: 20175-3000, -3001</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed:</p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>Please refer to enclosed drawing ONOM, ref: 20175-3001, -3002, -3003, -3004, -3005</p>

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
<p>Planning Authority reference number:</p>	<p>20/3</p>
<p>Meeting date(s):</p>	<p>3rd December 2020 and 14th January 2021</p>

(B) Consultation with An Bord Pleanála:

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:

An Bord Pleanála
reference number:

309391-20

Meeting date(s):

1st April 2021

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

Consultations were held between the Project Engineers and Irish Water;
Consultations were held with the Planning Authority under the section 247 pre-application process as outlined above;
Additional consultations were held with the Council's Senior Executive Parks Superintendent regarding proposed section 48 Development Contributions Roads Section of Galway City Council ;
Consultations were held with The Galway County and City Childcare Committee to inform the application; and,
Consultation was undertaken with the National Parks and Wildlife Service (NPWS).

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	The Galway Advertiser Publication date: 1st July 2021
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [X] No: []

If the answer to above is “Yes”, state date on which the site notice(s) was erected:	1st July 2021
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. Please refer to Drawing ONOM, drawing ref: 20175-3001</p>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is “Yes”, is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application. Enclosed, confirmation number 2021128	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format? Prescribed bodies as noted below have all requested an electronic copy of the application pack	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]

<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p>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.</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>9th July 2021</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [] No: [X]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: [] N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Refer to enclosed Statement of Consistency)</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Refer to enclosed Statement of Consistency)</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] (Refer to enclosed Statement of Consistency)</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	

<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/></p> <p>Documents submitted for pre-application consultations were considered to constitute a reasonable basis for an application for permission. A response to the Board's formal stage 2 Opinion is enclosed.</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/></p> <p>(Refer to enclosed Response to ABP Opinion)</p>

13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>(Refer to enclosed Material Contravention Statement)</p>
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	0	0m ²
2-bed	0	0m ²
3-bed:		
House Type B-3 bed semi detached	4 x House Type B	4 x 113.90 m ²
House Type B1-3 bed semi detached	4 x House Type B1	4 x 117.70 m ²
House Type C/C2 – 3 bed end of terrace	4 x House Type C/C2	4 x 113.90 m ²
House Type C1 – 3 bed mid terrace	2 x House Type C1	2 x 117.70 m ²
House Type D – 3 bed end of terrace townhouse	2 x House Type D	2 x 106.20 m ²
House Type D1/D3 – 3 bed mid terrace townhouse	4 x House Type D1/D3	4 x 103.10 m ²
House Type E – 3 bed long semi detached	2 x House Type E	2 x 108.00 m ²
House Type G – 3 bed end of terrace townhouse	3 x House Type G	3 x 106.30 m ²
House Type G1 – 3 bed mid terrace townhouse	6 x House Type G1	6 x 103.10 m ²
House Type H – 3 bed semi detached	1 x House Type H	1 x 114.10 m ²
House Type H1 – 3 bed semi detached double front	1 x House Type H1	1 x 115.60 m ²
House Type J – 3 bed semi detached	4 x House Type J	4 x 114.00 m ²
House Type J1 – 3 bed semi detached	4 x House Type J1	4 x 114.20 m ²
House Type K – 3 bed long semi detached	4 x House Type K	4 x 107.80 m ²
House Type M – 3 bed end of terrace	3 x House Type M	3 x 113.90 m ²
House Type M1 – 3 bed end of terrace	3 x House Type M1	3 x 113.90 m ²
House Type M2 – 3 bed mid terrace	3 x House Type M2	3 x 114.10 m ²
4-bed:		
House Type A/A1	2 x House Type A/A1	2 x 134.90 m ²
House Type D2	2 x House Type D2	2 x 146.40 m ²
House Type F	2 x House Type F	2 x 130.00 m ²
House Type G2	3 x House Type G2	3 x 146.40 m ²
House Type L	4 x House Type L	4 x 129.80 m ²
4+ bed	0	0 m ²
Total	67	7,776.1m²

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0 m2
1-Bed:		
Apartment Type 1A - 1 bed 2 person	4 x Apartment Type 1A	4 x 50.17 m2
Apartment Type 1B – 1 bed 2 person	4 x Apartment Type 1B	4 x 56 m2
Apartment Type 1C – 1 bed 2 person	3 x Apartment Type 1C	3 x 51 m2
2-bed:		
Apartment Type 2A - 2 ned 4 person	11 x Apartment Type 2A	11 x 77.64 m2
Apartment Type 2B – 2 bed 4 person	4 x Apartment Type 2B	4 x 79.51 m2
Apartment Type 2C – 2 bed 4 person	3 x Apartment Type 2C	3 x 85.8 m2
Apartment Type 2D – 2 bed 4 person	3 x Apartment Type 2D	3 x 80.3 m2
Apartment Type 2E – 2 bed 3 person	3 x Apartment Type 2E	3 x 70.2 m2
3-bed	0	0
4-bed	0	0
4+ bed	0	0
Total	35	2,458.60m2

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	N/A	N/A	N/A
1-bed	N/A	N/A	N/A
2-bed	N/A	N/A	N/A
3-bed	N/A	N/A	N/A
4-bed	N/A	N/A	N/A
4+ bed	N/A	N/A	N/A
Total	N/A	N/A	N/A

(b) State total number of residential units in proposed development:	102
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(c) State cumulative gross floor space of residential accommodation, in m ² :	10,234.7m ²
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15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare facilities (91no. of childcare spaces) *insert no. of childcare spaces	399sqm
Retail/Commercial space	188.56sqm
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	587.56m ²
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	10,234.7+587.56m ² = 10,822.26m ²
(d) Express 15(b) as a percentage of 15(c):	15(b)= 587.56m ² 15(c)= 10,822.26m ² 5.42%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X Please refer to the enclosed Statement of Consistency,	

	application drawings and ONOM Design Statement	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X Please refer to the enclosed Statement of Consistency, application drawings, ONOM Design Statement, CSR Landscape Report, Tobin Statement of Compliance with DMURS	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X Please refer to the enclosed Statement of Consistency, ONOM Design Statement, application drawings and Tobin Civil Works Report	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X Please refer to Tobin drawings, Moloney Fox drawings and Site Services and Site Lighting Reports	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If "Yes", enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If "Yes", enclose a brief explanation with this application.	X Demolition of modern concrete apron at silage slab. Please refer to ONOM drawing ref 20175-3010,	

	Design Statement and Chapter 11 of the Environmental Impact Assessment Report.	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		X
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	<p>X Please refer to Chapter 11 of the Environmental Impact Assessment Report</p>	
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X

<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p>X Please refer to the enclosed Response to the Boards Opinion which discusses the relevant items</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	40sqm modern agricultural concrete apron.
State gross floor space of any proposed demolition, in m ² :	40sqm modern agricultural concrete apron.
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	N/A

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Vacant/Rough Grazing
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Vacant/Rough Grazing
(c) State proposed use(s):	Residential, retail/commercial and childcare
(d) State nature and extent of any such proposed use(s):	See Development Description at Section 9 of this form
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [] No: [] N/A: [X]</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	Please refer to drawing 20175-3027 and the enclosed Design Statement.	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	X calculations enclosed at the back of this form (addendum 1)	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	Please refer to drawings 20175-3027	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application	N/A	

form indicating the basis on which section 96(13) is considered to apply to the development.		
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20. Water Services:

(A) Proposed Source of Water Supply:
Please indicate as appropriate:
(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> Please refer to enclosed Tobin Civil Works Design Report and associated drawings
(b) Public Mains: <input type="checkbox"/>
Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____
Private Well: <input type="checkbox"/>
Other (please specify): _____
(B) Proposed Wastewater Management / Treatment:
Please indicate as appropriate:
(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> Please refer to enclosed Tobin Civil Works Design Report and associated drawings
(b) Public Sewer: <input type="checkbox"/>
Conventional septic tank system: <input type="checkbox"/>
Other on-site treatment system (please specify): _____
Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:
(C) Proposed Surface Water Disposal:
Please indicate as appropriate:

(a) Public Sewer/Drain: []

Soakpit: []

Watercourse: []

Other (please specify): [On-site attenuation before discharge to foul drain, please refer to Tobin Civil Works Design Report.](#)

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: [X] No: []

[Enclosed within Civil Works Design Report](#)

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [X] No: []

[Please refer to enclosed Civil Works Design Report](#)

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: [X] No: []

[Please refer to enclosed Civil Works Design Report](#)

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: [X] No: []

[Please refer to enclosed Civil Works Design Report](#)

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:

Yes: [X] No: []

[Please refer to enclosed Civil Works Design Report](#)

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to enclosed Traffic and Transport Assessment</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to enclosed Traffic and Transport Assessment and Road Safety Audit</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. Please refer to enclosed ONOM drawing ref: 20175-3023</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number. Refer to addendum 2 of this form.</p>
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24. Application Fee:

(a) State fee payable for application:	€37,490.43																																																			
(b) Set out basis for calculation of fee:	<table border="1"> <thead> <tr> <th style="color: blue;">Units</th> <th style="color: blue;">€ per unit</th> <th style="color: blue;">Total</th> </tr> </thead> <tbody> <tr> <td>102</td> <td>€130.00</td> <td>€13,260.00</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <th style="color: blue;">Creche</th> <th style="color: blue;">€ sqm</th> <th style="color: blue;">Total</th> </tr> <tr> <td>399</td> <td>€7.20</td> <td>€2,872.80</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <th style="color: blue;">Retail</th> <th style="color: blue;">€ sqm</th> <th style="color: blue;">Total</th> </tr> <tr> <td>188.56</td> <td>€7.20</td> <td>€1,357.63</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <th style="color: blue;">EIAR</th> <th style="color: blue;">€ 10k</th> <th style="color: blue;">Total</th> </tr> <tr> <td>1</td> <td>€10,000.00</td> <td>€10,000.00</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <th style="color: blue;">NIS</th> <th style="color: blue;">€ 10k</th> <th style="color: blue;">Total</th> </tr> <tr> <td>1</td> <td>€10,000.00</td> <td>€10,000.00</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td style="color: blue;">TOTAL</td> <td></td> <td style="color: blue;">€37,490.43</td> </tr> </tbody> </table>	Units	€ per unit	Total	102	€130.00	€13,260.00				Creche	€ sqm	Total	399	€7.20	€2,872.80				Retail	€ sqm	Total	188.56	€7.20	€1,357.63				EIAR	€ 10k	Total	1	€10,000.00	€10,000.00				NIS	€ 10k	Total	1	€10,000.00	€10,000.00							TOTAL		€37,490.43
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(c) Is the fee enclosed with the application?	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Paid via EFT as agreed with ABP</p>																																																			


25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age,	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to Design Statement</p>
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<p>size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie</p>	
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	9th July 2021

26. Contact Details- Not to be Published

Applicant(s):

First Name:	N/A Refer to below
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Alber Developments Ltd Directors: Barry Duffy, Mike Duffy, Matt Merrick
Company Registration Number (CRO):	608927
Contact Name:	Bernard Duffy
Primary Telephone Number:	086-2415322
Other / Mobile Number (if any):	N/A
E-mail address:	bernard@alberhomes.com

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Meabhann
Surname:	Crowe
Address Line 1:	MKO
Address Line 2:	Tuam Road
Address Line 3:	
Town / City:	Galway
County:	Galway
Country:	Ireland
Eircode:	H91VW84
E-mail address (if any):	mcrowe@mkoireland.ie
Primary Telephone Number:	091-735611

Other / Mobile Number (if any):	
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Person responsible for preparation of maps, plans and drawings:

First Name:	Shane
Surname:	O'Rourke
Address Line 1:	O'Neill O'Malley Ltd
Address Line 2:	Technology House
Address Line 3:	Galway Technology Park
Town / City:	Galway
County:	Galway
Country:	Ireland
Eircode:	H91 KFD3
E-mail address (if any):	Shane.orourke@onom.ie
Primary Telephone Number:	091-771033
Other / Mobile Number (if any):	N/A

Contact for arranging entry on site, if required:

Name:	Bernard Duffy
Mobile Number:	086-2415322
E-mail address:	bernard@alberhomes.com

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.

10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.

11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Addendum 1 – Part V Workings

PART V COSTINGS - Rosshill SHD - 102 Units Total
 EUV and CUV Valuations to be carried out to establish Council credit before construction commences

Developable Site Area:	2.8440 Hectares	7.0218 ACRES
Total no. of Residential units on site:	102	10% requirement for social provision:
		10 Units
		Proposed Social allocation:
		100% sgm

The mix has been agreed with GCC. It is noted that there is a shortfall of 18.72sqm from being 10% of the overall residential area however this has been accepted by GCC.

Proposed Part V Apartment Units	No. of Units	Type	m2	R2	Total m2	Total R2
Apartment Type 2A	1	3 Bed 2 Person (1 Storey)	50.17	540.0	50.17	540.0
Apartment Type 2B	1	2 Bed 4 Person (1 Storey)	79.51	855.8	79.51	855.8
Apartment Type 2 C	1	2 Bed 4 Person (1 Storey)	85.8	923.6	85.8	923.6
	3			215.48		

	Units	%	Total Sqm
Terraced	5.0	50.0%	551.7
Semi - Detached	2	20.0%	237.7
Detached	0	0.0%	0
Apartment	3	30.0%	215.48
TOTAL	10	100%	1005

Proposed Part V Conventional House Types	No. of Units	Type	m2	R2	Total m2	Total R2
House Type C1/C1	3	3 Bed End of Terrace	113.9	1276.0	341.7	3828.0
House Type C2	1	3 Bed Mid Terrace	117.7	1266.9	117.7	1266.9
House Type G1	2	2 Storey Town house mid terrace - 3 Bed	303.1	3309.8	606.2	6618.6
House Type K	1	3 Bed Long Semi-Detached	107.9	1161.4	107.9	1161.4
House Type L	1	4 Bed Long Semi-Detached	129.8	1397.2	129.8	1397.2
	7			789.4		

Existing Land Use Value	€30,000/Acre	210,829
EUV attributable land cost psm		210
EUV attributable land cost paf		19

PART V Summary	Total Sq Ft	Cost paf incl VAT	Total	Per Unit
Apartments	2,319.43	332	€ 769,555.79	€ 256,518.00
Houses	8,497.10	285	€ 2,423,730.23	€ 346,247.18
Total			€ 3,193,286.02	

Part V Construction Costs - Apartments

PART V COMPENSATION COST CLAIM				Total Cost €	Total Area R2	Per Unit
MAIN COST SUMMARY					2,319.43	3
APARTMENT BUILDING COSTS						
Apartment Construction	€ 289,928.34	€ 125.00	€ 96,642.78			
External Works	€ 23,194.27	€ 10.00	€ 7,731.42			
Site Development Works	€ 46,388.53	€ 20.00	€ 15,462.84			
Abnormal Works	€ 6,958.28	€ 3.00	€ 2,319.43			
Insurances @ 1%	€ 3,664.69	€ 1.58	€ 1,221.56			
Sub-total	€ 370,134.12	€ 159.58	€ 123,378.04			
Indirect Project Costs						
Preliminaries @ 11%	€ 40,714.75	€ 17.55	€ 13,571.58			
Fixed Price on Construction Costs @ 4%	€ 14,805.36	€ 6.38	€ 4,935.12			
Development Contributions / Levies (Dev Contribution, ESB, Irish Water, Homebond, BER)	€ 54,150.00	€ 23.35	€ 18,050.00			
Total:	€ 479,804.23	€ 206.86	€ 159,934.74			
DEVELOPMENT ON COSTS						
Professional Fees @ 10%	€ 47,980.42	€ 20.69	€ 15,993.47			
Finance Costs @ 9% (On Development Cost + Fees)	€ 47,500.62	€ 20.48	€ 15,833.54			
Total:	€ 95,481.04	€ 41.17	€ 31,827.01			
DEVELOPERS' PROFIT						
On Costs @ 10%	€ 57,528.53	€ 24.80	€ 19,176.18			
Total:	€ 832,813.80	€ 361.23	€ 271,931.73			
LAND COSTS						
Existing Land Use Value	€ 45,208.92	€ 19.49	€ 15,069.64			
SUB-TOTAL:	€ 678,022.72	€ 292.32	€ 226,007.57			
add:						
Value Added Tax @ 13.50%	€ 91,533.07	€ 39.46	€ 30,511.02			
TOTAL APARTMENT COSTS (INCL VAT):	€ 769,555.79	€ 331.79	€ 256,518.60			

Part V Construction Costs - Houses

PART V COMPENSATION COST CLAIM				Total Cost €	Total Area R2	Per Unit
MAIN COST SUMMARY					8,497.10	7
HOUSE BUILDING COSTS						
House Construction	€ 892,195.67	€ 110.00	€ 127,456.52			
External Works	€ 84,971.02	€ 10.00	€ 12,138.72			
Site Development Works	€ 169,942.03	€ 20.00	€ 24,277.43			
Abnormal Works	€ 25,491.30	€ 3.00	€ 3,641.61			
Insurances @ 1%	€ 11,726.00	€ 1.38	€ 1,675.14			
Sub-total	€ 1,184,326.02	€ 144.38	€ 169,189.43			
Indirect Project Costs						
Preliminaries @ 11%	€ 130,275.86	€ 15.33	€ 18,610.84			
Fixed Price on Construction Costs @ 4%	€ 52,584.08	€ 6.19	€ 7,512.01			
Development Contributions / Levies (Dev Contribution, ESB, Irish Water, Homebond, BER)	€ 126,350.00	€ 14.87	€ 18,050.00			
Total:	€ 1,493,536.96	€ 36.89	€ 213,362.28			
DEVELOPMENT ON COSTS						
Professional Fees @ 10%	€ 149,353.60	€ 17.58	€ 21,336.23			
Finance Costs @ 9% (On Development Cost + Fees)	€ 147,860.06	€ 17.40	€ 21,122.87			
Total:	€ 297,213.66	€ 34.98	€ 42,459.10			
DEVELOPERS' PROFIT						
On Costs @ 10%	€ 179,074.96	€ 21.07	€ 25,582.14			
Total:	€ 1,869,824.88	€ 219.43	€ 281,403.51			
LAND COSTS						
Existing Land Use Value	€ 165,620.56	€ 19.49	€ 23,660.08			
SUB-TOTAL:	€ 2,138,446.13	€ 251.31	€ 305,063.59			
add:						
Value Added Tax @ 13.50%	€ 288,285.09	€ 33.93	€ 41,183.58			
TOTAL HOUSE COSTS (INCL VAT):	€ 2,423,730.23	€ 285.24	€ 346,247.18			

Addendum2 - Accompanying Maps, Plans and 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
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

Architectural Drawings – O'Neill O'Malley		
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
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

Landscape Architect 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

Electrical and Lighting- Maloney Fox		
Drawing Ref:	Drawing Title	Scale
E100	Electrical Installation – Lighting Services Site Layout	1:500 @ A0
E100	Electrical Installation – Lighting Services Site Layout – Sheet 1	1:200 @ A0
E100	Electrical Installation – Lighting Services Site Layout – Sheet 2	1:200 @ A0
E100	Electrical Installation – Lighting Services Site Layout – 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

Engineering Drawings- Tobin Consulting Engineers		
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
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

Engineering Drawings- Tobin Consulting Engineers		
10690-2129	Foul Long Sections (Sheet 6 of 7)	As Drawings @ A1
10690-2130	Foul Long Sections (Sheet 7 of 7)	As Drawings @ A1