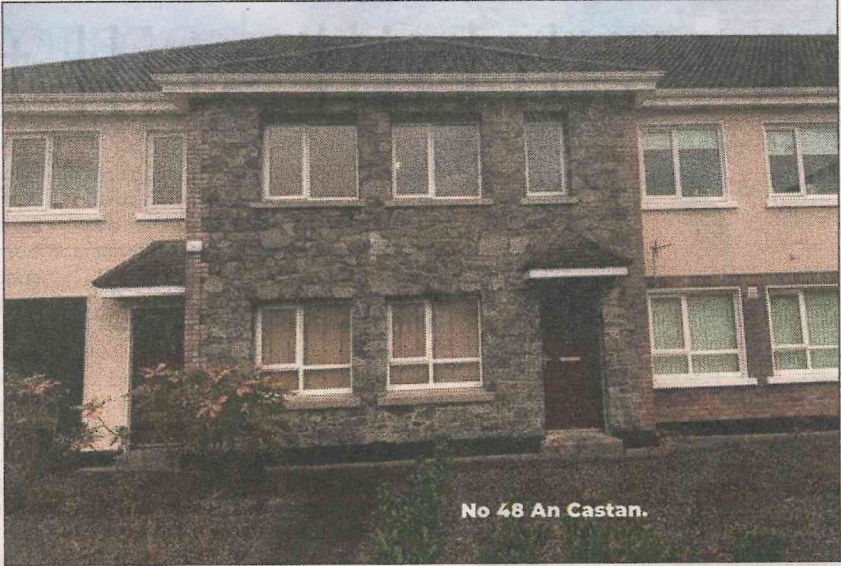


Superb two bed apartment in Doughiska

John Quinn is currently offering for sale No 48 An Castan, Doughiska. This is a luxury apartment with two excellent bedrooms, a fabulous sitting room/kitchen fully fitted, and a lovely bathroom.

The property is in top class condition throughout and is located very close to all local facilities, schools, church, shops, Galway Clinic, and supermarkets, and enjoys very easy access to Parkmore and the city centre.



No 48 An Castan.

COMHAIRLE CATHRACH NA GAILLIMHE I gCOMHPHÁIRT LEIS AN nGNIOMHAIREACHT UM FHORBAIRT TALÚN
FÓGRA DE BHUN ALT 175(4) AGUS ALT 177AE(4) DEN ACHT UM PLEANÁIL AGUS FORBAIRT, 2000 (ARNA LEASÚ), AGUS NA RIALACHÁN UM PLEANÁIL AGUS FORBAIRT, 2001 (ARNA LEASÚ)
CÉIM 1 – TÓCHAR NA COIRIBE – BÓTHAR NA DÍGE
FÓGRA I DTAOBH IARRATAS PLEANÁLA CHUIG AN MBORD PLEANÁLA

Tugtar fógra leis seo go bhfuil sé beartaithe ag Comhairle Cathrach na Gaillimhe, i gcomhpháirt leis an nGníomhaireacht um Fhorbairt Talún, iarratas a dhéanamh ar cheadú chuig an mBord Pleanála faoi Alt 175(3) agus Alt 177AE(3) den Acht um Pleanáil agus Forbairt, 2000 (arna leasú), agus na Rialacháin um Pleanáil agus Forbairt, 2001 (arna leasú), chun an fhorbairt bheartaithe seo a leanas a chur i gcrích ar láithreán ina bhfuil thart ar 1.144 heicteár ag Bóthar na Díge, Tír Oileáin, Gaillimh. Tá an láithreán teorannaithe le hAmharclann an Bhosca Dhuibh ar an taobh thuaidh, le carchlós láithreach ar an taobh theas, le Bóthar na Díge ar an taobh thiar, agus le Páirc Miondíolaíochta na Gaillimhe ar an taobh thoir.

Is éard a bheidh i gceist leis an bhforbairt bheartaithe ná forbairt cónaithe nua ina bhfuil 219 gcinn d'aonaid árasáin agus saoráid cúram leanaí (thart ar 241 mhéadar chearnacha) a thógáil mar bhloc cónaithe nua amháin (5 - 9 stór os cionn leibhéil an bhunurláir íochtarigh), mar aon le spásanna gaolmhara páirceála carranna agus rothar, spásanna oscailte poiblí agus comhroinnte, agus na hoibreacha coimhdeacha uile ar láithreán ina bhfuil 1.144 heicteár.

Déanfaidh an fhorbairt bheartaithe socrú do na nithe seo a leanas:

a) 219 gcinn d'aonaid chónaithe árasáin (109 gcinn d'aonaid aon seomra leapa, 100 ceann d'aonaid dhá sheomra leapa agus deich gcinn d'aonaid trí sheomra leapa), agus limistéar gaolmhar spáis oscailte phríobháidigh i riocht balcóine/ardáin ag gach ceann díobh.

b) Clárchosán ardaithe coisithe feadh an ingearchló thiar den fhoirgneamh beartaithe.

c) Tá spás oscailte (thart ar 2,778 méadar chearnacha) beartaithe mar a leanas: (a) spás oscailte poiblí (thart ar 1,183 mhéadar chearnacha) ar an taobh thiar den fhoirgneamh beartaithe, a bheidh ag amharc amach ar Bhóthar na Díge agus ina mbeidh suíochánra lasmuigh, plandú, gairdín suncálite, agus cosáin agus naise do choisithe; agus (b) spás oscailte comhroinnte (thart ar 1,605 mhéadar chearnacha) ar an taobh thoir den fhoirgneamh beartaithe, ina mbeidh clós, lena n-áireofar suíochánra lasmuigh, plandú, limistéar súgartha do leanaí, agus trealamh spóirt amuigh faoin spéir.

d) Saoráid cúram leanaí (thart ar 241 mhéadar chearnacha) ag leibhéal an bhunurláir, ina mbeidh limistéar súgartha seachtrach tiomnaithe (thart ar 61 mhéadar chearnacha) ag leibhéal an dromchla.

e) 33 Cinn san iomlán de spásanna nua páirceála carranna ag leibhéal an dromchla chun freastal ar an bhforbairt cónaithe bheartaithe (lena n-áireofar dhá cheann de spásanna inrochtana). Tá dhá cheann de spásanna ligin amach/fágála beartaithe freisin chun freastal ar an tsaoráid cúram leanaí.

f) 465 Cinn san iomlán de spásanna páirceála rothar, lena n-áireofar 330 ceann de spásanna cónaithe caighdeánacha, 100 ceann de spásanna do chuairteoirí, 25 cinn de spásanna páirceála rothar lastais, agus deich gcinn de spásanna páirceála rothar a bheidh tiomnaithe d'fhoireann na saoráide cúram leanaí, agus iad go léir suite ag leibhéal an dromchla/an bhunurláir íochtarigh.

g) Tá rochtain d'fheithiclí chun freastal ar an bhforbairt beartaithe trí Bhóthar na Díge ag dhá cheann de láithreacha nua feadh teorainn thiar an láithreáin (ar an taobh thiar thuaidh agus ar an taobh thiar theas den phríomhláithreán forbartha). Tá rochtain do choisithe agus do rothaithe beartaithe ar rud an láithreáin trí Bhóthar na Díge freisin, agus tá trasrian nua coisithe le soláthar ag Bóthar na Díge chomh maith. Díoithídh an fhorbairt bheartaithe an nasc láithreach do choisithe idir Páirc Miondíolaíochta na Gaillimhe agus an láithreán lena mbaineann mar chuid de mhórtógairí le haghaidh feabhsuithe áitiúla ar thréscailteacht.

h) Tá sé beartaithe 389 gcinn de spásanna láithreacha páirceála carranna (311 cheann ó Charrchlós 1 agus 78 gcinn ó Charrchlós 2) a bhaint chun socrú a dhéanamh don fhorbairt nua. Coinneofar 165 cinn san iomlán de spásanna láithreacha páirceála carranna i gCarrchlós 2.

i) An phríomhshlí isteach d'fheithiclí lena bhfreastalaithe ar Charrchlós 1 agus Carrchlós 2 ag Bóthar na Díge a dhíothú, agus socrú déanta do phointe nua rochtana d'fheithiclí (ar an taobh theas den phríomhláithreán forbartha) chun rochtain leantach a éascú ar Charrchlós láithreach 2 agus ar na spásanna páirceála carranna a bheidh fágtha (165 cinn).

j) Na saoráidí láithreacha fág anseo a bhaint de Bhóthar na Díge, lena n-áireofar dhá cheann de bhainc éadaigh agus ocht gcinn de bhainc buidéal.

k) Dhá cheann de thúir laistise theileachumarsáide (6.45 méadar agus 7.67 méadar ar airde fhoriomlán) a ghreamú den díon, lena dtacófar le naoi gcinn d'aeróga 2G/3G/4G dhá mhéadar, le naoi gcinn d'aeróga 5G 0.8 méadar agus le sé cinn de naisc tarchurtha micreathonnta 0.3 méadar, mar aon leis an trealamh gaolmhar theileachumarsáide agus na caibinéid ghaolmhara theileachumarsáide ar fad. Is ionann airde bheartaithe fhoriomlán an fhoirgnimh, lena n-áirítear na túir theileachumarsáide, agus thart ar 38.18 méadar (+43.18 méadar os cionn tagra ordanáis).

Déanfaidh an fhorbairt socrú do na nithe seo a leanas freisin: na hoibreacha gaolmhara forbartha láithreáin uile; oibreacha bonneagair, tochaillte agus glanta, lena n-áirítear stáisiún láithreach caidéalúcháin fuíolluisce Amharclann an Bhosca Dhuibh a dhíchoimisiúnú; stáisiún nua caidéalúcháin ag a mbeidh stóráil éigeandála faoi thalamh; na ballaí cóireála/coinneála teorann uile; soilsiú poiblí; bóithre agus cosáin inmheánacha; fostáisiúin BSL; seomraí las; seomraí umar uisce; stóras glantóra agus clóiséad uisce; seomraí méadar; oifig bainistíochta saoráidí; stóras beartán; seomraí cumarsáide; seomra gléasra; seomra gineadóir/spás gaolmhar gléasra; stóráil araidí; stóirthe rothar; tirdheachú cruu agus bog; trealamh súgartha; umair mhaolaithe faoi thalamh; gnéithe dúlbrahnaíthe córas draenála inbhuanaithe; díonta glasa; gléasra dín; seirbhís láithreáin nua agus athsholáthair; agus naise do dhraenáil uisce bhréin, do dhraenáil uisce dromchla agus do sholáthar uisce.

Ullmhaíodh Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus Ráiteas Tionchair Natura i leith na forbartha beartaithe. Féadfar doiciméid an iarratais, lena n-áirítear an Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus Ráiteas Tionchair Natura, a iniúchadh saor in aisce nó féadfar iad a cheannach ar tháille shonraithe a foc (ar táille í nach mbeidh níos airde ná an costas réasúnach a bhaineann le cóip den sórt sin a dhéanamh) le linn uaireanta oscailte poiblí ón Máirt an 1 Aibreán 2025 go dtí an Luan an 12 Bealtaine 2025 ag na láithreacha seo a leanas:

- Oifig an Bhoird Pleanála, 64 Sráid Mhaolbhríde, Baile Átha Cliath 1, D01 V902 (idir 9.15 a.m. agus 5.30 p.m., an Luan go dtí an Aoine);
- Comhairle Cathrach na Gaillimhe, An Cuntar Poiblí, An Rannóg Pleanála, Comhairle Cathrach na Gaillimhe, Halla na Cathrach, Bóthar an Chólaíste, Gaillimh, H91 X4K8 (idir 9.00 a.m. agus 4.00 p.m., an Luan go dtí an Aoine);

Féadfar amharc ar an iarratas (lena n-áirítear an Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus Ráiteas Tionchair Natura) nó é a íoslódáil ag an suíomh Gréasáin seo a leanas freisin: www.corribcausewaypart10.ie.

Ar an táille fhorordaithe €50 a foc le linn na tréimhse thuasluaite, féadfar aighneachtaí a dhéanamh nó tuairimí a chur in iúl maidir leis na nithe seo a leanas trí scríobh chuig An Bord Pleanála, 64 Sráid Mhaolbhríde, Baile Átha Cliath 1, D01 V902 (féadfar aighneachtaí a dhéanamh nó tuairimí a chur in iúl trí shuíomh Gréasáin an Bhoird ag an seoladh seo a leanas freisin: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-level>), agus iad le bheith fágtha faoi 5.30 p.m., Dé Luain an 12 Bealtaine 2025:

(i) impleachtaí na forbartha beartaithe do phleanáil chuí agus forbairt inchothaithe an limistéir lena mbaineann an fhorbairt bheartaithe;

(ii) na héifeachtaí is dóigh a bheidh ag an bhforbairt bheartaithe ar an gcomhshaoil, má dhéantar í; agus

(iii) na héifeachtaí suntasacha is dóigh a bheidh ag an bhforbairt bheartaithe ar láithreán Eorpach, má dhéantar í.

Féadfaidh an Bord Pleanála an t-iarratas ar fhorbairt a cheadú fara coinníollacha nó gan choinníollacha nó féadfaidh sé an t-iarratas ar fhorbairt a dhílú. Féadfaidh duine bailíocht aon chinneadh den sórt sin ón mBord Pleanála a cheistiú trí bhíthin iarratas a dhéanamh ar athbhreithniú breithiúnach, faoi Ordú 84 de Rialacha na nUaschúirteanna (I.R. Uimh. 15 de 1986, arna leasú), de réir alt 50 den Acht um Pleanáil agus Forbairt, 2000 (arna leasú). Féadfar faisnéis phraiticiúil faoin sásra athbhreithnithe bhreithiúnaigh a rochtain faoin gceannteideal 'Fógraí Dlí - Fógra faoi Athbhreithniú Breithiúnach' ar shuíomh Gréasáin an Bhoird Pleanála ag www.pleanala.ie nó ar shuíomh Gréasáin na Seirbhíse um Faisnéis do Shaoránaigh ag www.citizensinformation.ie.

GALWAY CITY COUNCIL IN PARTNERSHIP WITH THE LAND DEVELOPMENT AGENCY
NOTICE PURSUANT TO SECTION 175 (4) AND 177AE (4) OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED) AND THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)
PHASE 1 - CORRIB CAUSEWAY - DYKE ROAD
NOTICE OF PLANNING APPLICATION TO AN BORD PLEANÁLA

Notice is hereby given that Galway City Council in partnership with the Land Development Agency intends to make an application for approval to An Bord Pleanála under Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended) and the Planning and Development Regulations, 2001 (as amended) to carry out the following proposed development on a site of approx. 1.144 ha at Dyke Road, Terryland, Galway. The site is bounded by the Black Box Theatre to the north; an existing car park to the south; Dyke Road to the west; and Galway Retail Park to the east.

The proposed development will consist of the construction of a new residential development of 219 no. apartment units and a childcare facility (approx. 241 sq m) in the form of 1 no. new residential block (5 - 9 storeys over lower ground floor level) with associated car parking, bicycle parking, public and communal open spaces, and all ancillary works on a site area of 1.144 ha.

The proposed development will provide for:

a) 219 no. residential apartment units (109 no. 1-bedroom units, 100 no. 2-bedroom units and 10 no. 3-bedroom units) each with an associated private open space area in the form of a balcony/terrace.

b) A raised pedestrian boardwalk along the western elevation of the proposed building.

c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children's play area and outdoor sports equipment.

d) A childcare facility (approx. 241 sq m) at ground floor level with dedicated external play area (approx. 61 sqm) at surface level.

e) A total of 33 no. new car parking spaces at surface level to serve the proposed residential development (including 2 no. accessible spaces). In addition, 2 no. set down / drop off spaces are proposed to serve the childcare facility.

f) A total of 465 no. bicycle parking spaces to include 330 no. standard residential spaces, 100 no. visitor spaces, 25 no. cargo bicycle spaces and 10 no. bicycle parking spaces dedicated for the childcare facility staff, all at surface / lower ground floor level.

g) Vehicular access to serve the development is proposed via Dyke Road at 2 no. new locations along the western site boundary (to the north west and south west of the main development site). Pedestrian and Cyclist access is also proposed throughout the site via Dyke Road and a new pedestrian crossing is also delivered at Dyke Road. The proposed development will extinguish the existing pedestrian connection between Galway Retail Park and the subject site as part of wider proposals for local improvements to permeability.

h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.

i) The extinguishment of the main existing vehicular entrance serving Car Park 1 and Car Park 2 at Dyke Road with provision made for a new vehicular access point (to the south of the main development site) to facilitate continued access to existing Car Park 2 and the remaining car parking spaces (165 no.).

j) The removal of existing bring bank facilities including 2 no. clothing banks and 8 no. bottle banks from Dyke Road.

k) 2 no. telecommunications lattice towers (overall height 6.45 m and 7.67 m) affixed to the rooftop supporting 9 no. 2m 2G/3G/4G antennas; 9 no. 0.8m 5G antennas; 6 no. 0.3m microwave transmission links; together with all associated telecommunications equipment and cabinets. The proposed overall building height including the telecommunications towers is approx. 38.18 m (+43.18 AOD).

The development will also provide for all associated site development works, infrastructure, excavation and clearance works including decommissioning the existing Black Box Theatre waste water pumping station, provision for a new pumping station complete with below ground emergency storage, all boundary treatment/retaining walls, public lighting, internal roads and pathways, ESB substations, switch rooms, water tank rooms, cleaner store and WC, meter rooms, facilities management office, parcel store, comms rooms, plant room, generator room / associated plant space, bin storage, bicycle stores, hard and soft landscaping, play equipment, below ground attenuation tanks, nature based SUDs features, green roofs, roof plant, new and replacement site services and connections for foul drainage, surface water drainage and water supply.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

The application documentation including the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours from Tuesday 1st April 2025 to Monday 12th May 2025 at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15 am and 5.30 pm Monday to Friday);
- Galway City Council, Public Counter, Planning Department, Galway City Council, City Hall, College Road, Galway, H91 X4K8 (between 9.00 am and 4.00 pm, Monday to Friday);

The application (including EIAR and NIS) may also be viewed/downloaded at the following website www.corribcausewaypart10.ie.

Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-level>) to be received on or before 5.30 p.m. on Monday 12th May 2025 relating to:

(i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; (ii) the likely effects on the environment of the proposed development, if carried out; and (iii) the likely significant effects of the proposed development on a European site, if carried out.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision by An Bord Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading Legal Notices - Judicial Review Notice on the An Bord Pleanála website www.pleanala.ie or on the Citizens Information website www.citizensinformation.ie.