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APPENDIX 3-1

**OPINION LETTER ISSUED BY
GALWAY COUNTY COUNCIL ON
THE 17TH OF APRIL 2025**



Comhairle Cathrach
na Gaillimhe
Galway City Council

RECEIVED: 16/10/2025

*PLEASE QUOTE YOUR PLANNING REFERENCE IN ALL
CORRESPONDANCE WITH THE PLANNING DEPARTMENT
Contact 091 536400
Email: planning@galwaycity.ie*

**Kingston Stables Ltd.
C/O Ms. Mary Kelleher,
Project Planner,
MKO,
Tuam Road,
Galway.**

17th April 2025

Our Ref: LRD 01/2024

**Re: Large Scale Residential Development
Kingston Stables, Knocknacarra, Galway.**

A Chara,

Further to previous correspondence, please find attached Notice of LRD Opinion in respect of the above.

Mise le Meas

Jason Roache

**Assistant Staff Officer,
Planning Department**

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**Fáiltítear roimh chomhfhreagras i nGaeilge.
Correspondence in Irish is welcome.**

Halla na Cathrach, Bóthar an Choláiste, Gaillimh,
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City Hall, College Road, Galway, H91 X4K8

Galway City Council
Planning Department: Development Management
LRD Opinion
LRD 24/1:

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Prospective LRD Applicant: Kingston Stables
Prospective LRD Site address: Lands at Knocknacarra.
Prospective LRD Description:

- Planning permission is sought by Kingston Stables Ltd for development of a Large-Scale Residential Development (LRD) for a 10-year planning permission, on a site which extends to 8.74 ha on lands located at Knocknacarra, Galway. The proposed development will consist of the following:
 1. Provision of 518 no. residential units in 5 no. development areas with a mix of apartment and house types on a site area of 8.74 ha. The buildings range between 2 no. and 6 no. storeys in height. The development will comprise the following:
 - 3 no. 2-bed mews houses;
 - 4 no. 2-bed + study townhouses;
 - 108 no. 3-bed townhouses;
 - 41 no. 4-bed townhouses;
 - 1 no. 3-bed detached houses;
 - 3 no. 4-bed detached houses;
 - 1 no. existing houses;
 - 20 no. 1-bedroom ground floor duplex apartments;
 - 57 no. 2-bedroom ground floor duplex apartments;
 - 11 no. 1-bedroom first floor duplex apartments;
 - 35 no. 2-bedroom duplex houses;
 - 59 no. 3-bedroom duplex houses;
 - 114 no. 1-bedroom apartments;
 - 56 no. 2-bedroom apartments;
 - 5 no. 3-bedroom apartments.
 2. Upgrades to cycling and pedestrian infrastructure from Western Distributor Road along Altan Road;
 3. 1 no. site access from Altan Road to the proposed development;
 4. Upgrades to the existing access at Kingston Road
 5. The provision of a childcare facility (186.9 sq.m.);
 6. The provision of public open space;
 7. The provision of 863 no. bicycle parking spaces;
 8. The provision of 519 no. car parking spaces;
 9. Public lighting, ESB Substation, site landscaping and all ancillary site development and enabling works.
 10. Demolition of existing structures (467.8 sqm).

LDR Opinion:

Having regards the above planning application Planning and Development (Amendment) (Large Scale Residential Development) Act 2021 Section 32D (1), the planning authority's opinion is that there is a reasonable basis on which to make an application for permission for the proposed LRD, subject to the below outlined issues to be addressed, all of which is subject to Section 32E of the Planning and Development (Amendment) (Large Scale Residential Development) Act 2021, which states the following;

- "Neither the taking place of an LRD meeting nor the provision of an LRD opinion shall prejudice the performance by the planning authority of its functions under this Act or any regulations under this Act or any other

enactment and cannot be relied upon in the formal planning process or in legal proceedings”.

Opinion Points:

Planning Department observations:

1. The Galway City Council Development Plan 2023 – 2029 adopted and in force from 4th of January 2023; any application under this process shall be accompanied by a report demonstrating how the proposal would comply with the requirements of the Galway City Development Plan 2023-2029.
2. The application shall demonstrate compliance with the Galway City Council Development Plan 2023 – 2029 in 5.3.1 European Designated Sites, including Appropriate Assessment screening report, and if necessary, NIS, EIAR, noting requirements under the Galway City Council Development Plan 2023 -2029.
3. The application shall demonstrate compliance of the Galway City Council 2023 -2029; Section 9.2, Flood Risk Assessment.
4. The application shall demonstrate compliance with regards to impacts of Climate Change for such developments, noting requirements under the Galway City Council Development Plan 2023 -2029.
5. With regards to the proposed naming indicated in the details submitted the Galway City Council Development Plan 2023 – 2025 states in Section 7.4 - Bilingual City states;
 - Policy 7.4 Bilingual City 1. Protect and promote the distinctive cultural and linguistic heritage of the city and continue to support Galway’s status as a Bilingual City and recognise the importance of the Irish language as a cultural, community and economic resource. 2. Promote the use of the Irish language in the naming of new residential developments, public roads and parks and encourage the preferential use of Irish and bilingual signage in the commercial and public realm. 3. Support and facilitate the development of infrastructure, which promotes the cultural and linguistic heritage of the city, where appropriate. 4. Support the implementation of the Plean Tenga Chathair na Gaillimhe 2020- 2026 and the designation of the city as a Gaeltacht Service Town. Support the implementation of language plans for Bearna & Cnoc na Cathrach LPA, Galway City East LPA and the Eachréidh LPA. 5. Support infrastructure and interventions in Gaeltacht areas of the city that preserves and promotes Irish in the Gaeltacht, conserves and protects the heritage, culture and richness of the language as well as strengthens the position of the Irish Language in the public realm.In this case you are advised to revise the naming proposals for this area to be in line with the above requirements.
6. Demonstrate compliance with the Galway City Council – Urban Density and Building Heights Study, Sept 2023, noting the requirement to comply with the Sustainable and Compact Settlement Guidelines with regards to density.
7. The pedestrian and cycle access to Millers Lane shall be included and provided for and constructed as part of Phase 1 of the development.
8. From examination of the site layout plan submitted it is noted that rear private gardens in a number of units proposed – dwellings, apartments and duplexes, have a limited length and due to their orientation and site configuration would result in a poor outcome/layout from receiving afternoon and evening sun, while adjacent taller buildings would compound such impacts. You are advised that since this is a green field site it is expected that the provision of sunlight to rear of dwellings and their associated private spaces should, in the majority of units, be achieved, and as such, a site layout plan and associated schedules should demonstrate that the layout

proposed would achieve, in most cases, adequate sunlight and that the private open spaces of residential units, apartments, duplexes and houses, would achieve garden length, orientation and configurations or a combination of these to achieve optimal layout designs for new residential units. In this case an application should be accompanied by documentation and drawings which demonstrate compliance with the above criteria along with the submission of any appropriate schedules.

9. Demonstrate compliance with the requirements of the 'Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities, 2023', notwithstanding the above, the addition following points are required to be assessed and revisions submitted with any application:
- As it is noted that some of the layouts for apartments/duplex units do not appear to adhere to Section 3.41 "*Where ground floor apartments are to be located adjoining the back of a public footpath or some other public area, consideration should be given to the provision of a 'privacy strip' of approximately 1.5m in depth. This should be influenced by the design, scale and orientation of the building and on the nature of the street or public area and if provided, subject to appropriate landscape design and boundary treatment*", revisions should be submitted with any application.
 - Demonstrate compliance of the apartments with Section 4.5 – Communal Facilities of the above guidelines, 4.13 – Children's Play
10. Demonstrate compliance with the requirements of the Sustainable and Compact Settlement Guidelines,
- In addition to the above any such development should demonstrate compliance with the density requirements of the 'Sustainable and Compact Settlements - Guidelines for Planning Authorities', Chapter 3, Table 3.2 Area and Density Ranges Limerick, Galway and Waterford City and Suburbs, the site would fall within 'City - Suburban/Urban Extension Suburban areas', which states that these "are the low density car orientated residential areas constructed at the edge of cities in the latter half of the 20th and early 21st century, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 35 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations in Limerick, Galway and Waterford, and that densities of up to 100 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8)".

In the case of this development the Planning Authority has a concern that there may be of an insufficient density considering the location and context of this site. In this case a breakdown of the total density of the site should be submitted along with a breakdown in the density of the different sections of the proposed development. To note there is scope for an increase in densities within the Altan Quarter area, particularly where it abuts the proposed main access road to the site.

- Demonstrate compliance for all units with regards to Policy SPPR 1 - Separation Distances
 - Demonstrate the bicycle provision for the apartments would comply with the Sustainable and Compact Settlements Guidelines, Section 5.2.5 Bicycle Parking and Storage.
- 11 With regards to car parking it is considered that the site would fall within the 'Intermediate Urban Location as indicated in the Sustainable Urban Housing: Design Standards for New Apartments, 2023, under Section 4.23, this states:
- Intermediate Urban Locations:
 - 4.23 In suburban/urban locations served by public transport or close to town centres or employment areas and particularly for housing schemes with more than 45 dwellings

per hectare net (18 per acre), planning authorities must consider a reduced overall car parking standard and apply an appropriate maximum car parking standard.

While the “Sustainable and Compact Settlements, Guidelines for Planning Authorities”, states under SPPR 3 - Car Parking, the following:

- It is a specific planning policy requirement of these Guidelines that:
 - (iii) In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling.

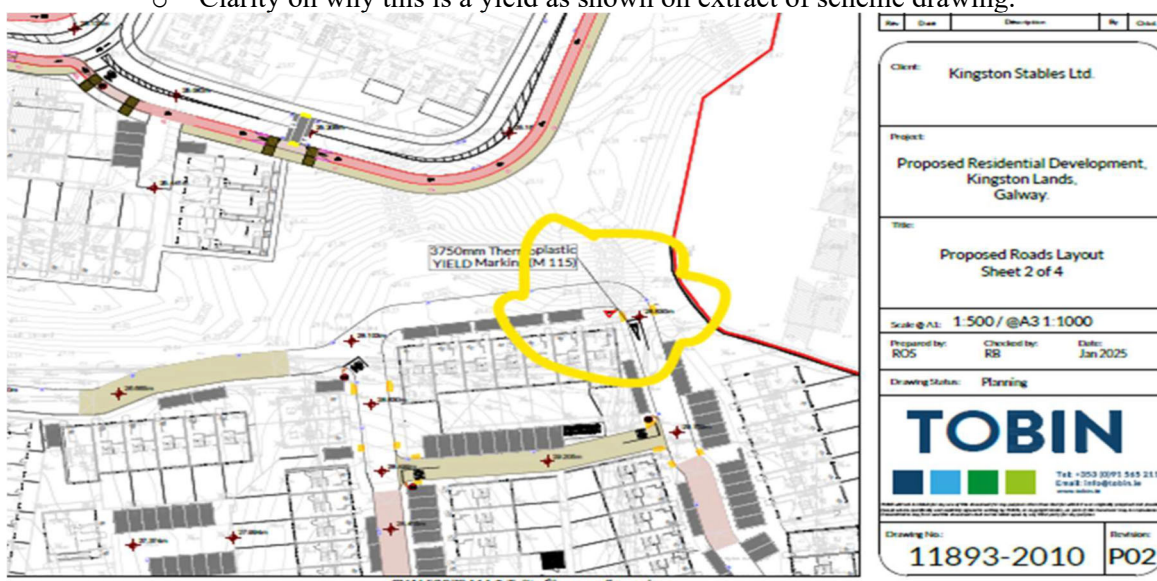
This site does fall within the above outlined criteria, and the surrounding area falls within the above outlined characteristics of such an area, and in this case the maximum car parking provision should be 2 space per dwelling unit, where such provision is justified. However the Galway City Council Development Plan 2023 -2029 would require a lesser requirement for car parking in such a location and the Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities, 2023’ would not require the provision of 2 space per dwelling unit. In this case you are requested to submit a detailed car parking plan and associated schedule which would demonstrate and justify the proposed car parking provision with any application.

- 12 A shadow profile plan for the entire development should be submitted with any application.
- 13 With regards to the Orchard Quarter, provision of a number of specific longitudinal sections - east to west, should be submitted with the application, indicating existing, proposed site levels, buildings FFL and heights, along with the height of existing boundary walls. The preparation and submission of a shadow profile plan for this element of the site should be submitted.
- 14 With regards to the Kingston Quarter, provision of a number of specific longitudinal sections - east to west, should be submitted with the application, indicating existing and proposed site levels and buildings FFL and heights, along with the height of existing boundary walls. The preparation and submission of a shadow profile plan for this element of the site should be submitted.
- 15 Any proposed application should omit the inclusion of protruding balconies, in the majority of units, due to their poor visual coherence and climatic conditions prevailing in the west of Ireland/Galway, balconies should be completely or partially enclosed to their related unit.
- 16 Visitor bicycle parking should be spread out and located in rational locations, thoughtout the development, and not clustered together in one location as in the Threadneedle Quarter,
- 17 It should be demonstrated that consideration has been given towards the creation of a new community centre, in this case and considering the size of this development and its potential future population this would require the provision of a community facility, of a suitable size, which would create a central focus and service the growing needs of this area.
- 18 The proposed application should include a movement strategy and demonstrate how the proposed layout has been designed to ensure the provision of a sustainable pedestrian and cycle circulation plan for the entire site, and this should include how this development and its connections points will interface with the wider surrounding area, such as recreational facilities, schools, cycle paths and pedestrian connections.
- 19 The provision of connection points to the western RA zoned lands should be provided for including access points for pedestrians, cyclists and service vehicles where required.

- 20 As the development exceeds 75 units the provision of a creche is required, demonstration that the size of the unit proposed would cater for the demand generated by this entire development is required, and that the unit proposed would be in accordance with the Galway City Council Development Plan 2023 – 2029 Section 11.4.
- 21 Having regards to the proximity of adjacent residential housing the inclusion and that rock breaking will be likely required the preparation and submission of a Noise Impact Assessment would be required.
- 22 In addition to the above there is a necessity in particular to also submit reports on the following:
- Scheme Sustainable Statement
 - Climate Action Statement
 - Statement of Housing Mix
 - Design Statement
 - Bat report and any Derogation for impacts upon Bats.

Active Travel observations:

- Drawing No. 11893 - 2012 From WDR Roundabout along link road:
 - Southbound to Knocknacarra National school, pedestrian crossing required for children on the east footway nearer the junction.
 - Additional raised table with crossing north of the bend, or relocation of the crossing past the bend further west towards the bend.
 - Physical barriers required on cycle tracks to prevent parking.
- Drawing No. 11893-2010 Link Road – (Junction of Access Road to national school and Link Road eastwards to Swimming Pool) and its connection with southern residential development (Altan Quarter):
 - “Altan Quarter” - Residential Street - Clarity required on type of surface to be used – Contrasting colour within residential street shown on drawings.
 - Widths appear wider than recommend in DMURS of 4.8m DMURS 4.2.6 & 4.3.4 & Figure 4.55, demonstrate compliance with DMURS for the entire scheme.
 - Examine potential for connectivity from “Altan Quarter” westwards.
 - Clarity on why this is a yield as shown on extract of scheme drawing.



- Dwg No. 11893-2009 Link Road – (Junction of Access Road to national school and Swimming Pool)
 - Clarify if area of proposed development “Threadneedle Quarter” has vehicle access to Kingston Road. If not, and access is to the link road then there will a significant number of residents/vehicles exiting onto the new link road on the northern side of this section of the development. This junction is in close proximity to the road/link access to the swimming pool and the through traffic from the possible commercial development.
 - Confirm that the Transport & Traffic Assessments for these junctions are acceptable.
 - Clarity required on width of what appears to be shared surface that connects “Threadneedle Quarter”/ “Altan Quarter” to link road to swimming pool. Ensure access control measures to prevent motorised access onto shared surface.
 - Clarify details of access road and what appears to be a shared surface adjacent to this road that connects to Kingston Road as shown on Drawing 11893-2009.
 - All shared surfaces and cycle/pedestrian infrastructure where vehicles are excluded should be clearly delineated on the documents. There should be sufficient linkages between estate roads and any shared surfaces and/or pedestrian/cycling infrastructure to prevent unnecessary walking or cycling to access same.

Water and Drainage observations:

- Rainwater harvesting along with green/blue roofs should be considered for this development given the large volume of units.
- Infiltration test results should be made available for review.
- *Potable Water Supply*
 - The applicant is to acquire Confirmation of Feasibility from Irish Water.
 - The applicant is to acquire a Statement of Design Acceptance from Irish Water.
- *Foul Water Supply*
 - The applicant is to acquire Confirmation of Feasibility from Irish Water.
 - The applicant is to acquire a Statement of Design Acceptance from Irish Water.
- *Surface Water Drainage*
 - Storm water audit to be submitted as part of planning. This must be prepared by an independent Engineer/Consultant from the Design Team.
 - A Stage 1 Storm Water Audit should be submitted as part of the planning submission. A Stage 2 audit is required post grant/prior to construction. A Stage 3 audit is required post construction. Further information in relation to the Storm Water Audit Procedure can be requested from GCC.
 - If required, the surface water drainage may discharge to the existing surface water network subject to the relevant road opening licences and storm water connection application being submitted.

Recreation & Amenity Department

- 18 Any proposed application shall be accompanied by the following:
- The connection point between the linear communal space which is currently divided by a roadway in the Altan Quarter requires improvement, and should include the provision of a priority crossing point for pedestrians and cyclists who will link to the proposed public park to the west outside the site boundaries.
 - The proposed application shall be accompanied by reporting demonstrating compliance with environmental assessment legislation including but not limited to the European Communities (Birds and Natural Habitats) Regulations 2011 S.I No 477/2011 as amended, European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 S.I. No. 296 of 2018 as

amended, Planning and Development Act 2000, as amended and Planning and Development Regulations 2001, as amended.

- A site specific Invasive Alien Species Management Plan demonstrating compliance with applicable legislation is required, including but not limited to the European Communities (Birds and Natural Habitats) Regulations 2011 S.I No 477/2011 as amended, EU Regulation on the prevention and management of the introduction and spread of invasive alien species 1143/2014, Waste Management Act 1996, Waste Management (Amendment) Act 2001 and European Communities (Sustainable Use of Pesticides) Regulations 2012.
- The application shall demonstrate how the storm water drainage design will comply with the Galway City Development Plan Policy 9.8 Sustainable urban Drainage Systems (SUDS), to achieve wider benefits such as sustainable development, water quality, biodiversity and local amenity.
- The proposed application shall be accompanied by reporting demonstrating compliance with national wildlife legislation, the Galway City Development Plan, the National Biodiversity Action Plan and Galway Biodiversity Action Plan.
- For example, Policy 4.2 of the Galway City Development Plan, supports the inclusion of natural features in development layouts. Semi-natural grassland habitats are found within and bordering the site, such as Dry Meadows and Grassy Verge (GS2) and Wet Grassland (GS4). Hedgerows (WL1) and Scrub (WS1) vegetation is also found throughout the site. In accordance with the mitigation hierarchy, avoidance of these habitats and incorporation and enhancement through landscaping design is preferable. Where this is not practicable, retention of the grassland seedbank for the establishment of these grassland types in landscaped areas is recommended. Overall, measures to avoid and mitigate biodiversity loss and opportunities for biodiversity net gain within the site and connectivity to the wider landscape through consultation with architects, landscape, drainage and lighting designers, is required.
- The proposed application shall be accompanied by reporting assessing potential impacts to bat species and measures to mitigate potential impacts to same in accordance with best practice bat survey and mitigation guidelines, including but not limited to the National Parks and Wildlife Service *Bat mitigation guidelines for Ireland v2. Irish Wildlife Manuals, No. 134.*, (DHLGH, 2022).
- Demonstration of compliance with the Galway City Council Development Plan 2023 – 2029 requirements for the provision of recreational facilities.
- Detailed drawings/section of how the communal space will link/connect to the RA zoned proposed parklands along the western boundary,
- Drawing and tabular representations for all the communal spaces proposes should be submitted for clarity and in comparison with standards.

- 19 The GCDP states that open spaces should be designed to complement Galway as a Child Friendly City through provision of appropriate recreation facilities and these measures will need to be incorporated into the open space design proposals.

Policy 5.6 Community Spaces: Child Friendly City

1. Enhance and promote Galway as a ‘Child Friendly City’ which will help children understand and feel secure in their environment and will encourage them to experience and respect the natural heritage of the city.
2. Support the right of the child to play by ensuring the creation and maintenance of inclusive natural and built play areas within every community.
3. Enhance the provision of facilities for older children and teenagers within the city.

Regarding the provision of recreational facilities table 11.2 of the CDP states:

Table 11. 2 Indicative Examples of Recreational Facilities for Different Sizes of Residential Developments.

Number of Residential Units	Examples of Recreational Facilities
0-10	Informal play areas with seat and natural features at appropriate scale to amenity and recreational facility and to include green infrastructure
11-20	Natural play equipment/natural play area, teen area with seating, picnic infrastructure
21-50	Small playground, kick about area, landscaped garden/small park
51-100	MUGA, outdoor gym, self-directed play (may include skateboard or other equipment)
100+	Large playgrounds for all ages, playing pitch, landscape park

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Any forthcoming application will need to clearly demonstrate how the proposal complies with the above standards and have reference to the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023*, Section 4.13, which sets out how children’s play needs around the apartment building should be catered for:

- within the private open space associated with individual apartments;
 - within small play spaces (about 85 – 100 sq. metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for
 - within play areas (200–400 sq. metres) for older children and young teenagers, in a scheme that includes 100 or more apartments with two or more bedrooms.

Any development proposal shall encourage openly accessible play spaces for children of all ages and this matter should be addressed.

20 Regarding access to children’s play provision the draft Green Spaces Strategy findings include the need for Galway to provide additional LAP, LEAP and NEAP within appropriate walking distances. The type of play space vs walking distance refers to the age of the child, their play requirements and the level to which they can independently travel to their nearest playground. The applicant will need to clearly demonstrate that they comply with this standard and reference the nearest accessible play provision to the proposed development if they are not providing access to play for a certain age cohort.

Type of space	Walking distance (metres)	Straight line distance (metres)
Local areas for play or ‘door-step’ spaces – for play and informal recreation (LAPs)	100	60
Local equipped, or local landscaped, areas for play – for play and informal recreation (LEAPs)	400	240
Neighbourhood equipped areas for play – for play and informal recreation, and provision for children and young people (NEAPs)	1000	600

21 The lack of play provision for teens in the city is a key finding of the draft Green Spaces Strategy. The draft Strategy describes where there are opportunities to meet this provision through new residential developments which may provide Active Teen Spaces. These are spaces designed for teens which include self-directed play and passive recreation elements and are intended to support opportunities for peer-to-peer social interaction, in a safe, well-lit space with passive surveillance. The space must be specifically designed for teenagers with appropriate and novel elements and must be clearly designated for teens. It is not clear from the

design of the proposed scheme that the location of the teen area and the elements provided meet these standards. The applicant will therefore need to demonstrate they have achieved this.

22 The Transportation Department require that the following accompany any proposed application:

- a. *Cycle Parking*
 - i. Drawing and tabular representations could be improved for clarity and in comparison with standards
- b. *Car Parking*
 - i. Drawing and tabular representations should be submitted for clarity and in comparison with standards.
- c. *Compliance with DMURS*
 - i. Statement of DMURS compliance required with any application.
- d. *Public Lighting*
 - i. Impacts on receiving environment should be included prior to commencement.
- e. *Taking in Charge*
 - i. It should be demonstrated that the scheme is designed and constructed such that the development is capable of being taken in charge and fully in compliance with GCC Taking in Charge Policy.
- f. *Construction*
 - i. Submission of a construction management plan is required.

23. The Transportation Department also require the following:

- a. The proposed application should demonstrate consistency with GCC R&A department scheme for Knocknacarra Parklands and access through from WDR.
- b. The applicant must demonstrate compliance with the car parking standards of the City Development Plan or provide justification for departures from the standard. The demonstration of compliance should include comparison tables of CDP standard, the proposal and the clearly referenced justification basis of the proposal. The applicant must demonstrate how parking will be managed in all its forms including but not limited to the following particulars: Car parking spaces shall not be sold, rented or otherwise sub-let or leased to other parties.
- c. Car park serving the entire campus site shall be managed through signage and other appropriate physical measures to ensure segregation of parking by use.
- d. The applicant must demonstrate within the documents a commitment to undertake and implement the measures outlined in the Mobility Management Plan (Travel Plan) for the overall Campus and to ensure the future tenants of the proposed development comply with the strategy of the Mobility Plan. A Mobility Manager for the overall Campus shall be appointed to oversee and co-ordinate the preparation of individual plans.
- e. BusConnects Galway. It is currently served by a mix of public and private roads on which Bus routes operate currently or will operate in the future under the GTS and emerging BusConnects projects.
- f. The applicant must demonstrate in the application that it has considered the impact of the proposed development on the existing and emerging bus routes impacted by and impacting BusConnects Galway. The applicant shall ensure there is adequate Bus Parking to future proof the upgrading of the Bus Services at this location. The existing

services will increase in frequency and it is likely that this area due to the nature and density of the development will act as a significant transport Hub for the Knocknacarra area.

- g. Ensure the design of the Bus pull in areas are to standard and that adequate length and width is allowed for.
- h. A 4 Bay Bus Shelter will be required.
- i. Demonstrate how buses will enter and exit from the development, provide Autotrack drawings.
- j. The Applicant must demonstrate that all works shall be carried out in accordance with the requirements for "Site Development Works for Housing Areas" and issued by The Department of the Environment, Community & Local Government unless required otherwise by Galway City Council in which case Galway City Council standards shall apply including Galway City Council "Taking in Charge Policy".
- k. The Applicant must demonstrate in the documents that all signage and road markings shall be provided in accordance with the Traffic Signs Manual published by the Department of the Environment and Local Government and Guidelines for setting and managing speed limits in Ireland, March 2015 edition, or later.
- l. The applicant must demonstrate that it has a coherent phased preliminary construction traffic management plan covering all phases envisaged of this development and others adjacent. The preliminary traffic management plan shall include proposals to prevent/minimize disruption to public transport, vehicular, cycle and pedestrian traffic in the receiving environment including existing public transport routes and public roads, private roads and footpaths in the vicinity.
- m. The applicant must demonstrate that its submission has complied with the requirements of "Galway City Council Taking in Charge Policy for Private Housing Developments".
- n. This development if approved would have a significant impact on the capacity of the local pedestrian and vehicular infrastructure. The existing infrastructure is inadequate to support this development. Thus, a special development contribution, to be quantified, would be necessary in order that such a development may be considered. Phasing of the necessary works in advance of 1st occupancy of the development should be indicated in order to ensure the success of the development.
- o. A RSA audit will be required in relation to internal road layout.

Signed:



John Doody
Executive Planner
17/4/25



Signed: _____

Eimear O'Doherty
Senior Executive Planner
17/04/2025

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Signed: _____

James Russell
Senior Planner
17/04/2025