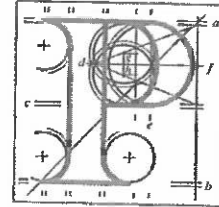


Our Case Number: ABP-312875-22

Your Reference: Lucy Woods



An
Bord
Pleanála

Kevin Woods
Sheridan Woods Architects + Urban Planners
14 Baggot Street Lower
Dublin 2
D02HH68

Date: 26 April 2022

Re: N63 Liss to Abbey Realignment Scheme.
In the townlands of Culligh South, Culligh North, Liss, Chapelfield, Abbey, Clashard, Moyne and Newtown, County Galway.

Dear Sir,

An Bord Pleanála has received your recent submission on behalf of your client Ms. Lucy Woods in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter. As your client is listed on the associated CPO schedule there is no €50 fee required. A refund will issue to you under separate cover.

Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

As the Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development the person conducting any oral hearing into objections to that compulsory purchase order shall be entitled to hear evidence in relation to the likely effects on the environment of the proposed road development. The Board shall also make a decision on both applications at the same time.

You will be notified of the arrangements for the opening of any such oral hearing. If you have any queries in relation to this matter please contact the undersigned officer of the Board.

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Niamh Thornton
Executive Officer
Direct Line: 01-8737247

HA02A

| | | |
|--------------------|---------|------------------|
| Tell | Tel | (01) 858 8100 |
| Glaio Áitfúil | LoCall | 1890 275 175 |
| Facs | Fax | (01) 872 2684 |
| Láithreán Gréasáin | Website | www.pleanala.ie |
| Ríomhphost | Email | bord@pleanala.ie |

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Third Party Observation To An Bord Pleanála

In relation to:

N63 Liss to Abbey Realignment Scheme

Proposed construction of a new 2.3km of National Secondary Road and all ancillary and consequential works including the provision of a bridge over the River Abbert. Provision of both pedestrian and cycle facilities have been included as part of the Proposed Road Development, predominantly along the route of the existing N63.

The Proposed Road Development is located in

Located at:
the townlands of Culliagh North, Culliagh South,
Liss, Abbey, Chapelfield, Clashard, Moyne and Newtown in Co. Galway

An Bord Pleanála Ref: ABP HA07.312875-22

| | |
|-------------------------|------|
| AN BORD PLEANÁLA | |
| 25 APR 2022 | |
| LTR DATED | FROM |
| LDG- 051581-22 | |
| ABP- 312875-22 | |

Prepared On behalf of:

Lucy Woods,
Rose Villa, Liss,
Abbeyknockmoy,
Tuam,
Co. Galway
H54 FW71

Prepared by:

Sheridan Woods, Architects + Urban Planner's,
14 Baggot Street Lower,
Dublin 2,
D02HH68

Application Advertised:
Final Date For Observation:

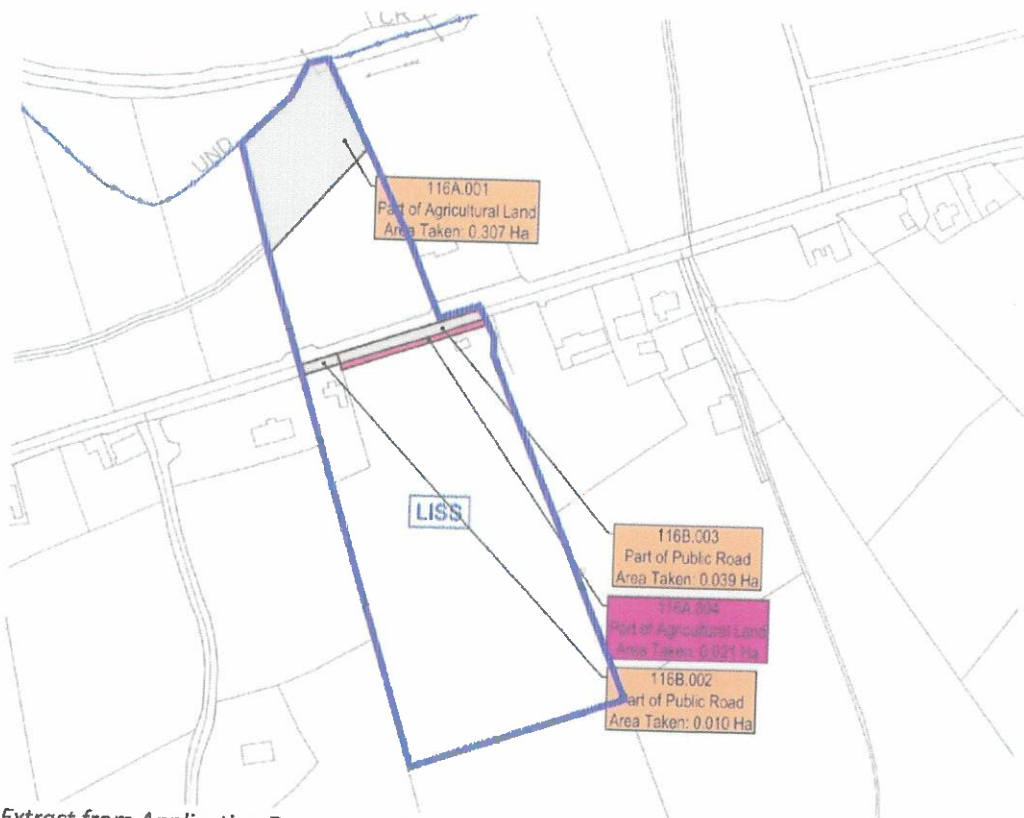
2 March 2022
26 April 2022

1.0 INTRODUCTION

This third-party observation has been prepared by *Sheridan Woods, Architects and Urban Planner's*, 14 Baggot Street Lower, Dublin 2, D02HH68, on behalf of *Lucy Woods, Rose Villa, Liss, Abbeyknockmoy, Tuam, Co. Galway, H54 FW71 / 21 Park Avenue, Blackrock, Co. Dublin*. The observation relates to the proposed N63 Liss to Abbey Realignment Scheme, comprising the construction of a new 2.3km of National Secondary Road and all ancillary and consequential works including the provision of a bridge over the River Abbert. Provision of both pedestrian and cycle facilities have been included as part of the Proposed Road Development, predominantly along the route of the existing N63. This submission is also being made in relation to the CPO proposal to support the application. This report is dual purpose and encompasses our queries that relate to both CPO issues and planning issues, accordingly the report is submitted in duplicate to both submission. The submission is also accompanied with a cheque to the sum of €50 to An Bord Pleanála being the appropriate fee.

1.1 Client Interest in proposed development

Our client's property is located in the town land of Liss and comprises a dwelling; Rose Villa (A Protected Structure) and agricultural land, in two parcels; one surrounding the dwelling to the east and south; and one located to the north of the dwelling across the road, the second parcel extends from the road to an existing water course. Four areas of our client's property are proposed to be Compulsorily Purchased noted below. This relates to the area along the front boundary of the dwelling at the road, the area along the front boundary of the agricultural land adjoining the dwelling. These parcels are to accommodate the proposed new footpath to the front of the existing dwelling and agricultural land. The second parcel is a to the north of the agricultural land adjoining the water course, which is to accommodate the proposed new road.



Extract from Application Documentation – Illustrating parcels of land of land in the context of our client's overall land holding – Overall Landholding outlined in blue. Annotated by Sheridan Woods – See Appendix A indicating Property Registration Ireland Boundaries.

2.0 Observation

Our client is in favour of the overall development with a view to enhancing access to the village, and the potential to enhance pedestrian and cycle safety in the village. The future designation of existing N63 as a local road is also welcomed. Our client has no objection in principle to the proposed road and footpath, but has some concerns which are summarised under the following headings:

- Extent of land purchase under CPO and recognition of use
- Boundary Treatment – Clients lands
 - Protected Structures
 - Agricultural Land South
 - Agricultural Land North
- Boundary Treatment – National Monument

We detail our client's concerns under each of the headings below:

2.1 CPO And Recognition Of Historic And Habitual Use Of Lands

Our client, Lucy Woods is the registered owner of Folio GY35284F (Includes Rose Villa) and Folio GY13650. A *Form of Notice* was received by Mrs. Woods from Galway County Council (GCC) of the making of a compulsory purchase order on 23rd February 2022 relating to referenced Folios. The Council landowner reference is 116 noted here.

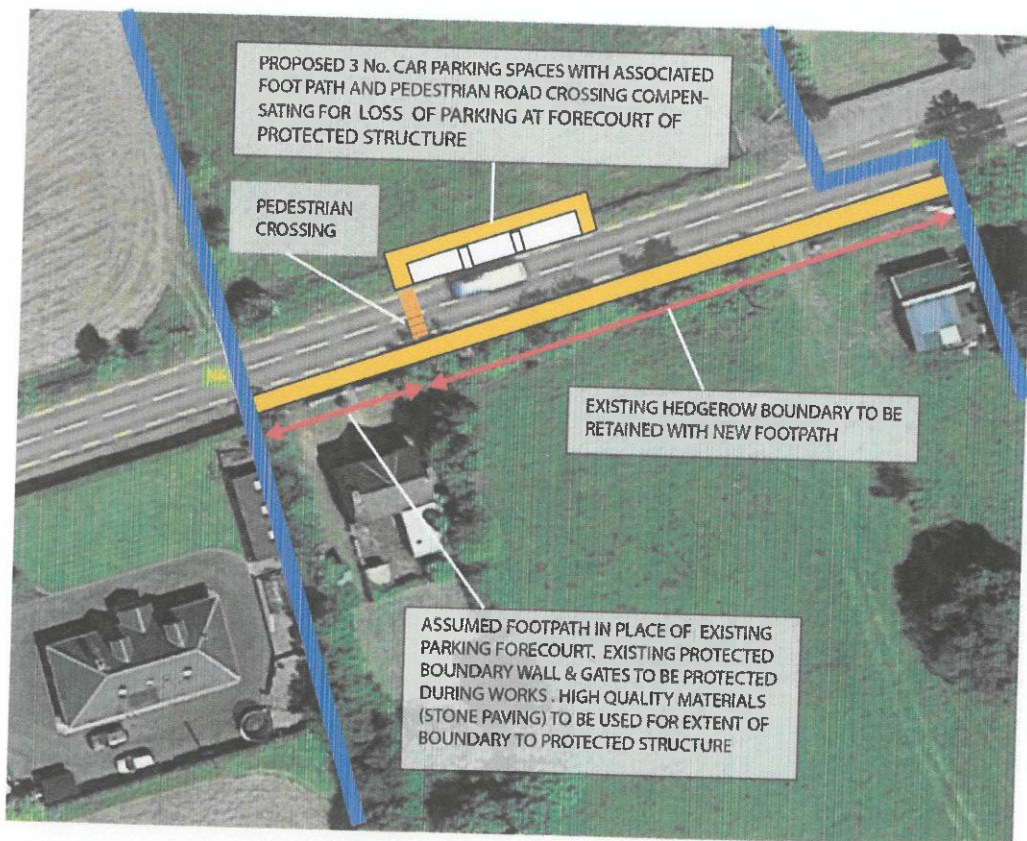
| Folio | GCC Reference | Schedule 1 Part 1 CPO - Permanent | Schedule 1 Part 2 Temporary Acquisition |
|----------|---------------|--------------------------------------|---|
| GY35284F | 116B.002 | 0.01 Hectares | |
| GY13650 | 116A.001 | 0.307 Hectares | |
| GY13650 | 116B.003 | 0.039 Hectares | |
| GY13650 | 116A.004 | | 0.021 Hectares |

We note the following:

- The Council has not engaged with our client in advance of the CPO other than to request access for Ground Investigation and confirm address for postage of notices. No preliminary engagement on accommodation works at boundaries was undertaken.
- No drawings or other materials were provided directly to Mrs. Woods as part of this process to aid in understanding of the proposed project save for what was requested directly from the GCC project team and what is available on the Council website.
- Plots 116B.002 and 116B.003 are referenced as being Part of the Public Road. These areas are in the registered ownership of Mrs. Woods and have been maintained by Mrs. Woods and her predecessors for many decades and in the case of 116B.002 are used as set down and parking for Rose Villa.
- Plot 116A.004 is referenced as temporary take. Figure A4.13 – Junctions, Side Roads, Pedestrian and Cycle Facilities Sheet 2 of 7 shows earthworks fill to back of proposed footpath and lined drainage ditch is also proposed behind earthworks fill. Temporary land take is usually used to facilitate construction of the permanent infrastructure and lands are returned as they were before to the landowner at the end of the work. This does not appear to be the case here, this must be clarified.

Item 1 - We note that our client's use of the property is not properly recognised in the works as proposed. Our client uses the forecourt to the existing dwelling as a parking area. The proposed works will remove the forecourt car parking area and as such this will disadvantage our client and diminish the use of the property. We request that the design is revisited, and that three parking spaces are incorporated on the northern side of the of the road located to the east of the dwelling frontage. We also request that a crossing point and footpath to the car parking is provided. We also request that the traffic speeds on the existing road will be reduced to 30km / hour. We note that there are a number of advantages to this proposal.

- The provision of car parking spaces will ensure that our clients use of the property is not diminished.
- The provision of parking on the street, and a crossing point between the north and south will reduce traffic speeds. This is in accordance with the Design Manual For Urban Roads and Streets (DMURS).
- The provision of a crossing point from the northern side of the street to the south will provide safe access across the road for the existing dwelling to access the northern lands on foot.



Proposed footpath, parking and pedestrian crossing arrangements to the front of Rose Villa

Item 2 – We request that clarification is given to our client regarding the proposed temporary land take, and details on how it is proposed to use the land during the works. Also, we request details in relation to nature and extent of the proposed new footpath and new boundaries and works in close proximity to the curtilage of the protected structure are not included in this proposal.

2.2 Boundary Treatment

There are three boundary treatments of concern to our client:

- A. Protected Structure – Rose Villa
- B. Agricultural Land South to the east of Rose Villa
- C. Agricultural Land North adjoining the proposed road

The Design Report provides the following general information in relation to Boundary Treatments.

Where boundaries at residential properties are removed as part of the works, they will generally be replaced on a like-for-like basis, subject to final agreement on accommodation works with individual property owners.

At the beginning of the construction phase, the land to be acquired as per the Proposed Road Development boundary will be fenced and access restricted. Temporary fencing or hoarding may be required during construction prior to the installation of permanent fencing to secure the site and prevent unauthorised access.

Fence types will vary across the Proposed Road Development depending on the different requirements. Fence types include timber post and tension mesh fencing, masonry walls, steel palisade fencing, noise barriers, parapets etc. Fencing, safety barriers and parapets on the Proposed Road Development will be provided to meet the requirements of the current TII Publications and guidance documents.

Standard detailed fencing typically used on schemes of this nature will be used. Where the Proposed Road Development traverses' agricultural lands, the road boundary fencing will typically be timber post and tension mesh fencing, in accordance with TII CC-SCD-00320 – Fencing: Timber Post and Tension Mesh Fence (TII, 2018). (Aecom Design Report Para 11.3.1 Boundary Treatment)

A Impact on the Curtilage and setting of the Protected Structure – Rose Villa -

Construction of public footpath proximate to the wall of Rose Villa, a protected structure is of concern.

- The front boundary is an intrinsic part of the character of the protected structure and its curtilage. There are no details in relation to the design of the footpath, levels, or finish, or assessment on the visual impact on the integrity or character of the protected structure and its curtilage. Any alterations to the boundary would require planning permission.
- The planning drawings do not show any proposed surface water drainage for the new footpath infrastructure to the front of Rose Villa. If the levels of the road are not going to be altered as part of the works, it is not clear how full height footpath will be constructed across the front of the Rose Villa property without creating a step to back of footpath and potential in curtilage drainage issues for the property.
- Provision must be included for a delapidation survey of the front boundary walls and gates of Rose Villa, the protected structure and circulated to our client in advance of commencement of any works.

Item 3 - Further site investigation is required to determine the extent of existing foundation present of the wall and the ability of the wall to withstand the construction of the proposed footpath. A full method statement is required from a Conservation

Architect (RIAI Grade 2 at a minimum) to ensure that the works do not negatively impact on the integrity of the front boundary wall.

Item 4 - Further clarification on the levels and drainage proposals are sought.

B Impact on the Curtilage and setting of the Agricultural Lands to the south

A new lined ditch is indicated to back of proposed embankment to back of footpath across field entrance to the agricultural land to the east of the dwelling. The drainage connectivity is not clear on the drawings provided. It appears from the utility drawings that there is no positive piped drainage on the existing N63. It also appears that no carriageway works are proposed.

- A new wall boundary treatment is proposed on the field adjacent to Rose Villa. No engagement has happened to date in relation to the nature of the wall proposed at this location. No provisional accommodation works drawings have been agreed with the Council. It is not immediately clear whether the installation of the footpath will require the removal of the existing hedgerow/planting but it appears that it will. No indication has been given whether the Council propose to provide behind wall planting to compensate for this loss of the natural road boundary.
- Confirmation is required whether the foundation of the proposed wall will extend beyond the proposed temporary CPO line.

C Impact of Road on Protected Structures

We note that the report indicates that eight images were taken to assessment the impact of the proposed road on protected structures. We note the protected structures, and structures on the NIAH relative to the proposed Road.



Extract from Buildings of Ireland to illustrate the Protected Structures and Monuments in the vicinity of the Proposed Road.

We note that there are only three views illustrated to assessment the impact of the proposed development on the protected structures (Appendix A – 13 – 1 Booklet of Photomontage). We submit to An Bord Pleanála that the number of visualisations is inadequate, and the illustrations do not provide an adequate assessment of the impact of the proposed development. These only illustrate two views from the National Monument - The Abbey, and one view on the approach to the east.

Furthermore, a schedule of planting is provided in the application documentation, with no accompanying landscaping plan to illustrate where the planting is arranged. We submit that this is also wholly inadequate.

Item 5 - We submit that a comprehensive visual assessment is required, illustrating views to and from each of the protected structures that are impacted by the proposed development, including Rose Villa. These should clearly illustrate before and after and give an indication of the position of the new road, outlining where it is located (i.e., a red line) where is not visible. These should also include before and after planting is implemented.

Item 6 - A comprehensive landscape plan should be provided for the overall development, as well as screen planning proposed for the road.

Item 7 - The road scheme should be properly designed in accordance with DMURS and incorporate public realm design with architectural input to ensure that the development achieves an integrated placemaking design approach. This approach will ensure that there is a comprehensive benefit of the new road, that visually integrates and enhances the village, while also promoting active travel and that the quality of the development combine both engineering and architectural and urban design quality. The road design should be more than an engineering approach.

3.0 Concluding Comment

We trust that An Bord Pleanála will give due consideration our submission in determining the application. We request that the applicants are requested to address each point of concern as set out in the items above.

We request that our client is given the opportunity to respond to the applicant's revised proposals.

We also request that an oral hearing is held to address our concerns.

Yours sincerely



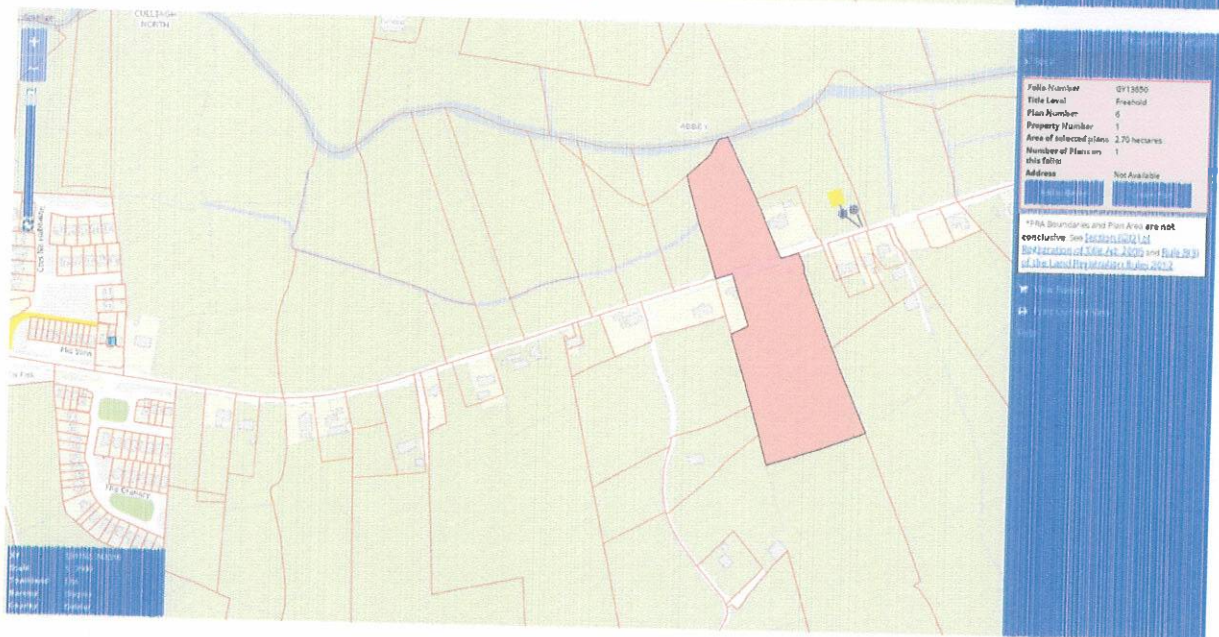
Kevin Woods DipArch BArch Sc. MScUrban Design FRIAI
Sheridan Woods Architects + Urban Planners Ltd (01) 6764025 / (087) 2325543

Encl €50.00

Appendix A – Client Land Ownership and details

Appendix A – Client Land Ownership

Folio GY35284F





Aerial View


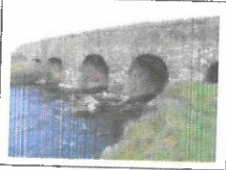



Street View of Rose Villa



Street View – Agricultural Land adjoining Rose Villa

Protected Structure

| | | | | | | | | |
|------|----------|-------------|---|--|------|----------|----------------------|---|
| 3923 | 30405814 | Rose Villa | Rose Villa - Detached three-bay single-storey teacher's house, built c.1870, having dormer floor with gable to front, and having single-storey lean-to extension to rear. | Rose Villa is an attractive, small-scale building in a simple Victorian style, which retains much of its original character. The house has been well maintained and retains most of its original features and materials, including the sash windows, slate roof and cast iron gutters and downpipes. The rendered finish and painted timber features further enhance the appearance of the house which is set back from the N63 road into Abbeyknockmoy adding visual interest to the roadscape. | Tuam | LISS | X:151051 Y:249316 |  |
| 3925 | 30405811 | Liss Bridge | Liss Bridge - 7-arch limestone road bridge, built c.1800, over Abbert river. Round arches with rubble voussoirs to arch rings, random rubble to spandrels. | This early nineteenth-century road bridge forms an imposing feature of the N83 road spanning the River Abbert near Abbeyknockmoy. There is evidence of early repairs and extensions as the road network throughout the county was improved. Its simple detailing exhibits evidence of local craftsmanship and materials and exhibits good quality traditional stone masonry. | Tuam | CLASHARD | X:151690 Y:248655 |  |
| 3927 | 30404304 | | Detached thatched 9-bay single-storey vernacular house, built c.1800, with opposite doorways & 4-bay rear elevation. | This is a very neat and well kept vernacular house. It has retained important fabric such as its thatched roof and its form, including small windows and a narrow front doorway. The three-bay front belies the four-bay rear elevation. Its setting is pleasant and enhanced by the walled front garden and its associated outbuildings. | Tuam | DOONBEG | X:145840 Y:245400 |  |