

Planning Application Form

1. NAME OF RELEVANT PLANNING AUTHORITY: GALWAY COUNTY COUNCIL

2. LOCATION OF PROPOSED DEVELOPMENT

Postal Address or Townland or Location: (as may best identify the land or structure in question)	Ballyhugh, Tubber Road, Gort, Co. Galway
Ordnance Survey Map Ref No: (and the Grid Reference where available) ¹	3860-A Grid Eastings: 544,675 Grid Northings: 701,268

3. TYPE OF PLANNING PERMISSION: (please tick appropriate box):

<input type="checkbox"/> Permission	<input checked="" type="checkbox"/> Permission for retention
<input type="checkbox"/> Outline Permission	<input type="checkbox"/> Permission consequent on Grant of Outline Permission

4. WHERE PLANNING PERMISSION IS CONSEQUENT ON GRANT OF OUTLINE PERMISSION:

Outline Permission Register Reference Number:	
Date of Grant of Outline Permission (DD/MM/YY):	

5. APPLICANT²:

Name(s):	Newmar Developments
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Contact details to be supplied at the end of this form. (Question: 22)

6. WHERE APPLICANT IS A COMPANY (registered under the Companies Acts)

Name(s) of company director(s):	Brian Shaughnessy
Registered Address (of company):	Unit 5, Oranmore Business Park, Oranmore, Co Galway H91P03V
Company Registration No.:	631742

7. PERSON/AGENT ACTING ON BEHALF OF THE APPLICANT (if any):

Name:	Des Glynn
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Address to be supplied at the end of this form. (Question: 23)

8. PERSON RESPONSIBLE FOR PREPARATION OF DRAWINGS AND PLANS³:

Name:	Des Glynn
Firm/Company:	Grealish Glynn & Associates

Address to be supplied at the end of this form. (Question: 25)

9. DESCRIPTION OF PROPOSED DEVELOPMENT:

Brief description of nature and extent of development ⁴ :	Substitute Consent for the retention and completion of 8 dwelling houses - 9 to 16 inclusive Garraí Mhic Aodha, Ballyhugh, Gort and to construct 32 dwelling houses - 17 to 20 inclusive Garraí Mhic Aodha and 1 to 28 inclusive Gort An Choirce, Ballyhugh, Gort
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10. LEGAL INTEREST OF APPLICANT IN THE LAND OR STRUCTURE: (please tick appropriate box):

x Owner

☐ Occupier☐ Other

Where legal interest is 'Other', please expand further on your interest in the land or structure:	
If you are not the legal owner, please state the name of the owner:	

(Note: The owner's address must be included at the end of this form (Question 26) and a letter from the owner of consent to make the application must accompany this application.

11. SITE AREA:

Area of site to which the application relates in hectares:	1.670ha
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12. WHERE THE APPLICATION RELATES TO A BUILDING OR BUILDINGS:

Gross floor space ⁵ of any existing building(s) in m ²	682.08m ²
Gross floor space of proposed works in m ²	2,969.86m ²
Gross floor space of work to be retained in m ² (if appropriate)	682.08m ²
Gross floor space of any demolition in m ² (if appropriate)	0.00m ²

13. FOR MIXED DEVELOPMENT (E.G. RESIDENTIAL, COMMERCIAL, INDUSTRIAL, ETC), PLEASE PROVIDE BREAKDOWN OF THE DIFFERENT CLASSES OF DEVELOPMENT AND BREAKDOWN OF THE GROSS FLOOR AREA OF EACH CLASS OF DEVELOPMENT:

<i>Class of Development:</i>	<i>Gross floor area in m²:</i>

14. FOR RESIDENTIAL DEVELOPMENT PLEASE PROVIDE BREAKDOWN OF RESIDENTIAL MIX:**Part A**

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses				36	4		40
Apartments							

	Existing	Proposed	Total
Number of car-parking spaces to be provided			80

15. WHERE THE APPLICATION REFERS TO A MATERIAL CHANGE OF USE OF ANY LAND OR STRUCTURE OR THE RETENTION OF SUCH A MATERIAL CHANGE OF USE:

Existing use ⁶ (or previous use where retention permission is sought):	
Proposed use (or use it is proposed to retain):	
Nature & extent of any such proposed use (or use it is proposed to retain):	

16. SOCIAL AND AFFORDABLE HOUSING:

Please tick appropriate box.	YES	NO
Is the application an application for permission for development to which Part V of the Planning & Development Act 2000 applies?	X	
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example,</p> <ul style="list-style-type: none"> (i) Details of such part or parts of the land which is subject to the application for permission 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 the the planning authority, or details of any combination of the foregoing, and (ii) Details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs & 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. <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning & Development Act 2000 (as amended)⁸, a copy of the Certificate of Exemption under section 97 must be submitted (or where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96(14) of the Planning & Development Act 2000 (as amended)⁹, details indicating the basis on which section 96(14) is considered to apply to the development should be submitted.</p>	Part V agreement letter attached	

17. DEVELOPMENT DETAILS (please tick appropriate box):

	YES	NO
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		x
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		x
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994 ¹⁰		x
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		x
Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area ¹² ?		x
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		x
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		x
Do the Major Accident Regulations apply to the proposed development?		x
Does the application relate to a development in a Strategic Development Zone? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		x
Does the proposed development involve the demolition of any habitable house?		x

18. SITE HISTORY:
☐ Yes ☒ No

Has the site in question ever, to your knowledge, been flooded?

☐ Yes ☒ No

Are you aware of previous uses of the site e.g. dumping or quarrying (please tick appropriate box)?

If "Yes", please give details:

Are you aware of any valid planning applications previously made in respect of this land/structure (please tick appropriate box)? ☒ Yes ☐ No

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.:	082336	Date (DD/MM/YY):	25/07/2008
Reference No.:	14502	Date (DD/MM/YY):	14/05/2014
Reference No.:	19738	Date (DD/MM/YY):	16/05/2019
Reference No.:	201010	Date (DD/MM/YY):	23/07/2020

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³ (please tick appropriate box)?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
An Bord Pleanála Reference No.:		

19. PRE-APPLICATION CONSULTATION:

Has a pre-application consultation taken place in relation to the proposed development¹⁴ (please tick appropriate box)?

☐ Yes ☒ No

If yes, please give details:

Reference No. (if any):	
Date(s) of Consultation: (DD/MM/YY)	
Persons involved:	

20. SERVICES:

Proposed Source of Water Supply (please tick appropriate box):

A:	<input type="checkbox"/> Existing connection	<input checked="" type="checkbox"/> New connection	<input type="checkbox"/> New connection
B:	<input checked="" type="checkbox"/> Public Mains	<input type="checkbox"/> Group Water Scheme	<input type="checkbox"/> Private Well <input type="checkbox"/> Other

If "Other", please specify:	
Name of Group Water Scheme (where applicable):	

Proposed Wastewater Management/Treatment (please tick appropriate box):

A:	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> New
B:	<input checked="" type="checkbox"/> Public Sewer	<input type="checkbox"/> Conventional septic tank system <input type="checkbox"/> Other on-site treatment system
If "Other", please specify:		

Proposed Surface Water Disposal (please tick appropriate box):

<input checked="" type="checkbox"/> Public Sewer/Drain	<input type="checkbox"/> Soakpit	<input type="checkbox"/> Watercourse	<input type="checkbox"/> Other
If "Other", please specify:			

21. DETAILS OF PUBLIC NOTICE:

Approved newspaper ¹⁵ in which notice was published:	Connacht Tribune
Date of publication: (DD/MM/YY)	07/02/2025
Date site notice was erected: (DD/MM/YY)	12/02/2025

22. APPLICATION FEE:

Fee payable:	3,785.50
Basis of calculation:	Retention 682.08 x €2.5 = €1705.20 Permission 32 x €65.00 = €2080.00 Total €3785.20

23. Declaration:**To be completed by all applicants**

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 Planning & Development Act 2000, as amended, and the Regulations made thereunder:

Signed (Applicant or Agent as appropriate):	DES GLYNN
Date: (DD/MM/YY)	12/02/2025

Contact Details – NOT TO BE PUBLISHED:**24. APPLICANT:**

Applicant Name:	Newmar Developments
Address of Applicant (Required):	Unit 5, Oranmore Business Park, Oranmore, Co Galway
Eircode:	H91 P03V
Telephone No.:	
Email Address:	bpshocks@gmail.com

25. PERSON / AGENT ACTING ON BEHALF OF THE APPLICANT (IF ANY):

Agent Name:	Des Glynn
Address:	Grealish Glynn & Associates
Eircode:	H91 TX60
Telephone No.:	091 632644
Email Address:	Des.glynn@grealishglynn.co.
Fax No. (if any):	