



Planning Department,
Galway City Council
City Hall
College Road
Galway
H91 X4K8

Our Ref: 180747
Your Ref: ABP-312197-21

5th August 2022

Re: Strategic Housing Development Application submitted to An Bord Pleanála in respect of a Residential Development on lands at Bóthar na Chóiste, Castlegar, Co. Galway

Dear Sir/Madam,

We are instructed by our client, Lock House Developments Ltd., to submit an application to An Bord Pleanála under the *Planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016)*. This application is made pursuant to a Notice of Pre-Application Consultation Opinion issued by the Board on 22nd April 2022 (Case Reference ABP-312197-21).

Please find enclosed 6 no. printed copies of the application documentation for your information, together with 1 no. copy of the documentation in a machine-readable form as required by Part 23 Section 297 of the Planning and Development (Strategic Housing Development) Regulations 2017.

The proposed development as per the public notices is as follows:

“Planning permission is sought by Lock House Developments Limited (the applicant) for development on a site which extends to 4.626 ha on lands located to the north of Bóthar an Chóiste (also known as Bóthar na Cóiste), in the townland of Castlegar, Galway.

The development will consist of the following:

- 1) *Demolition of an existing house (124.6 m²), a ruined outbuilding (42.8 m²), and a ruined dwelling (41.7 m²)*
- 2) *Construction of 170 no. residential units comprising:*
 - i. *84 no. two storey houses (34 no. two-beds, 42 no. three-beds, 8 no. four-beds),*
 - ii. *1 no. apartment block comprising 17 no. apartments (10 no. one-beds, 7 no. two-beds),*
 - iii. *1 no. apartment block comprising 21 no. apartments (12 no. one-beds, 9 no. two-beds),*
 - iv. *48 no. duplex units (11 no. one-beds, 24 no. two-beds, 13 no. three-beds).*
- 3) *Development of a two-storey creche facility with 46 no. child spaces (c. 300.36 sqm), associated outdoor play areas and parking.*
- 4) *Provision of all associated surface water and foul drainage services and connections including pumping station with all associated site works and ancillary services.*



- 5) *The upgrade of the existing Bóthar an Chóiste road from the proposed development to the junction at L5041 consisting of road improvements, road widening and junction re-alignment.*
- 6) *Pedestrian, cyclist, and vehicular links throughout the development and access with Bóthar an Chóiste, and pedestrian and cyclist link to the adjacent Greenway route.*
- 7) *Provision of shared communal and private open space, site landscaping and public lighting, resident and visitor parking including electric vehicle charging points, bicycle parking spaces, and all associated site development works.*
- 8) *The application is accompanied by a Natura Impact Statement (NIS)."*

Project Website

A dedicated project website has been set up by the applicant, Lock House Developments Ltd, containing links to the above-mentioned documentation and drawings. The website can be viewed at:

www.botharanchoisteSHD.com

The application is accompanied by 6 no. hard copies of the following documentation and drawings for your attention.

Document Schedule

Application & Planning Documentation (MKO)

1. Cover Letters:
 - a. This Cover Letter
 - b. Confirmation that a copy of the application has been issued to An Bord Pleanála
2. Prescribed Bodies Letters:
 - a. Transport Infrastructure Ireland
 - b. National Transport Authority
 - c. Heritage Council
 - d. An Taisce
 - e. Irish Water
 - f. Galway Childcare Committee
3. Letter of consent from Galway City Council
4. Letter of consent from Stephen Connell
5. Section 4 Application Form
6. Statutory Notices:
 - a. Newspaper Notice
 - b. Site Notice
7. Planning Report & Statement of Consistency (including the following appendices:
 - Appendix 1 – Meeting Minutes
 - Appendix 2 – Area Schedules
 - Appendix 3 – Part V Proposals
 - Appendix 4 – Statement of Consistency Matrix)
8. Statement of Response Report
9. Material Contravention Statement



Technical Reports

1. Architectural Design Statement (O'Neill O'Malley Architects) including appendices:
 - a. Appendix 01 - Overall development statistics
 - b. Appendix 02 - Apartment Quality Assessment page 01
 - c. Appendix 02 - Apartment Quality Assessment page 02
 - d. Appendix 03 - Housing Quality Assessment page 01
 - e. Appendix 03 - Housing Quality Assessment page 02
 - f. Appendix 04 - Private Garden Areas
 - g. Appendix 05 - Duplex Quality Assessment
 - h. Appendix 06 - Car & Bicycle Parking Provision
 - i. Appendix 07 - Bin storage assessment
 - j. Appendix 08 - Social Provision Quality Assessment
2. Building Lifecycle Report (O'Neill O'Malley Architects)
3. Engineering Report on Civil Works (Tobin Consulting Engineers) (Appendix D includes:
 - a. Irish Water Confirmation of Feasibility Letter
 - b. Acceptance of Design Submission by Irish Water)
4. Traffic & Transport Assessment (Tobin Consulting Engineers)
5. DMURS Statement of Consistency (Tobin Consulting Engineers)
6. Construction and Demolition Waste Management Plan (Tobin Consulting Engineers)
7. Construction Traffic Management Plan (Tobin Consulting Engineers)
8. Stage 1 Road Safety Audit Proposed Works to Castlegar Road / Bóthar An Choiste (L5041) Road Junction (CST Group Chartered Consulting Engineers)
9. Stage 1 Road Safety Audit Proposed Strategic Housing Development at Bóthar An Choiste, Castlegar, Galway (CST Group Chartered Consulting Engineers)
10. Environmental Impact Assessment Screening Report (MKO)
11. Appropriate Assessment Screening Report (MKO)
12. Natura Impact Statement (MKO)
13. Ecological Impact Assessment with an updated Bat Report included as Appendix 4 (MKO)
14. Landscape Report (Cunnane Stratton Reynolds)
15. Archaeological Impact Assessment (Richard Crumlish Consultant Archaeologist)
16. Site Lighting Design Report (Moloney Fox Consulting Engineers)
17. Mechanical and Electrical Services Report (Moloney Fox Consulting Engineers)
18. Acoustic Design Statement (Amplitude Acoustics)
19. Daylight, Sunlight and Overshadowing Study (Integrated Environmental Solutions Ltd)

Planning Drawings

1. Architectural Drawings (O'Neill O'Malley Architects)
 - See Drawing Schedule attached
2. Engineering Drawings (Tobin Consulting Engineers)
 - See Drawing Schedule attached
3. Landscape Drawings (Cunnane Stratton Reynolds)
 - See Drawing Schedule attached
4. Mechanical & Electrical Drawings (Moloney Fox Consulting Engineers)
 - See Drawing Schedule attached

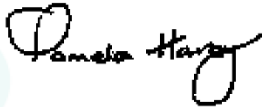


Copies

- Copy of all documentation enclosed on USB – 1 no. copy
- Red Line Boundary enclosed as a CAD file on USB – 1 no. copy
- 6 no. hard copies of all documentation and drawing enclosed

We trust that you find the above in order. We respectfully request that you issue confirmation of this letter. Should you require any further information or clarity on any of the items set out above do not hesitate to contact this office.

Yours sincerely,



Pamela Harty,
Senior Planner,
MKO.

Enclosures:

- Appendix 1: Correspondence Issued to An Bord Pleanála
- Appendix 2: Architectural Drawing Schedule
- Appendix 3: Engineering Drawing Schedule
- Appendix 4: Landscape Drawing Schedule
- Appendix 5: Mechanical & Electrical Drawing Schedule



Appendix 1

Correspondence Issued to An Bord Pleanála



MKO, Tuam Road, Galway, Ireland. H91 VW84

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SHD Department,
An Bord Pleanála,
64 Marlborough St,
Dublin 1,
D01V902.

Our Ref: 180747
Your Ref: ABP-312197-21

5th August 2022

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 - Appendix 4 – Statement of Consistency Matrix
8. Statement of Response Report
9. Material Contravention Statement
10. Prescribed Fee (€34,262.59)

Technical Reports

1. Architectural Design Statement (O'Neill O'Malley Architects) including appendices:



- Appendix 01 - Overall development statistics
 - Appendix 02 - Apartment Quality Assessment page 01
 - Appendix 02 - Apartment Quality Assessment page 02
 - Appendix 03 - Housing Quality Assessment page 01
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4. Mechanical & Electrical Drawings (Moloney Fox Consulting Engineers)
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Copies

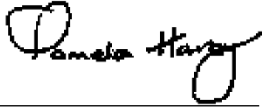
- Copy of all documentation enclosed on USB – 3 no. copies
- Red Line Boundary enclosed as a CAD file on USB – 1 no. copy



- 2 no. hard copies of all documentation and drawing enclosed

We trust that the above SHD application is of satisfaction to the Board. We respectfully request that you issue confirmation of this letter. Should you require any further information or clarity on any of the items set out above do not hesitate to contact this office.

Yours sincerely,



Pamela Harty,
Senior Planner,
MKO.

Enclosures:

- Appendix 1: Correspondence Issued to Galway City Council
- Appendix 2: Architectural Drawing Schedule
- Appendix 3: Engineering Drawing Schedule
- Appendix 4: Landscape Drawing Schedule
- Appendix 5: Mechanical & Electrical Drawing Schedule



Appendix 2

Architecture Drawing Schedule (O'Neill O'Malley Architects)



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DRAWING ISSUE REGISTER:					SHEET NUMBER:		01		
<p>O'Neill O'Malley</p> <p>Architecture + Project Management</p> <p>London • Galway</p>									
Project:	Residential Development @ Bóthar an Chóiste				D	08			
Project No:	18151				M	07			
Client:	Lock House Developments LTD				Y	22			
Drg. Status:	SHD APPLICATION - Page 01				BY:	IF			
Drawing No.	Drawing Title:	Scale:	Sheet Size:	File Loc.	Revisions (X = First Issue)				
3000	Site Location Map	1:1000	A1	3.09	X				
3001	Existing Survey - Part 01	1:500	A1	3.09	X				
3002	Existing Survey - Part 02	1:500	A1	3.09	X				
3003	Master Site Layout Plan	1:1000	A1	3.09	X				
3004	Site Layout Plan - Part 01	1:500	A1	3.09	X				
3005	Site Layout Plan - Part 02	1:500	A1	3.09	X				
3006	Site Section 1-1	1:500, 1:200	A1	3.09	X				
3007	Site Section 2-2	1:500, 1:200	A1	3.09	X				
3008	Site Section 3-3	1:500, 1:200	A1	3.09	X				
3009	Site Section 4-4	1:500, 1:200	A1	3.09	X				
3010	Site Section 5-5	1:500, 1:200	A1	3.09	X				
3011	Site Section 6-6	1:500, 1:200	A1	3.09	X				
3012	Site Section 7-7	1:500, 1:200	A1	3.09	X				
3020	Terrace 01 - Floor plans	1:100	A1	3.09	X				
3021	Terrace 01 - Elevations and Section	1:100	A1	3.09	X				
3022	Terrace 02 - Floor plans, Elevations & Section	1:100	A1	3.09	X				
3023	Terrace 03 - Floor plans	1:100	A1	3.09	X				
3024	Terrace 03 - Elevations and Section	1:100	A1	3.09	X				
3025	Terrace 04 - Floor plans, Elevations & Section	1:100	A1	3.09	X				
3026	Terrace 05 - Floor plans, Elevations & Section	1:100	A1	3.09	X				
3027	Terrace 06 - Floor plans	1:100	A1	3.09	X				
3028	Terrace 06 - Elevations & Section	1:100	A1	3.09	X				
3029	Terrace 07 - Floor plans, Elevations & Section	1:100	A1	3.09	X				
3030	Terrace 08 - Floor plans, Elevations & Section	1:100	A1	3.09	X				
3031	Terrace 09 - Floor plans, Elevations & Section	1:100	A1	3.09	X				
3032	Terrace 10 - Floor plans, Elevations & Section	1:100	A1	3.09	X				
3033	Terrace 11 - Floor plans, Elevations & Section	1:100	A1	3.09	X				
3034	House Type A/A1 - Plans, Elevations & Sections	1:100	A1	3.09	X				
3035	House Type B/B1 - Plans, Elevations & Sections	1:100	A1	3.09	X				
3040	Apartment Building 01 - Plans	1:100	A1	3.09	X				
3041	Apartment Building 01 - Elevations & Sections	1:100	A1	3.09	X				
3042	Apartment Building 01 - One Bed Apartment Types	1:50	A1	3.09	X				
3043	Apartment Building 01 - Two Bed Apartment Types	1:50	A1	3.09	X				
3044	Apartment Building 02 - Lower & Upper Ground	1:100	A1	3.09	X				
3045	Apartment Building 02 - First & Second floorplans & Section	1:100	A1	3.09	X				
3046	Apartment Building 02 - Elevations	1:100	A1	3.09	X				
3047	Apartment Building 02 - One Bed Apartment Types	1:50	A1	3.09	X				
3048	Apartment Building 02 - Two Bed Apartment Types	1:50	A1	3.09	X				
3050	Duplex Block 01 - Plans	1:100	A1	3.09	X				
3051	Duplex Block 01 - Elevations & Section	1:100	A1	3.09	X				
3052	Duplex Block 02 - Plans	1:100	A1	3.09	X				
3053	Duplex Block 02 - Elevations & Section	1:100	A1	3.09	X				
3054	Duplex Block 03 - Floor plans	1:100	A1	3.09	X				
3055	Duplex Block 03 - Elevations & Section	1:100	A1	3.09	X				
3056	Duplex Block 04 - Plans	1:100	A1	3.09	X				
3057	Duplex Block 04 - Elevations & Section	1:100	A1	3.09	X				
3060	Creche Building - Plans & Elevations	1:100	A1	3.09	X				
3061	Bin & Bicycle Stores	1:50	A1	3.09	X				
Circulation:					No. of Copies:				
An Bord Pleanála					8				
Client - Lock House Developments					1				
ONOM File					E				
MKO					E				

DRAWING ISSUE REGISTER:					SHEET NUMBER:		02		
<p>O'Neill O'Malley</p> <p>Architecture + Project Management</p> <p>London • Galway</p>									
Project:	Residential Development @ Bóthar an Chóiste				D	08			
Project No:	18151				M	07			
Client:	Lock House Developments LTD				Y	22			
Drg. Status:	SHD APPLICATION - Page 02				BY:	IF			
Drawing No.	Drawing Title:	Scale:	Sheet Size:	File Loc.	Revisions (X = First Issue)				
3070	Demolition Drawings	1:100, 1:1000	A1	3.09	X				
3071	Site Connections & Road Hierarchy Diagram	1:1000	A3	3.09	X				
3072	Public open spaces & Connections Diagram	1:1000	A3	3.09	X				
3073	Indicative Taking in charge Diagram	1:500	A1	3.09	X				
3074	Character Areas Diagram	1:1000	A3	3.09	X				
3075	Boundary Treatment Plan & Details	1:500, 1:50	A1	3.09	X				
3076	Car & Bike Parking Provision Diagram	1:1000	A3	3.09	X				
3077	Indicative Part V Social provision layout	1:500	A1	3.09	X				
3078	Phasing Diagram	1:2000	A3	3.09	X				
3079	Development Estate Entrance Marker detail	1:50, 1:75	A3	3.09	X				
	Architects Design Statement	N.t.s	A3	3.09	X				
	Building Lifecycle Report	N.t.s	A3	3.09	X				
	Appendix 1 Overall Development Statistics	N.t.s	A3	3.09	X				
	Appendix 2 Page 01 - Apartments Quality Assessment - by type	N.t.s	A3	3.09	X				
	Appendix 2 Page 02 - Apartments Quality Assessment - by Unit	N.t.s	A3	3.09	X				
	Appendix 3 Page 01 - Housing quality assessment - by type	N.t.s	A3	3.09	X				
	Appendix 3 Page 02 - Housing quality assessment - by Unit	N.t.s	A3	3.09	X				
	Appendix 4 - Private open space assessment	N.t.s	A3	3.09	X				
	Appendix 5 - Duplex Quality Assessment	N.t.s	A3	3.09	X				
	Appendix 6 - Carparking & Bike spaces assessment	N.t.s	A3	3.09	X				
	Appendix 7 - Bin storageage assessment	N.t.s	A3	3.09	X				
	Appendix 8 - Social Provision assessment	N.t.s	A3	3.09	X				
Circulation:					No. of Copies:				
An Bord Pleanála					8				
Client - Lock House Developments					1				
ONOM File					E				
MKO					E				

Appendix 3

Engineering Drawing Schedule (Tobin Consulting Engineers)



MKO, Tuam Road, Galway, Ireland. H91 VW84

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Document and Drawing Issue Register

Project 10750 - Bothar An Choiste				
PLEASE ACKNOWLEDGE RECEIPT OF DRAWINGS		ISSUE NO.	4	
Reasons: AB - As Built, C - For Construction, CM - For Comment, I - For Information, P - Preliminary, T - For Tender MU - Multiple		ISSUED BY	MN	
		DAY	27	
		MONTH	7	
		YEAR	22	
		ISSUE REASON	I	
DRG NO.	DRAWING/DOCUMENT TITLE	SIZE	SCALE	
10750-2100	Masterplan	A1	As Drawing	P01
10750-2101	Proposed Watermain Layout	A1	As Drawing	P01
10750-2102	Proposed Watermain Connection	A1	As Drawing	P01
10750-2103	Proposed Drainage Layout	A1	As Drawing	P01
10750-2104	Proposed Drainage Connection	A1	As Drawing	P01
10750-2105	Proposed Storm Manhole Schedule	A1	As Drawing	P01
10750-2106	Proposed Storm Drainage Schedule	A1	As Drawing	P01
10750-2107	Proposed Foul Manhole Schedule	A1	As Drawing	P01
10750-2108	Proposed Foul Drainage Schedule	A1	As Drawing	P01
10750-2109	Proposed Roads Layout	A1	As Drawing	P01
10750-2110	Autotrack Analysis Large Car	A1	As Drawing	P01
10750-2111	Autotrack Analysis Refuse Truck	A1	As Drawing	P01
10750-2112	Autotrack Analysis Fire Truck	A1	As Drawing	P01
10750-2113	Proposed Road Upgrades	A1	As Drawing	P01
10750-2114	Proposed Access Road Cross Sections Sheet 1 of 2	A1	As Drawing	P01
10750-2115	Proposed Access Road Cross Sections Sheet 2 of 2	A1	As Drawing	P01
10750-2116	Proposed Realigned Junction	A1	As Drawing	P01
10750-2117	External Road Autotrack	A1	As Drawing	P01
10750-2118	Proposed Road Upgrades Longsections	A1	As Drawing	P01
10750-2119	Standard Manhole Details Sheet 1 of 2	A1	As Drawing	P01
10750-2120	Standard Manhole Details Sheet 2 of 2	A1	As Drawing	P01
10750-2121	Standard Watermain Details	A1	As Drawing	P01
10750-2122	Standard Pipe Bedding Details	A1	As Drawing	P01
10750-2123	Typical Soakaway Unit & Cross Section Detail	A1	As Drawing	P01
10750-2124	Typical Pump Station Details	A1	As Drawing	P01
10750-2125	Typical Site Works Details	A1	As Drawing	P01
10750-2126	Foul Longsections Sheet 1 of 4	A1	As Drawing	P01
10750-2127	Foul Longsections Sheet 2 of 4	A1	As Drawing	P01
10750-2128	Foul Longsections Sheet 3 of 4	A1	As Drawing	P01

Document and Drawing Issue Register

Project 10750 - Bothar An Choiste					
PLEASE ACKNOWLEDGE RECEIPT OF DRAWINGS Reasons: AB - As Built, C - For Construction, CM - For Comment, I - For Information, P - Preliminary, T - For Tender MU - Multiple		ISSUE NO.	4		
		ISSUED BY	MN		
		DAY	27		
		MONTH	7		
		YEAR	22		
		ISSUE REASON	I		
DRG NO.	DRAWING/DOCUMENT TITLE	SIZE	SCALE		
10750-2129	Foul Longsections Sheet 4 of 4	A1	As Drawing	P01	
10750-2130	Storm Longsections Sheet 1 of 6	A1	As Drawing	P01	
10750-2131	Storm Longsections Sheet 2 of 6	A1	As Drawing	P01	
10750-2132	Storm Longsections Sheet 3 of 6	A1	As Drawing	P01	
10750-2133	Storm Longsections Sheet 4 of 6	A1	As Drawing	P01	
10750-2134	Storm Longsections Sheet 5 of 6	A1	As Drawing	P01	
10750-2135	Storm Longsections Sheet 6 of 6	A1	As Drawing	P01	
DISTRIBUTION				+d - Download and Hardcopy, +h - Email and Hardcopy, cd - CD, d - By Download, e - Email, h - Hardcopy, m - Multiple	
McCarthy Keville O'Sullivan Limited					
	Pamela Harty			d	
ELECTRONIC FORMATS					
	pdf			x	
DOCUMENT AND DRAWING ISSUE REGISTER					

Appendix 4

Landscape Drawing Schedule (Cunnane Stratton Reynolds)



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Appendix 5

Public Lighting Drawing Schedule (Moloney Fox Consulting Engineers)



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