



An Taisce,  
Tailor's Hall,  
Back Lane,  
The Liberties,  
Dublin 8,  
D08 X2A3

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

5<sup>th</sup> August 2022

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

Dear Sir/Madam,

We are instructed by our client, Lock House Developments Limited, 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 2<sup>nd</sup> April 2022 (Case Reference ABP 312197-22).

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and as per instructed by the Board, we are notifying An Taisce of this application, in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. 1 no. copy of the application documentation is submitted as a soft copy, electronically, as requested.

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 m<sup>2</sup>), a ruined outbuilding (42.8 m<sup>2</sup>), and a ruined dwelling (41.7 m<sup>2</sup>)*
- 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 Limited, containing links to the above-mentioned documentation and drawings. The website can be viewed at:

[www.botharanchoisteSHD.com](http://www.botharanchoisteSHD.com)

### **Document Schedule**

#### **Application and Planning Documentation (MKO)**

1. Cover Letters
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:
  1. Appendix 1 – Meeting Minutes
  2. Appendix 2 – Area Schedules
  3. Appendix 3 – Part V Proposals
  4. 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:



- 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
  - Appendix 03 - Housing Quality Assessment page 02
  - Appendix 04 - Private Garden Areas
  - Appendix 05 - Duplex Quality Assessment
  - Appendix 06 - Car & Bicycle Parking Provision
  - Appendix 07 - Bin storage assessment
  - 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:
    - Irish Water Confirmation of Feasibility Letter
    - 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

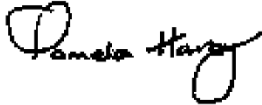
### Copies

- Copy of all documentation enclosed on USB – 1 no. copy



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,



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Pamela Harty,  
Senior Planner,  
MKO.

**Enclosures:**

- Appendix 1: Architectural Drawing Schedule
- Appendix 2: Engineering Drawing Schedule
- Appendix 3: Landscape Drawing Schedule
- Appendix 4: Mechanical & Electrical Drawing Schedule



# Appendix 1

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





# Appendix 2

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Engineering Drawing Schedule (Tobin Consulting Engineers)



## 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	

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		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	
<b>DISTRIBUTION</b>				+d - Download and Hardcopy, +h - Email and Hardcopy, cd - CD, d - By Download, e - Email, h - Hardcopy, m - Multiple	
<b>McCarthy Keville O'Sullivan Limited</b>					
	Pamela Harty			d	
<b>ELECTRONIC FORMATS</b>					
	pdf			x	
<b>DOCUMENT AND DRAWING ISSUE REGISTER</b>					

# Appendix 3

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Landscape Drawing Schedule (Cunnane Stratton Reynolds)



# Appendix 4

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Mechanical & Electrical Drawing Schedule (Moloney Fox Consulting Engineers)

