

**Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development
Application to An Bord Pleanála**

We, Lock House Developments Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this 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 Bothar 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).

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application, including the Natura Impact Statement, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Galway City Council. The application may also be inspected online at the following website set up by the applicant: www.botharanchosteSHD.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).



Signed:

Pamela Harty, Senior Planner, MKO, Tuam Road, Galway, H91 VW84)

Date of erection of site notice: 5th August 2022