



An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Our Ref: 180531
Your Ref: 304618-19

21 November 2019

Re: Strategic Housing Development Application submitted to An Bord Pleanála in respect of Development at Gort na Bró, Ragoon, Galway

Dear Sir/Madam,

We are instructed by our client, Glenveagh Living 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 pursuant to a Notice of Pre-Application Consultation Opinion issued by the Board on 6th August 2019 (Ref: ABP-304618-19).

Project Website

A dedicated project website has been set up by the applicant, containing links to the project documentation and drawings. This website can be viewed at - www.knocknacarradistrictcentre.ie.

The planning application is accompanied by 2 no. hard copies of the following documentation and drawings for your attention.

Document Schedule

Planning Application Documents and Reports (MKO)

- Cover Letter to An Bord Pleanála and Galway City Council (with schedules).
- Planning Fee of €80,000 attached to An Bord Pleanála Cover Letter.
- Prescribed Bodies Letters
- Application Form
- Statutory Notices (Newspaper & Site Notice)
- Relevant Consents and Letters including:
 - Galway City Council Letter of Consent
 - Targeted Investment Opportunities Letter of Consent
 - ARUP Correspondence
- Statement of Response Report
- Planning Report & Statement of Consistency Report, including:
 - Appendix A: Minutes from Meetings with An Bord Pleanála and Galway City Council
 - Appendix B: Part V Package
 - Appendix C: Statement of Consistency
 - Appendix D: Taken in Charge



- Appendix E: Galway County Childcare Committee Correspondence
- Appendix F: Existing Link Road – Legal Status Information
- Environmental Impact Assessment Report (EIAR) Confirmation Notice
- Statement of Material Contravention

Natura Impact Statement (MKO)

Environmental Impact Assessment Report [EIAR] (MKO)

Includes a Non-Technical Summary, Chapters 1-14 inclusive, References and associated Technical Appendices:

- Table of Appendices
- Appendix 2-1: Scoping Responses
- Appendix 3-1: Transport and Traffic Assessment prepared by Atkins Ireland
 - Appendix A: Traffic and Transport Assessment Scoping Study
 - Appendix B: Drawings
 - Appendix C: Network Diagrams
 - Appendix D: Sensitivity Testing
 - Appendix E: Mobility Management Plan
 - Appendix F: Road Safety Audit
 - Appendix G: Parking Strategy
 - Appendix H: Consultation with N6 Galway City Ring Road
 - Appendix I: Consultation with National Transport Authority
- Appendix 3-2: Detailed Site Drawings
- Appendix 3-3: Construction and Environmental Management Plan prepared by DBFL Consulting Engineers
- Appendix 3-4: Infrastructure Design Report prepared by DBFL Consulting Engineers
- Appendix 3-5: Mechanical and Electrical Services – Basis of Design Report prepared by Ethos Engineering
- Appendix 3-6: Landscape Report prepared by Áit Urbanism and Landscape
- Appendix 3-7: Construction and Demolition Waste Management Plan prepared by AWN Consulting Limited
- Appendix 5-1: Tree Survey Report prepared by MKO
- Appendix 5-2: Biodiversity Management Plan prepared by MKO
- Appendix 7-1: Site Specific Flood Risk Assessment prepared by DBFL Consulting Engineers
- Appendix 9-1: Noise Monitoring Data prepared by AWN Consulting Limited
- Appendix 10-1: A3 Photomontages prepared by Unique AT

Technical Reports

Architectural Reports (Reddy A&U)

- Urban Design Report prepared by Reddy A&U
- Housing Quality Assessment Report prepared by Reddy A&U
- Materials and Finishes Report prepared by Reddy A&U

Landscape Reports (Áit Urbanism & Landscape)

- Landscape Report prepared by Áit Urbanism & Landscape (Enclosed in Appendix 3-6 of the EIAR)

Traffic and Roads (Atkins Ireland)

- Traffic and Transport Assessment prepared by Atkins Ireland (Enclosed in Appendix 3-1 of the EIAR)



- DMURS Statement prepared by Atkins Ireland

Engineering (DBFL)

- Construction and Environmental Management Plan prepared by DBFL Consulting Engineers (Enclosed in Appendix 3-3 of the EIAR)
- Infrastructure Design Report prepared by DBFL Consulting Engineers (Enclosed in Appendix 3-4 of the EIAR)
- Site Specific Flood Risk Assessment prepared by DBFL Consulting Engineers (Enclosed in Appendix 7-1 of the EIAR)

Design and Management Reports (JAK Consulting Engineers, Metec Consulting Engineers, Ethos Engineering, Maurice Johnson & Partners, AWN Consulting, Integrated Environmental Solutions, MKO)

- Estate Management Strategy Report prepared by JAK Consulting Engineers
- Life Cycle Report prepared by JAK Consulting Engineers
- Wind Microclimate Assessment prepared by Metec Consulting Engineers
- Mechanical and Electrical Services - Basis of Design Report prepared by Ethos Engineering(Enclosed in Appendix 3-5 of the EIAR)
- Outline Fire Strategy Report prepared by Maurice Johnson & Partners
- Operational Waste Management Plan prepared by AWN Consulting
- Construction and Demolition Waste Management Plan prepared by AWN Consulting (Enclosed in Appendix 3-7 of the EIAR)
- Daylight Sunlight and Overshadowing Study prepared by Integrated Environmental Solutions
- Tree Survey Report prepared by MKO(Enclosed in Appendix 5-1 of the EIAR)
- Biodiversity Management Plan prepared by MKO(Enclosed in Appendix 5-2 of the EIAR)

Other Reports (Future Analytics)

- Housing Needs Assessment – Galway City prepared by Future Analytics

Photomontages prepared by Unique AT (Enclosed in Appendix 10-1 of the EIAR)

CD Copies

- Copy of all documentation on CD (3 no. copies)
- Red Line Boundary enclosed as CAD file on CD (1 no. copy)

Drawing Schedule

Table 1: Drawing Schedule

DWG. No:	Rev	DRAWING TITLE	SIZE
Architectural Drawings – Reddy Architecture & Urbanism (Reddy A&U)			
P18179-RAU-ZZ-XX-DR-A-SLP-9000	A	Drawing Register	A3
P18179-RAU-ZZ-XX-DR-A-SLP-1000	A	Site Location Plan	A1
P18179-RAU-ZZ-XX-DR-A-SLP-1010	A	Existing Site Plan	A0
P18179-RAU-ZZ-XX-DR-A-SLP-1011	A	Proposed Site Plan	A0



DWG. No:	Rev	DRAWING TITLE	SIZE
P18179-RAU-ZZ-XX-DR-A-SLP-1012	A	Existing Basement Carpark Site Plan	A0
P18179-RAU-ZZ-XX-DR-A-SLP-1013	A	Proposed Basement Carpark Site Plan	A0
P18179-RAU-ZZ-XX-DR-A-SLP-1015	A	Taking In Charge	A0
P18179-RAU-ZZ-XX-DR-A-SLP-1016	A	Phasing Drawing	A0
P18179-RAU-ZZ-XX-DR-A-SLP-1017	A	Pedestrian Routes	A0
P18179-RAU-ZZ-XX-DR-A-SLP-7250	A	Contiguous Elevations	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7300	A	Site Sections	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7000	A	GA Plan Level 00 Block A_B_C_D	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7001	A	GA Plan Level 01 Block A_B_C_D	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7002	A	GA Plan Level 02 Block A_B_C_D	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7003	A	GA Plan Level 03 Block A_B_C_D	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7004	A	GA Plan Level 04 Block A_B_C_D	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7005	A	GA Plan Level 05 Block A_B_C_D	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7006	A	GA Plan Level 06 Block A_B_C_D	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7007	A	GA Plan Roof Plan Block A_B_C_D	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7100	A	GA Plan Level 00 Block E_F	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7101	A	GA Plan Level 01 Block E_F	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7102	A	GA Plan Level 02 Block E_F	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7103	A	GA Plan Level 03 Block E_F	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7104	A	GA Plan Level 04 Block E_F	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7105	A	GA Plan Level 05 Block E_F	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7106	A	GA Plan Roof Plan Block E_F	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7150	A	Apartment Types 01-Bed & 03-Bed	A1



DWG. No:	Rev	DRAWING TITLE	SIZE
P18179-RAU-ZZ-XX-DR-A-SLP-7151	A	Apartment Types 02-Bed	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7350	A	Block A Sections	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7351	A	Block B & C Sections	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7353	A	Block D Sections	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7354	A	Block E Sections	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7355	A	Block F Sections	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7200	A	Block A Elevations 01	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7201	A	Block A Elevations 02	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7202	A	Block B Elevations 01	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7204	A	Block B Elevations 02	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7205	A	Block C Elevations 01	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7206	A	Block D Elevations 01	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7207	A	Block D Elevations 02	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7208	A	Block E Elevations 01	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7209	A	Block E & F Elevations 01	A1
P18179-RAU-ZZ-XX-DR-A-SLP-7210	A	Block F Elevations 01	A1
Engineering Drawings – DBFL Consulting Engineers			
180191 Issue Sheet	-	180191 Issue Sheet	A4
180191-3000	A	Site Services Layout	A1
180191-3001	A	SUDs Strategy	A1
180191-3005	A	Watermain Layout	A1
180191-3010	A	Typical Drainage Details Sheet 1	A1
180191-3011	A	Typical Drainage Details Sheet 2	A1
180191-3015	-	Typical Attenuation Details Sheet 1	A1
180191-3016	-	Typical Attenuation Details Sheet 2	A1
180191-3021	-	Longitudinal Sections Through Foul Sewer Sheet 1	A1
180191-3022	-	Longitudinal Sections Through Foul Sewer Sheet 2	A1



DWG. No:	Rev	DRAWING TITLE	SIZE
180191-3023	-	Longitudinal Sections Through Foul Sewer Sheet 3	A1
180191-3031	-	Longitudinal Sections Through Surface Water Sheet 1	A1
180191-3032	-	Longitudinal Sections Through Surface Water Sheet 2	A1
180191-3033	-	Longitudinal Sections Through Surface Water Sheet 3	A1
Landscape Drawings – Áit Urbanism & Landscape			
18GY03_Issue Sheet	-	Issue Sheet	A4
18GY03-DR-200	-	Overall Landscape Plan	A1
18GY03-DR-201	-	District Centre Public Plaza	A1
18GY03-DR-202	-	Residential Courtyard	A1
18GY03-DR-203	-	Private Over Podium Garden at First Floor	A1
18GY03-DR-240	-	Landscape Sections 1 of 2	A1
18GY03-DR-241	-	Landscape Sections 2 of 2	A1
Mechanical and Electrical Drawings – Ethos Engineering			
GW3-ETH-XX-XX-J- RG-001- Document Issue Register	-	Document Issue Register	A4
GW3-ETH-ZZ-00-DR-E- SS1001	P3	Electrical Services External Lighting Layout	A1
Traffic & Roads Drawings – Atkins Ireland (Enclosed in Appendix B of the Traffic and Transport Assessment – Appendix 3-1 of the EIAR)			
HT / 0000	-	Cover Sheet	A3
HT / 0101	A	Existing Layout	A3
HT / 0102	A	General Arrangement	A3
HT / 0103	A	Proposed Traffic Signals & Visibility Splays	A3
HT / 0104	A	Proposed Indicative Road Levels	A3
HT / 0105	A	Proposed Traffic Sign & Road Markings	A3
HT / 0106	A	Basement Carpark - General Arrangement	A3
HT / 0107	A	Basement Carpark - Carpark Plan	A3
SCD / 001	A	Typical Cross Sections and Details	A3
SK / 1009	A	Vehicular Tracking – Sheet 1 of 3	A3
SK / 1010	A	Vehicular Tracking – Sheet 2 of 3	A3
SK 1011	A	Vehicular Tracking – Sheet 3 of 3	A3



Architectural Area Schedules

Table 2: Architectural Area Schedules

SCHEDULE NO.	SCHEDULE TITLE
18-179_DEVELOPMENT MATRIX_2019_10_30	Development Matrix
P18179-RAU-BA-XX-DR-A-SCH-0001	Block A Area Schedule
P18179-RAU-BB-XX-DR-A-SCH-0002	Block B Area Schedule
P18179-RAU-BF-XX-DR-A-SCH-0003	Block C Area Schedule
P18179-RAU-BD-XX-DR-A-SCH-0004	Block D Area Schedule
P18179-RAU-BD-XX-DR-A-SCH-0005	Block E Area Schedule
P18179-RAU-BF-XX-DR-A-SCH-0006	Block F Area Schedule

We trust that this SHD Application is to the satisfaction of the Board. Please contact the undersigned if you require any further details.

Yours sincerely,



Sean McCarthy BSc. (Hons) MURP MRTPI
Project Planner
MKO

