

**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, Glenveagh Living Limited, intend to apply to An Bord Pleanála for planning permission for a Strategic Housing Development at Gort na Bró, Ragoon, Galway.

The development will consist of:

1. Construction of 332 no. residential units:
  - 93 no. 1 bed apartments
  - 219 no. 2 bed apartments
  - 20 no. 3 bed apartments
2. Provision of 2,667 sq.m of commercial floorspace
3. Provision of 93 sq.m of community use facilities
4. Provision of 470 sq.m of tenant amenity accommodation including shared workspaces, shared dining and lounge facilities
5. Provision of 174sq.m creche facility including an external secure play area.
6. Provision of 85 no. car parking spaces and provision of realigned road between Gort na Bró and Gateway Retail Park Road.
7. Change of use of underground void to 181 bay underground car park.
8. Provision of shared communal and private open space, car parking, bicycle parking, bin storage, public lighting, site landscaping, services, signage, substation and all associated site development works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Galway City Development Plan 2017-2023, and also 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 and an Environmental Impact Assessment Report have been prepared in respect of the proposed development.

The application, together with the Natura Impact Statement and Environmental Impact Assessment Report 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.knocknacarradistrictcentre.ie](http://www.knocknacarradistrictcentre.ie)

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, 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:



Sean McCarthy

MKO (Agents) 091-735611

Tuam Road, Galway H91 VW84

Date of Erection of Site Notice: Thursday - 21/11/2019