



GALWAY COUNTY COUNCIL - SITE NOTICE

Planning and Development Acts 2000 (as amended)
Planning and Development Regulations 2001 (as amended) – Part 8

Dunlo Hill, Ballinasloe, Co. Galway.

Pursuant to the requirements of the above, notice is hereby given that Galway County Council proposes to renovate and extend the existing terraced buildings at Dunlo Hill, including “Dooley’s Pub” (protected structure RPS ref 2730) to create a residential housing development comprising of; 10 no. duplex one bed apartments, 1 no. single-storey one-bed apartment, 2 no. duplex two-bed apartments (13 no apartments in total), as well as the conversion of “Dooley’s Pub” from a public house to a community use. The proposal includes for partial demolitions (outbuildings and sheds to the rear courtyard areas) and alterations. A new single storey extension is proposed to the rear of Dooley’s townhouse at ground level, a new store, part of unit 10 and an escape route for the community centre. This extension forms an external access roof terrace enabling part M compliant stepped access to the entrances of the upper level duplex apartments (units 11 to 13). New construction forming 2 no. one-bed duplexes (units 08 & 09) in lieu of the existing sheds along the northern boundary. Site renewable energy design measures are planned for all units. The existing rear courtyard area to be adapted creating a new pedestrian route through the development. Provision of common services such bike parking, bin storage are proposed. The development includes for connections to existing services (including existing mains drainage), temporary construction signage, new estate signage, the delineation of on-street carparking, provision of street trees, set down area and all associated ancillary site development works, at Dunlo Hill, Ballinasloe, (Townland: Ballinasloe)

An Environmental Impact Assessment Preliminary Screening process was carried out for the proposed development, and Galway County Council has concluded that there is no likelihood of significant effects on the environment arising from proposed development, and that an Environmental Impact Assessment is not required. Where any person considers that the proposed development would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have such effects.

A Stage 1 ‘Appropriate Assessment’ screening was carried out for the proposed development and Galway County Council has concluded that a Stage 2 ‘Appropriate Assessment’ [Natura Impact Statement (NIS)] is not required.

Plans and particulars of the proposed development will be available for inspection or for purchase for a fee not exceeding the reasonable cost of making a copy, during normal office hours (Monday to Friday, 9.00am – 4.00pm (excluding Bank Holidays and Public Holidays) **for a period of 4 weeks from Friday the 19th of May 2023 until Monday the 19th of June 2023**, at the following locations:

- Galway County Council, Planning Department (Public Counter), Áras an Chontae, Prospect Hill, Galway, H91 H6KX; and,
- Galway County Council, Ballinasloe Area Office, Civic Offices, Ballinasloe, Co. Galway, H53 A7K7
- Galway County Council’s Consultation Portal at <https://consult.galway.ie/>.

Submissions or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to The County Secretary, Galway County Council, P.O. Box No. 27, Áras an Chontae, Prospect Hill, Galway, H91 H6KX; or in electronic format via the special website at <https://consult.galway.ie/> to arrive not later than **Monday the 3rd of July 2023**.

Signed:

Liam Hanrahan

Director of Services, Housing.

Date:

19th May 2023