



GALWAY COUNTY COUNCIL – SITE NOTICE

PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)
PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) PART 8

PROPOSED RESIDENTIAL DEVELOPMENT

Cullairbaun, Athenry, Co. Galway.

In accordance with Part XI, Section 179 of the Planning & Development Act 2000, as amended and Part VIII, Articles 80 & 81 of the Planning & Development Regulations 2001 (as amended), notice is hereby given that Galway County Council proposes to carry out the following development.

The proposed development will consist of 12 no. dwelling units and care home facility and will include:

- i. Construction of 12 no. dwellings in two blocks. The proposed north-east block is located along the existing Cullairbaun estate roadway, the proposed south-west block is located along a new roadway. The proposed blocks are one-storey in height and comprises of;
 - a) 4 no. 1-bedroom units
 - b) 8 no. 2-bedroom units
- ii. Construction of a one-storey, 5-bedroom care home facility including caretaker's accommodation and site office, communal living space, communal kitchen and dining space and all associated facilities and ancillary spaces.
- iii. Construction of two entrance gates to private resident's courtyard and one entrance gate to private care home garden, construction of new roadway and paths, provision of new car parking spaces, provision of cycle parking, hard and soft landscape works, lighting, signage and all associated infrastructure, site and development works necessary to facilitate the proposed development.

In accordance with the Habitats Directive, Appropriate Assessment Screening has been carried out on the project. An Environmental Impact Assessment (EIA) screening determination has been made and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. Any person may, within 4 weeks from the date of the notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment and an EIA is not required.

Plans & 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 & Public Holidays) From Friday the 11th of April 2025 to Wednesday the 14th of May 2025, at the following locations:

- Galway County Council, Planning Department (Public Counter), Áras an Chontae, Prospect Hill, Galway, H91 H6KX; and,
- 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 & sustainable development of the area in which the development would be situated, may be made in writing to The Senior Planner, Planning Department, Galway County Council, Áras an Chontae, Prospect Hill, Galway, H91 H6KX or through the LGMA Portal - <https://planning.localgov.ie/en/search/application>. to arrive not later than Wednesday the **28th of May 2025**.

Signed:

Michael Owens

Director of Services, Housing

Date:

11th April 2025