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**Maynooth**  
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## DEVELOPMENT PLAN SUBMISSION

In Respect Of

### DRAFT GALWAY COUNTY DEVELOPMENT PLAN 2022-2028

On Behalf of

**Hyman Properties**

DATE : 29th July 2021





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**Planning Ref. No. – 037720 (Outline Permission)**

**Applicant** – Seosamh O Droighneáin

**Description** - chun 15 aonad conaithe a thógail ina mbeidh 5 teach aonair dhá stór, 10 teach leathscoite dhá stór agus cead pleanála do fhorbairt suimh a bhaineann, ina mbeidh bóthar, forbairt talamh, seirbhísí agus searachais

**Decision** – Granted

**Planning Ref. No. – 043817 (Permission Consequent)**

**Applicant** – Seosamh O Droighneáin

**Description** - chun 15 aonad conaithe a thogial ina mbeidh 5 teach aonar dha stor agus 10 teach leathscoite dha stor maraon le forbirt talamh, seirbhisi agus searachais a bhaineann

**Decision** – Granted

**Planning Ref. No. – 072302 (Permission)**

**Applicant** – Mairtin Einne ODroigneain & Seosamh O Droighneain

**Description** - cead coinneail do 15 teach conaithe ar theoranta athchoirithe, ina meadfar achar an suimh o 3.396 hectear go 5.136 hectear, agus cead pleanala chun 14 teach conaithe breise a thogail ina mbeidh 4 teach aonair agus 10 teach leathscoite, maraon le meadu an coras searachais, forbairt talamh, bothar agus seirbhisi a bhaineann. (Gross floor area 4530.5sqm)

**Decision** – Withdrawn

**Planning Ref. No. – 161538 (Permission)**

**Applicant** – Kilroe Plant Hire

**Description** - don meid seo a leanas: Cead na hoibreacha a rinneadh ar an suíomh conóithe a deonaíodh faoi Uimhir PI 04/3817 a choinneáil agus a chríochnú. Tá na hoibreacha seo comhdhéanta díobh seo leanas; cead gach obair forbartha ar an suíomh a choinneáil agus cead chun an dá aonaid leathscoite atá curtha in gcríoch a choinneal, ocht gcinn de aonaid leathscoite atá páirt-chomhlánaithe, aonad amhain scoite atá páirt-chomhlánaithe, cead sé cinn de theaghais scoite nua a thógail chun tosaigh an tsuíomh, cead a...

**Decision** – Withdrawn

**Planning Ref. No. – 191105 (Retention Permission)**

**Applicant** – Kilroe Plant Hire

**Description** - don méid seo a leanas: Cead na hoibreacha a rinneadh ar an suíomh cónaithe a deonaíodh faoi Uimhir PI 04/3817 a choinneáil agus a chríochnú. Tá na hoibreacha seo comhdhéanta díobh seo leanas; cead gach obair forbartha ar an suíomh a choinneáil agus cead chun an dá aonaid leathscoite atá curtha ina gcríoch a choinneal, ocht gcinn de aonaid leathscoite atá páirt-chomhlánaithe, aonad amhain scoite atá páirt-chomhlánaithe, cead ocht gcinn de aonaid leathscoite nua a thógail chun tosaigh an tsuíomh,

**Decision** – Withdrawn

## Proposal Alterations to Draft Plan

As can be seen on the extract of the draft land use zoning map for Spideal below the only area that has been zoned for development within the Ard na Speire development is the area that was indicated for housing units within the Phase 1 of the development.

At the moment, a number of units within the development are complete & occupied, several more are at shell stage and some have foundations poured. What has not been taken account of in this zoning is an area to the north of the entrance road that was public open space associated with the Phase 1 development. See Fig 3 below. In order to complete this development a new planning application will be needed. The layout of 2 rows of houses back to back is by in large set by virtue of existing construction/foundations etc. However, given that the area to the north of the entrance road is not zoned or within the development boundary, the planning department cannot allow this area to be counted as open space in an application for completion of the development. This would have a detrimental impact to the possible completion of the development.

It is proposed as per fig. 4 below that this area would be included within the development plan boundary with a portion closest the road being zoned for housing to allow the development address the entrance appropriately and the rear portion zoned as open space to meet the necessary development standards of amenity area.

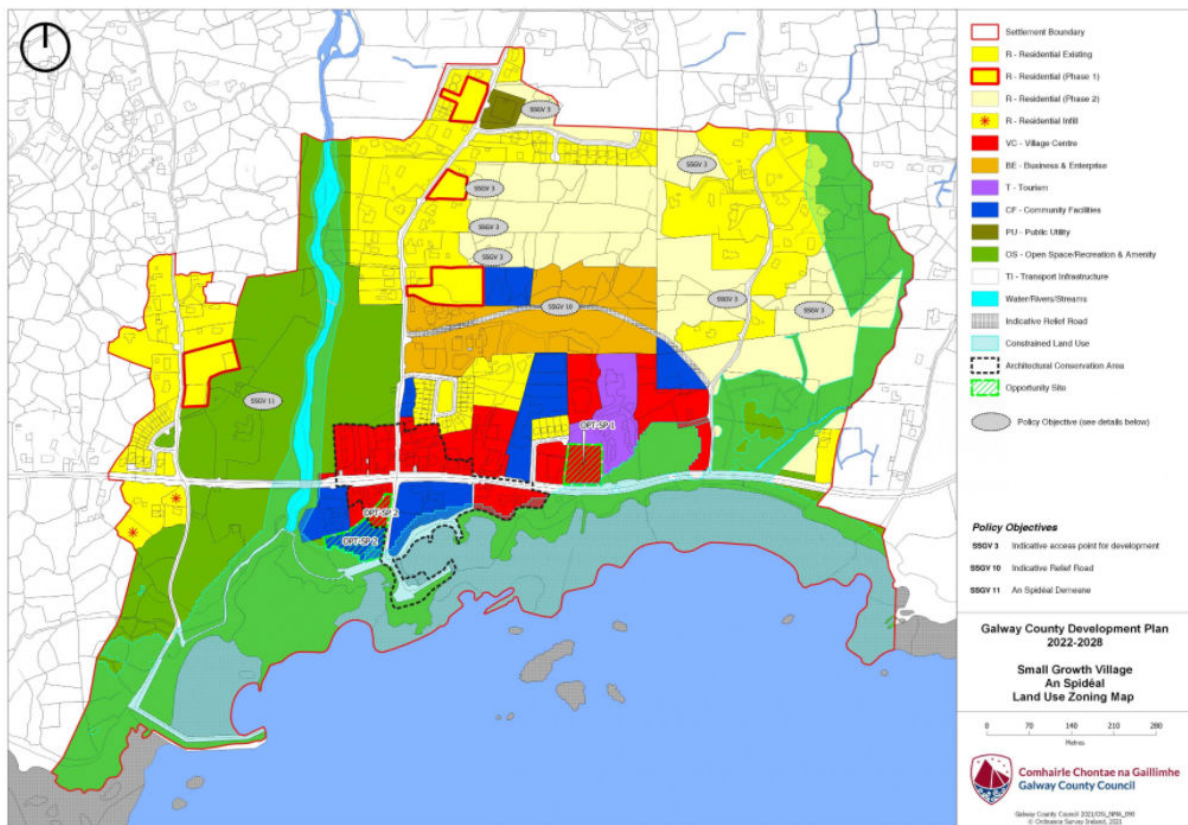


Fig 2. Draft Spideal Land Use Zoning Map



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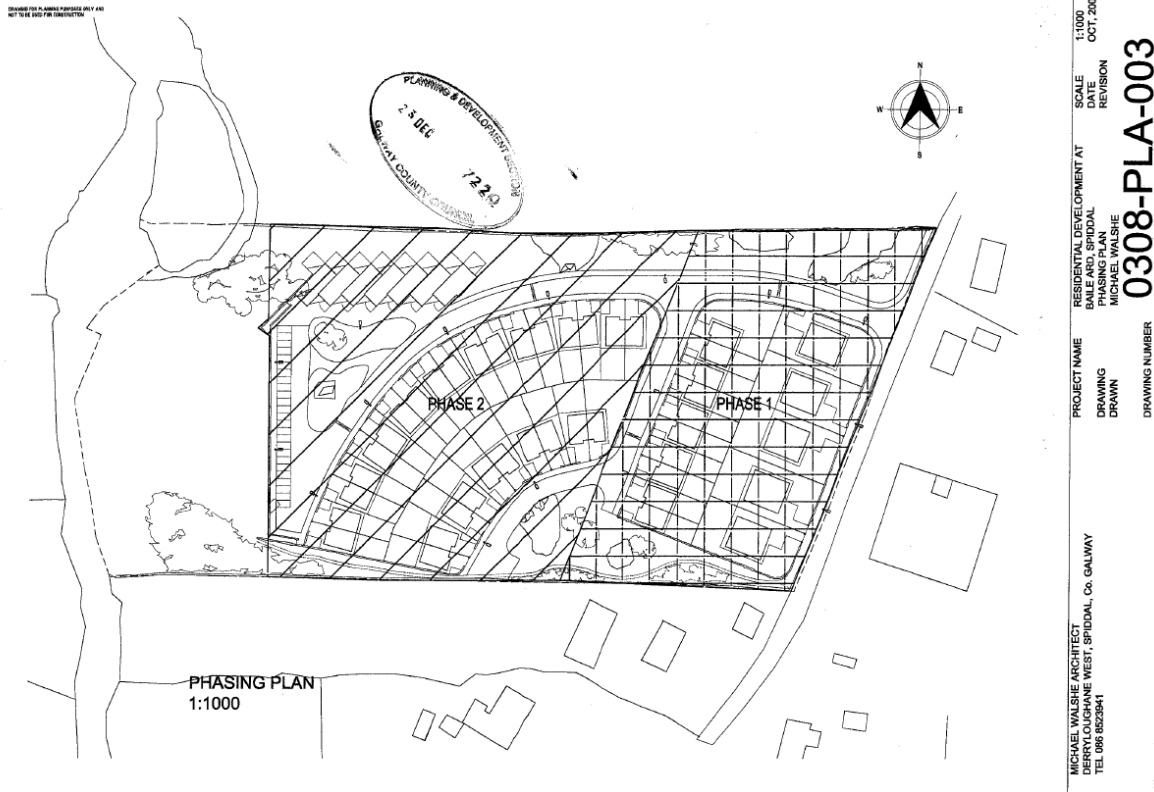


Fig 3. Phasing Diagram of Overall Ard na Spire Development 2007

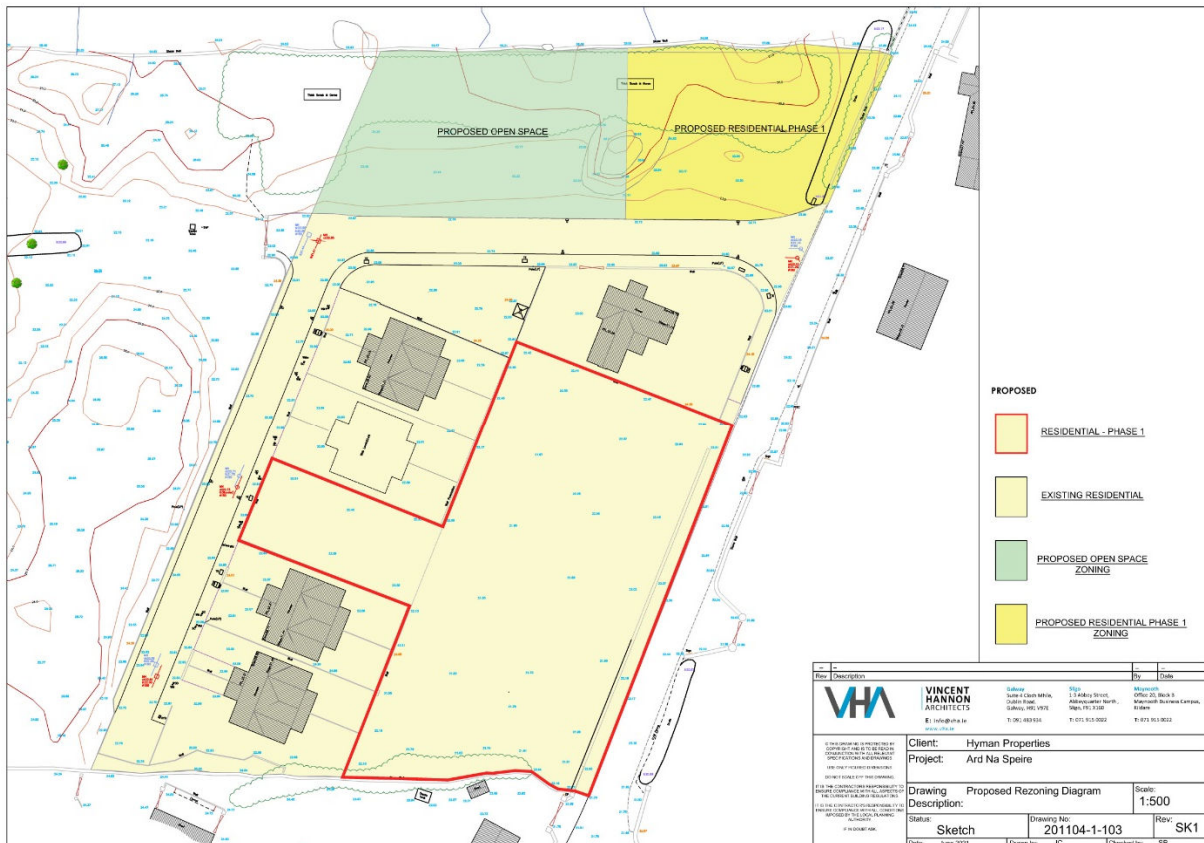


Fig 4. Proposed Zoning Amendments



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## Conclusion

It is felt that the proposed zoning is a logical approach to allow the completion of the proposed development which will be significant benefit to the area visually and socially. Your time and consideration of this proposal is greatly appreciated.

Kind Regards,  
Joe Carty  
(VHA Architects)