



Planning Department
Galway County Council
Áras an Chontae,
Prospect Hill,
Galway

Our Ref: 210646
Your Ref:

8th July 2022

Re: Draft Direction to the Galway County Development Plan 2022-2028

Dear Sir/Madam,

We acknowledge that the Minister of State for Local Government and Planning, consequent to a recommendation made to him by the Office of the Planning Regulator under Section 31 AM(8) of the Planning and Development Act 2000 (as amended), has delivered notice of the Minister's intent to issue a Direction to Galway County Council in relation to the Galway County Development Plan 2022-2028. On behalf of our client, Castlestar Property Group, we wish to make a submission the Draft Ministerial Direction which was published on the 23rd of June 2022.

In addition to the submission as uploaded under GLW-C28-21, we would like to highlight the fact that our clients' lands at Spiddal and Moycullen have been 'leapfrogged', and it is considered that the planning authority have not successfully applied the sequential approach as outlined in the Development Plan Guidelines for Planning Authorities. Please see **Figure 1** and **2** below which illustrate the extent to which our clients' lands have been leapfrogged.

Please note that these figures should be viewed in conjunction with Appendix 3 of the submission file as uploaded under GLW-C28-21.

With regard to Spiddal, it is clear that our clients lands are within closer proximity to the town centre than Residential (Phase 1) lands 2, 3, and 4 as identified in Appendix 3. With regard to Moycullen, it is clear that our clients lands are within closer proximity to the town centre than Residential (Phase 1) lands 5 and 6 as identified in Appendix 3.



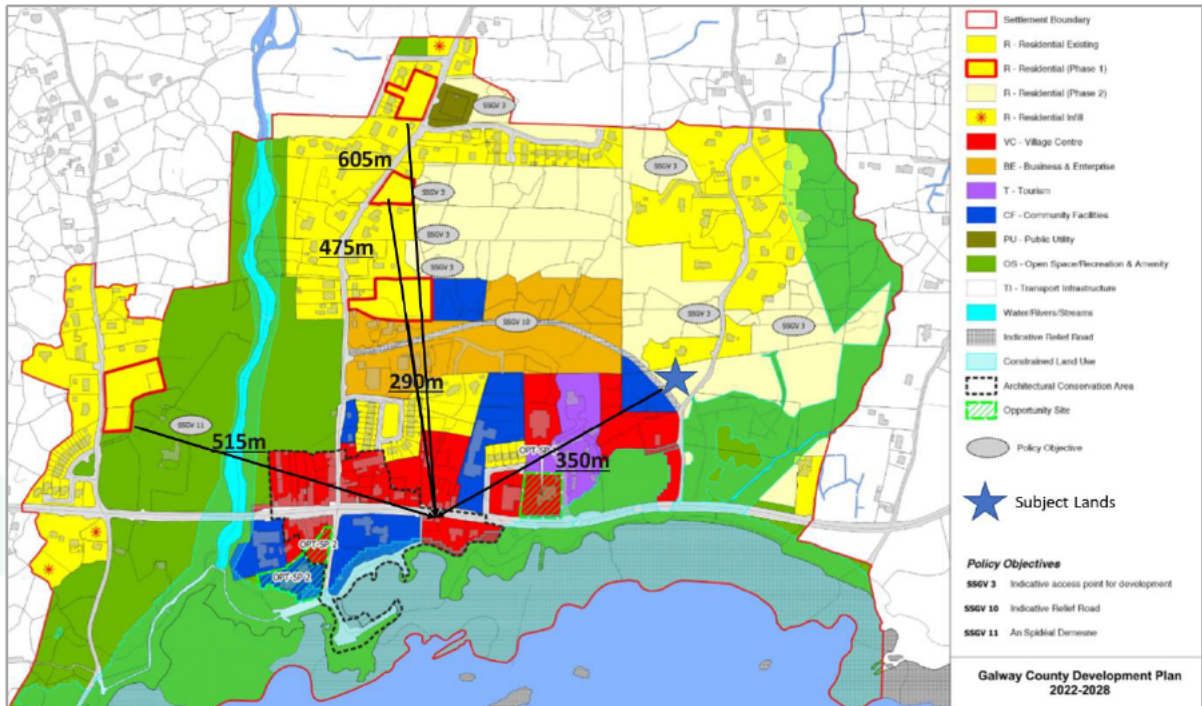


Figure 1: Leapfrogging of Residential Lands in Spiddal

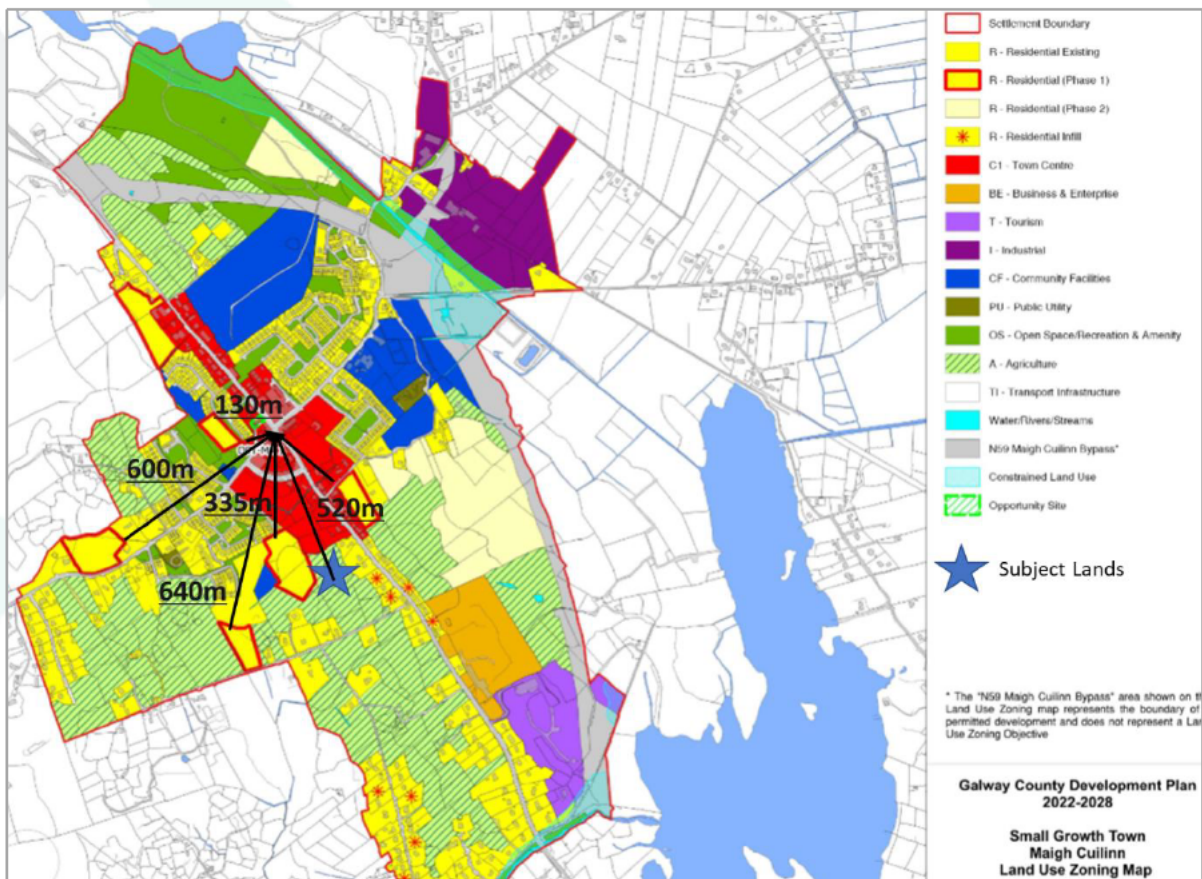


Figure 2: Leapfrogging of Residential Lands in Moycullen

Additionally, we would like to bring to the attention of Galway County Council the Confirmation of Feasibility received from Irish Water relating to our clients' lands at Spiddal and Moycullen. Please find this correspondence attached in Appendix 1 and 2 below.



Yours sincerely,

Orla McCafferty

Orla McCafferty
Planner
MKO



MKO, Tuam Road, Galway, Ireland. H91 VW84

+353 (0)91 735611 | info@mkoireland.ie | www.mkoireland.ie | [@mkoireland](https://twitter.com/mkoireland)

McCarthy Keville O'Sullivan Ltd. t/a MKO. Registered in Ireland No. 462657. VAT No. IE9693052R.

Appendix 1

Irish Water Confirmation of Feasibility for lands at Spiddal



MKO, Tuam Road, Galway, Ireland. H91 VW84

+353 (0)91 735611 | info@mkoireland.ie | www.mkoireland.ie | [@mkoireland](https://twitter.com/mkoireland)

McCarthy Keville O'Sullivan Ltd. t/a MKO. Registered in Ireland No. 462657. VAT No. IE9693052R.

2nd Floor Technology House
 Galway Technology Park
 Parkmore
 Galway

Uisce Éireann
 Bosca OP 448
 Oifig Sheachadta na
 Cathrach Theas
 Cathair Chorcaí

5 May 2022

Irish Water
 PO Box 448,
 South City
 Delivery Office,
 Cork City.

www.water.ie

Re: CDS22001888 pre-connection enquiry - Subject to contract | Contract denied

Connection for Business Connection of 1 unit(s) at Baile Eamoinn, Spiddal, Galway

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Baile Eamoinn, Spiddal, Galway (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible Subject to upgrades
SITE SPECIFIC COMMENTS	
Water Connection	Based on current Irish Water records, there is a 200mm diameter uPVC watermain in the public road, South of the proposed development. The watermain is Irish Water owned and managed and has the capacity to service the proposed development.
Wastewater Connection	<p>Further to the connection application regarding a proposed foul sewer connection at Baile Eamoinn, Spiddal, Co Galway, we wish to advise that there is sufficient capacity in the existing Irish Water owned foul sewer network, however, following assessment, it appears that the nearest foul sewer connection point is located approx. 110m from the customers property.</p> <p>As you may appreciate, the limited funding available to Irish Water is currently being concentrated on priority areas where there is untreated discharges to water courses and where customers are on boiled water notices. Therefore, Irish Water currently do not have plans to extend the wastewater network along this road towards this property and it is not</p>

included in the Irish Water Capital Investment Plan.

Any such proposed works would have to be entirely funded by the Customer and installed by the Irish Water Regional Connections Contractor. The following link gives a guide on the charges that would be applied if the customer were to receive an offer. The offer would include a standard wastewater charge for the proposed connection size required and there would also be a quotable element applied. The quotable element would be for the gravity foul sewer mains extension in the public road/verge, you may find the below link useful for an approximate guide as there are indicative per metre rates (pro-rata depending on distance) for extensions above and beyond the standard connection (above 10m) distance.

<https://www.water.ie/connections/information/connection-charges/>

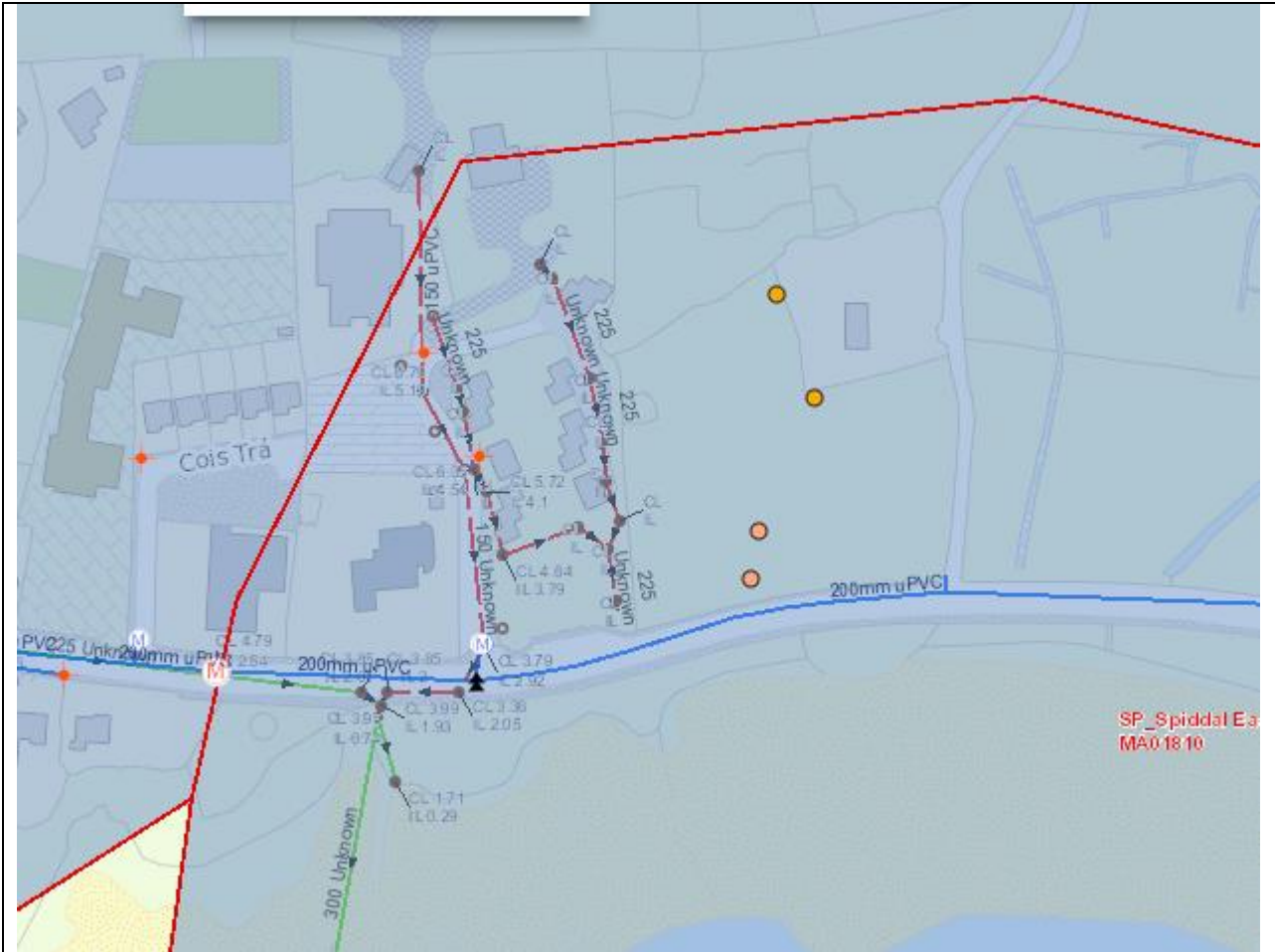
At present, there is not Wastewater treatment plant in the area. However, a new WWTP is currently at construction stage with planned commissioning in 2024. Proposed capacity is 1,050PE, current connected load is calculated at 703PE. The proposed development will have a load of 42PE based on submitted calculations (15 staff @30g/day, 102 visitors @20g/day) and using the EPA Guidance manual.

Proposed discharge is acceptable and no increase in capacity of the WWTP currently at construction is required.

Section 16 discharge licence is required.

The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.

The map included below outlines the current Irish Water infrastructure adjacent to your site:



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.


General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>

- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Barry Butler from the design team by email barry.butler@water.ie For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris

Head of Customer Operations

Appendix 2

Irish Water Confirmation of Feasibility for lands at Moycullen



MKO, Tuam Road, Galway, Ireland. H91 VW84

+353 (0)91 735611 | info@mkoireland.ie | www.mkoireland.ie | [@mkoireland](https://twitter.com/mkoireland)

McCarthy Keville O'Sullivan Ltd. t/a MKO. Registered in Ireland No. 462657. VAT No. IE9693052R.

[REDACTED]
 2nd Floor Technology House
 Galway Technology Park
 Parkmore
 Galway

Uisce Éireann
 Bosca OP 448
 Oifig Sheachadta na
 Cathrach Theas
 Cathair Chorcaí

Irish Water
 PO Box 448,
 South City
 Delivery Office,
 Cork City.

www.water.ie

23 November 2021

Re: CDS21006955 pre-connection enquiry - Subject to contract | Contract denied

Connection for Housing Development of 32 unit(s) at Coill Bhruachlain Teoranta, Moycullen, Co. Galway

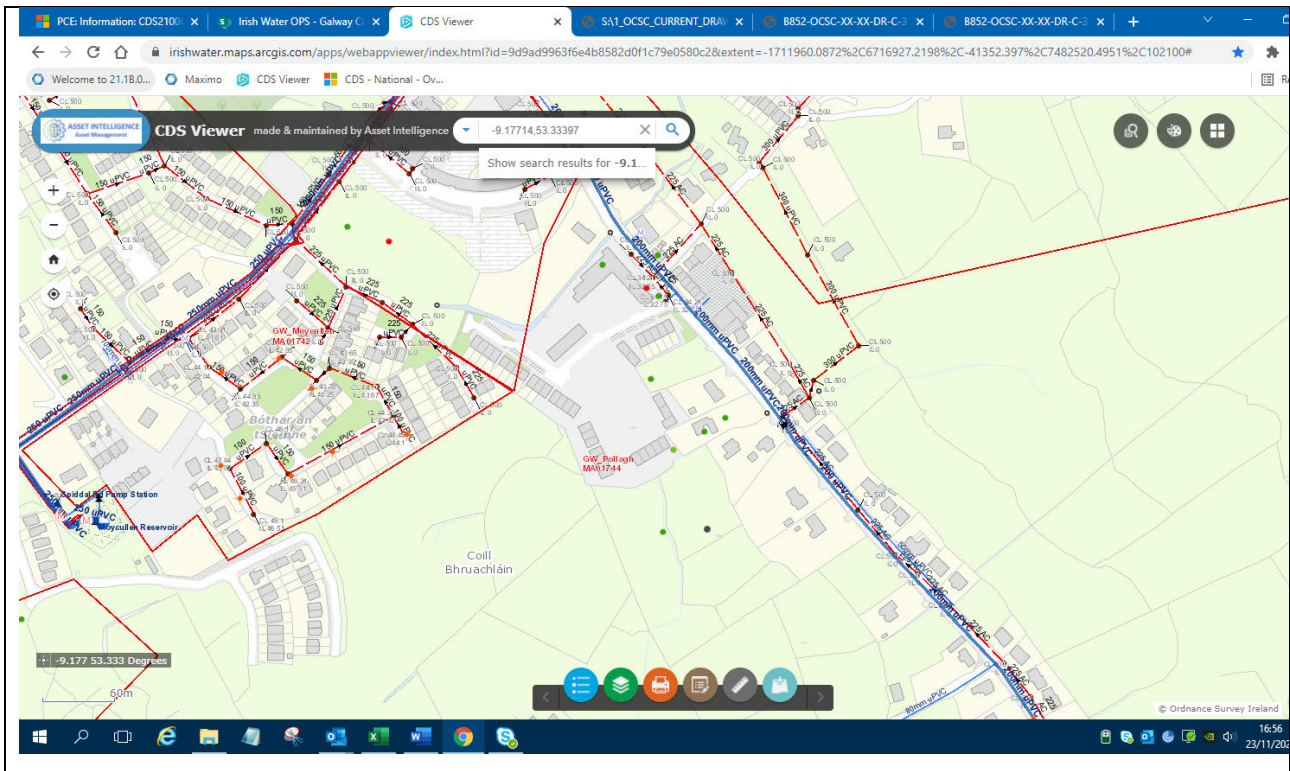
Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Coill Bhruachlain Teoranta, Moycullen, Co. Galway (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
SITE SPECIFIC COMMENTS	
Water Connection	Based on current Irish Water records, there is provision to connect phase 2 development to phase 1. The water infrastructure is Irish Water owned and managed and has the capacity to service the proposed development.
Wastewater Connection	Based on current Irish Water records, there is provision to connect phase 2 development to phase 1. The waste water infrastructure is Irish Water owned and managed and has the capacity to service the proposed development.

The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.

The map included below outlines the current Irish Water infrastructure adjacent to your site:



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.


General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.

- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Barry Butler from the design team email barry.butler@water.ie For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris

Head of Customer Operations