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An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01V902.

18<sup>th</sup> of August 2023

Re: Planning Application by Galway County Council as per Section 177AE(4)(a) of the Planning and Development Act 2000 at Baile Chlair, Co Galway

Dear Sir/Madam,

On behalf of Galway County Council we are submitting a planning application to An Bord Pleanála under Section 177AE(4)(a) of the Planning and Development Act 2000. Galway Co. Co. in conjunction with the Department of Housing, Planning & Local Government, is proposing to carry out works to construct a new housing development at Baile Chlair of 88 no. new residential units. Proposals further include car parking, hard & soft landscaping, site clearance works, roads, footways, amenity facilities, public lighting, signage, connections to existing services, and all ancillary site development works.

A Natura Impact Statement has been prepared in respect of the proposed development. An Environmental Impact Assessment Screening Report has been undertaken in respect of the proposed development and concluded that an Environmental Impact Assessment Report is not required.

As per the legislation referred to above a copy of the planning application drawings and documentation has been sent to the following prescribed bodies notifying them of the relevant timeline for submissions:

- Transport Infrastructure Ireland (TII)
- An Taisce
- Natural Heritage (NPWS)
- Archaeological Heritage
- Heritage Council
- Arts Council (An Chomhairle Ealíon)
- Fáilte Ireland
- Regional Fisheries Board
- Minister of Agriculture/Fish/Forestry
- M. Communication Marine / Nat Resource
- Waterway Ireland
- Irish Water/ Uisce Éireann

We enclose 2 no. hard copies and 1 no. an electronic copy of the Planning Application for your attention.

The planning application is accompanied by the following documentation and drawings for your attention:

- Public Notices – Newspaper Notice: Connacht Tribune Newspaper & Site Notice.
- Design Statement prepared by Vincent Hannon Architects.
- Planning Report prepared by VHA
- Environmental Impact Assessment Screening Report, by MKO Planning & Environmental Consultants
- Engineering Planning Report, by Tobin Consulting Engineers
- Road Safety Audit
- Flood Risk Assessment by JBA Consulting Engineers
- Environmental Impact Assessment Screening by MKO Planning & Environmental Consultants
- Natura Impact Statement, by MKO Planning & Environmental Consultants



See attached two hard copies and one digital copy.

**VHA drawings**

210503-03-001	Site Location Map
210503-03-002	Site Survey
210503-03-003	Site Layout Plan
210503-03003.1	Site layout Plan-Irish Translation
210503-03-004	Heights Plan
210503-03-005	Public Open Space Areas
210503-03-006	Playground Areas
210503-03-007	Elevations
210503-03-008	Section
210503-03-009	Section
210503-03-010	Boundary Treatment
210503-03-011	Public Realm
210503-03-012	Parking Roads
210503-03-013	Private OS
210503-03-114	Connectivity
210503-03-015	Refuse Bins
210503-03-100	House Type A
210503-03-101	House Type A
210503-03-102	House Type B
210503-03-103	House Type B1
210503-03-104	House Type B2
210503-03-105	House Type C
210503-03-106	House Type C1
210503-03-107	House Type C2
210503-03-108	House Type C3
210503-03-109	House Type C4
210503-03-110	House Type C5
210503-03-111	Apartment Block I Plans
210503-03-112	Apartment Block I Plan and Roof
210503-03-113	Apartment Block I Elevations
210503-03-114	Apartment Block I Sections
210503-03-115	Apartment Block II Plans
210503-03-116	Apartment Block II Plan and Roof
210503-03-117	Apartment Block II Elevations
210503-03-118	Apartment Block II Sections
210503-03-119	Apartment Block II A Plans
210503-03-120	Apartment Block II A Plan and Roof
210503-03-121	Apartment Block II A Elevations
210503-03-122	Apartment Block II A Sections
210503-03-123	Apartment Block III Plans
210503-03-124	Apartment Block III Plan and Roof
210503-03-125	Apartment Block III Elevations
210503-03-126	Apartment Block III Sections
210503-03-127	Apartment Block IV Plans
210503-03-128	Apartment Block IV Elevations
210503-03-129	Apartment Block V Plans
210503-03-130	Apartment Block V Roof, Elevation and Section
210503-03-131	Apartment Block V Elevations
210503-03-132	Apartment Block VI Plans
210503-03-133	Apartment Block VI Elevation and Section
210503-03-134	Apartment Block VII Plans



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210503-03-135  
210503-03-136

Apartment Block VII Roof, Elevation and Section  
Apartment Block VII Elevations

210503  
210503

Schedule of accommodation  
Schedule of Areas & Standards

**Tobin Consulting Engineers drawings:**

11171-2000_P01	Proposed Site Layout
11171-2001_P01	Proposed Watermain Layout
11171-2002_P01	Proposed Watermain Layout
11171-2003_P01	Proposed Watermain Layout
11171-2004_P01	Proposed Drainage
11171-2005_P01	Proposed Drainage
11171-2006_P01	Proposed Drainage
11171-2007_P01	Standard Road Layout
11171-2008_P01	Standard Road Layout
11171-2009_P01	Standard Road Layout
11171-2010_P01	Autotrack-car
11171-2011_P01	Autotrack-car
11171-2012_P01	Autotrack-refuse
11171-2013-P01	Autotrack-refuse
11171-2014_P01	Proposed Autotrack-Fire
11171-2015_P01	Proposed Autotrack-Fire
11171-2016_P01	Proposed water main details
11171-2017_P01	Standard manhole details 1 of 2
11171-2018_P01	Standard Manhole Details Sheet 1 of 2
11171-2019-P01	Standard Pipe bedding details
11171-2020_P01	Standard site development details
11171-2021_P01	Site soakaway Unit
11171-2022_P01	Proposed Soakaway Unit Typical Details

IW letter Dated 16/07/2020

**Landscape**

22242\_1\_100 Landscape Masterplan

**Services Engineers**

5236 -BLD-100 Public Lighting Layout  
5236 -BLD-101 Reality Lighting Contours  
5236 -BLD-102 Public Lighting Calculations

**Reports:**

- Appropriate Assessment Screening Report
- Ecological Impact Assessment Report
- Natura Impact Statement
- Archaeology Impact Assessment
- Childcare Impact Assessment
- Floor Risk Assessment
- Linguistic Impact Statement
- Architect Design Statement & Planning Report
- Road Safety Audit
- DMURS report
- Civils Report
- Traffic and Transportation Assessment



Regards,

A handwritten signature in black ink, appearing to read 'Brian Fahy'.

Brian Fahy

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