

The Secretary
Planning Department
Galway County Council
Prospect Hill
Galway

6 June 2024

Re: Large Scale Residential Development – Application for permission for the construction of 171 no. residential units and all ancillary development at Cartron and Garraun South (townlands), Oranmore, Co. Galway.

Dear Sir/Madam,

We act on behalf of Marshall Yards Development Company Ltd. and wish to apply to Galway County Council for planning permission for the following Large-Scale Residential Development the demolition of the existing shed and associated structures on site and the construction of 171 no. residential units, 1 no. creche and all associated development works including the provision of pedestrian/cyclist facilities along the R338 public road connecting to Oranmore rail station, 1 no. ESB substation, 1 no. pumping station, the undergrounding of the existing ESB line traversing the site, footpaths, lighting, parking, drainage, bicycle and bin stores and landscaping/amenity areas at Cartron and Garraun South (townlands), Oranmore, Co. Galway. Access will be via a new entrance on the L-71051 to the east.

Please find enclosed the following documentation and information:

- **Cover letter and Schedule of Documents** by McCutcheon Halley Planning;
- **Response to Galway County Council Opinion** by McCutcheon Halley Planning;
- **Response to Iarnród Éireann Opinion** by McCutcheon Halley Planning;
- Completed **Application Form** and **Form 19**;
- **Press Notice** – Irish Independent;
- **Site Notice**;
- **Letters of Consent** from Galway County Council, Regina Cannon (ownership update since Sec. 32B), and John Cannon (ownership update since Sec. 32B);
- **Statement of Consistency** by McCutcheon Halley Planning;
- **Planning and Design Statement** by McCutcheon Halley Planning;
- **Part V Proposal** (including letter confirming date of acquisition of lands) by Marshall Yards Development Company Ltd.;
- **Design Statement** by John Fleming Architects;
- **Housing Quality Assessment and Schedule of Accommodation** by John Fleming Architects;
- **Universal Design Statement** by John Fleming Architects;
- **Site Location Maps** prepared by John Fleming Architects;
- **Architectural Drawings** prepared by John Fleming Architects;
 - Site Layout Plans at 1:500;

- Site Sections at 1:500;
- Floor Plans, Elevations, and Sections at 1:200;
- Plan (by John Fleming Architects) of areas proposed to be **Taken in Charge and Phasing**;
- **Landscape Plan and associated drawings** by Simon Ronan Landscape Architects;
- **Landscape Design Report** by Simon Ronan Landscape Architects;
- **Arboricultural Report, tree schedule and associated drawings** by Charles McCorkell Arboricultural Consultancy;
- **Engineering Report and Drawings** by AKM Design;
- **Infrastructure Reports** (including Confirmation of Feasibility from Irish Water and **Letter from Irish Water** confirming development is in line with Standard Details and Codes of Compliance) by AKM Design;
- **Road Safety Audit & Quality Audit** by NRB Consulting Engineers;
- **Traffic and Transport Assessment** by NRB Consulting Engineers;
- **Mobility Management Plan** by NRB Consulting Engineers;
- **Flood Risk Assessment** by AKM Design;
- **DMURS Compliance Statement** by NRB Consulting Engineers;
- **Construction Environmental Management Plan** by Enviroguide Consulting;
- **Operational Waste Management Plan and Resource Waste Management Plan** by AKM Design;
- **Outdoor Lighting Report and Drawings** by James Molloy Consulting;
- **Services Layout** by James Molloy Consulting;
- **Energy Efficiency and Climate Adaptation Design Statement, Energy Efficiency in Buildings Statement** by James Molloy Consulting;
- **Utility Services Report** by James Molloy Consulting;
- **Impact of Scheme upon Bats Statement** by James Molloy Consulting;
- **AA Screening, Natura Impact Assessment, Ecological Impact Assessment, EIA Screening Report** by Enviroguide Consulting;
- **School Demand Report** by McCutcheon Halley Planning;
- **Childcare Assessment** by McCutcheon Halley Planning;
- **Social Infrastructure Audit** by McCutcheon Halley Planning;
- **Development Yield Report** by McCutcheon Halley Planning;
- **Landscape & Visual Impact Assessment** by Model Works;
- **Photomontages/CGI's** by Model Works;
- **Building Lifecycle Report** by John Fleming Architects;
- **Noise Impact Statement** by Enfonc;
- **Archaeological Impact Assessment** by John Cronin and Associates;
- Application fee for €34,812.88 made payable to Galway County Council.

We trust this LRD application is to the satisfaction of Galway County Council. Please contact the undersigned if you require any further details.

Yours sincerely,

SW van Heerden

Schalk van Heerden
McCutcheon Halley