

N63 LISS TO ABBEY REALIGNMENT SCHEME

IN THE MATTER OF AN APPLICATION TO AN BORD PLEANÁLA
FOR APPROVAL OF THE N63 LISS TO ABBEY REALIGNMENT
SCHEME

ABP Ref. ABP-312875-22 and ABP-312877-22

ORAL HEARING

Part 2.1 – Response to Submissions & CPO Objections

November 2022

Quality information

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1 Summary & Introduction

The purpose of this report is to provide responses from the scheme design team to the submissions received by An Bord Pleanála on the EIAR & NIS (ABP-312875-22) and the CPO Objections (ABP-312877-22) for the N63 Liss to Abbey Realignment Scheme (hereafter referred to as the 'Proposed Road Development').

Three number submissions were received by the Board in relation to the EIAR and NIS element of the Proposed Road Development:

1. Transport Infrastructure Ireland (TII),
2. Developments Application Unit (DAU)
 - See separate response to submission Part 2.2
3. Lucy Woods, Rose Villa, Tuam, Co. Galway. Noted that the submission received on behalf of Lucy Woods is a combined EIAR/NIS submission and a CPO Objection. This document was prepared by Sheridan Woods, Architects and Urban Planner's.

Two number CPO objections were received by the Board:

1. Padraic Conneely, and
2. Lucy Woods, Rose Villa, Tuam, Co. Galway.

An additional two number CPO Objections were received by the Board, but these were both later withdrawn:

1. Colin Higgins – C&N Construction Limited, and
2. Daniel Grace & Anastasia Grace.

The following sections of this report provide a response to specific elements where necessary.

A copy of each submission can be found in Appendix A.

ABP Web Links:

- <https://www.pleanala.ie/en-ie/case/312875>
- <https://www.pleanala.ie/en-ie/case/312877>

2 Submission by Transport Infrastructure Ireland (TII)

2.1 Submission

The following summarises the submission received:

Transport Infrastructure Ireland (TII) confirms receipt of the notice from Galway County Council concerning the above proposed road scheme.

TII has no observations to make.

TII trusts that the foregoing comments prove of assistance to the Board in dealing with this matter.

The full submission can be seen in Appendix A.1.

2.1.1 Response

No response required to this submission.

3 Submission by Padraic Conneely

3.1 Overview of scheme in vicinity to landowner

The following Figure 3-1 shows the scheme and background aerial mapping in the general vicinity of this landowner, and is provided as a preface to the responses below and for ease of reference by all parties.

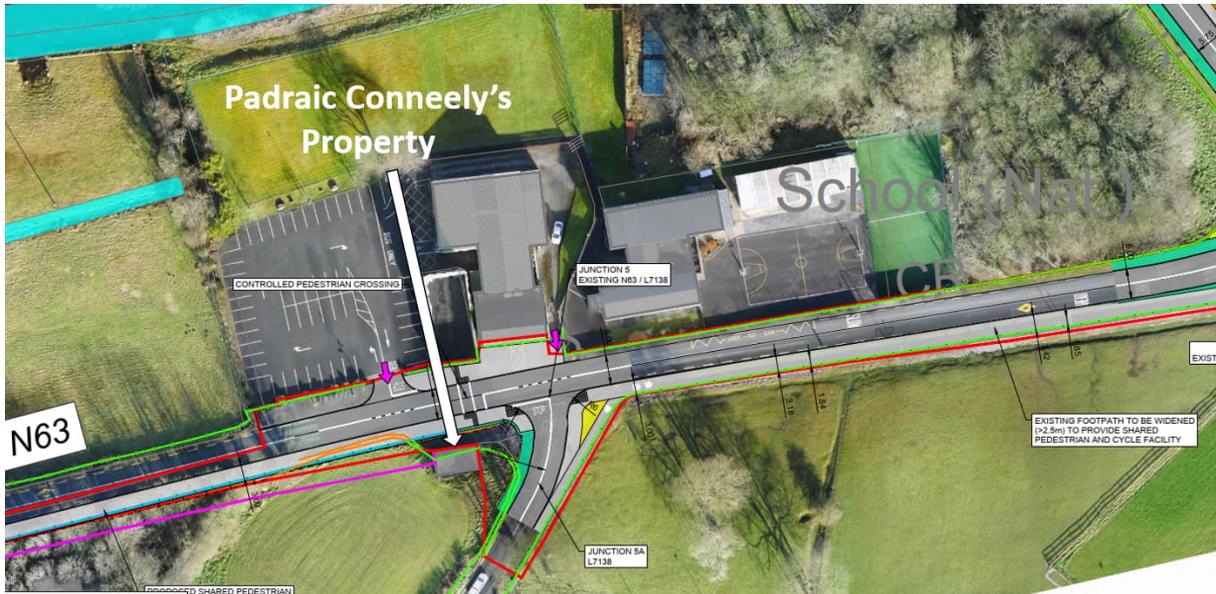


Figure 3-1 Extract from EIAR A4.15, Junctions, Side Road, Pedestrian & Cyle Facilities Drawing – Sheet 4 of 7

3.2 Submission Summary of Items

We note that the submission has raised circa 2 specific items, of these items a summary is provided in Table 3-1 below:

Table 3-1 Submission Summary

Item Number	Summary	Overview of Applicant Response
1.	Removal of Existing Boundary Features	Response provided below
2.	Planning for Residential Accommodation and Commercial Building	Response provided below

The full submission can be seen in Appendix A.2.

3.3 Submissions

3.3.1 Submission No. 1 – Removal of Existing Boundary Features

The first point made by Mr. Conneely in his submission is as follows:

I object to this CPO order (No.1 2021, N63 Liss to Abbey Realignment Scheme from Galway County Council). The North part of my property, from my property to Chapel Road, is bounded with a stone wall on part with a ditch and a Blackthorn hedge on the remaining part. These features cannot be removed.

3.3.1.1 Submission No. 1 – Response

The permanent and temporary land take, along with the proposed boundary treatment, are detailed below in Figure 3-2 as extracted from the EIAR.

As is seen in the drawing, the stone wall and fence to the West of the property along the existing N63 will be removed to allow for construction of the proposed footpath. In the interest of clarity, it is noted that this existing wall and fence are indicated by the brown lines on the west of the property in the figure below, as per the drawing legend. The temporary land take is required for the construction of the new proposed fence and proposed pedestrian facilities. The area of temporary land take will be reinstated to match previous condition where feasible after construction of the scheme works.

The short section of green line immediately to the West of the property indicates a section of existing wall and fence that will be maintained and will connect to the new main scheme boundary along the main road.

The section of green lines to the East of the property, continuing down “Chapel Road” (L7138) represent a wall/fence which will be maintained as a part of proposed development.

The section of hedgerow running along the existing N63 will be removed to allow for the construction of the new footpath.



Figure 3-2 Close up of boundary details from EIAR Figure A4.14 with Legend included

3.3.1.2 Submission No. 2 – Planning for Residential Accommodation and Commercial Building

The second point made by Mr. Conneely in his submission is as follows:

I have plans for a commercial building and living accommodation on the property. Due to the Virus and the Lockdown, I did not go ahead

3.3.1.3 Submission No. 2 – Response

There is no planning permission in existence so far as the Council is aware for any proposed development on the site. The structure that adjoins the lands to be acquired is not in commercial use for a considerable period of time and the Council is not aware that the property has been used for residential purposes.

4 Submission by Lucy Woods

4.1 Submission Overview

The following provides a high level summary of the points made in this submission:

- The submission notes they are in favour of the overall development such that it is enhancing access to the local village centre alongside the provision of improved pedestrian and cycle safety.
- The submission welcomes the future change in designation of the existing N63.
- The submission outlines a number of concerns:
 - Extent of land under CPO and recognition of use in relation to existing parking
 - Boundary treatments for three different areas of ownership: Rose Villa, agricultural land to south, and agricultural land to the north

The Applicant wishes to acknowledge the positive submission from Lucy Woods in relation to the Proposed Road Development.

4.2 Overview of scheme in vicinity to landowner

The following Figure 4-1 shows the scheme and background aerial mapping in the general vicinity of this landowner, and is provided as a preface to the responses below and for ease of reference by all parties.

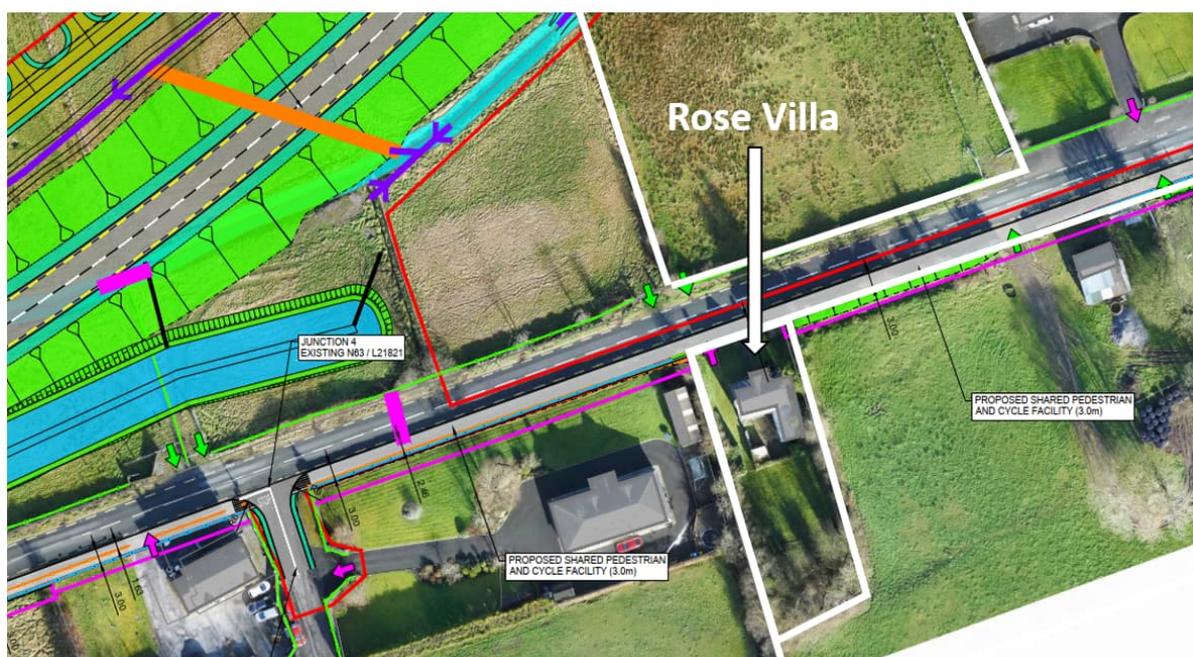


Figure 4-1 Extract from EIAR A4.13, Junctions, Side Road, Pedestrian & Cycle Facilities– Sheet 2 of 7

4.3 Submission Summary of Items

We note that the submission has raised 7 specific items, of these items a summary is provided in Table 4-1 below and are detailed in section 4.5 below.

The submission also raised a number of ancillary comments which are dealt with in section 4.4 below.

The full submission can be seen in Appendix A.3.

Table 4-1 Submission Summary

Item Number	Summary	Overview of Applicant Response
1.	Land use, New Parking, and Ped. Crossing to New Parking	Response provided below (4.5.1 below)
2.	Temporary Land take & its use	Response provided below (4.5.2 below)
3.	Site Investigation requested to determine extent of existing wall foundation & Conservation Architect report	Prior to construction commencing, further construction investigation works can be undertaken, if necessary to finalise local design details. (4.5.3 below)
4.	Clarification on levels & drainage	Response provided below (4.5.4 below)
5.	Visual Assessment	Response provided below - Dealt with via scheme EIAR LVIA assessment and Cultural Heritage Assessment (4.5.5 below)
6.	Landscape Plan	Response provided below – Dealt with in scheme Landscape mitigation plans provided in EIAR (4.5.6 below)
7.	Scheme Design to DMURS	Design developed in accordance DMURS and TII standards as appropriate (4.5.7 below)

The applicant has prepared this response report to align with each of the substantive issues raised in this submission rather than attempting to respond on a line-by-line basis.

4.4 Ancillary Submission Comments

Submission comments not covered by a specific item reference:

4.4.1 CPO and Land Use

2.1 CPO And Recognition Of Historic And Habitual Use Of Lands

Our client, Lucy Woods is the registered owner of Folio GY35284F (Includes Rose Villa) and Folio GY13650. A *Form of Notice* was received by Mrs. Woods from Galway County Council (GCC) of the making of a compulsory purchase order on 23rd February 2022 relating to referenced Follios. The Council landowner reference is 116 noted here.

Folio	GCC Reference	Schedule 1 Part 1 CPO - Permanent	Schedule 1 Part 2 Temporary Acquisition
GY35284F	116B.002	0.01 Hectares	
GY13650	116A.001	0.307 Hectares	
GY13650	116B.003	0.039 Hectares	
GY13650	116A.004		0.021 Hectares

We note the following:

- The Council has not engaged with our client in advance of the CPO other than to request access for Ground Investigation and confirm address for postage of notices. No preliminary engagement on accommodation works at boundaries was undertaken.
- No drawings or other materials were provided directly to Mrs. Woods as part of this process to aid in understanding of the proposed project save for what was requested directly from the GCC project team and what is available on the Council website.
- Plots 116B.002 and 116B.003 are referenced as being Part of the Public Road. These areas are in the registered ownership of Mrs. Woods and have been maintained by Mrs. Woods and her predecessors for many decades and in the case of 116B.002 are used as set down and parking for Rose Villa.
- Plot 116A.004 is referenced as temporary take. Figure A4.13 – Junctions, Side Roads, Pedestrian and Cycle Facilities Sheet 2 of 7 shows earthworks fill to back of proposed footpath and lined drainage ditch is also proposed behind earthworks fill. Temporary land take is usually used to facilitate construction of the permanent infrastructure and lands are returned as they were before to the landowner at the end of the work. This does not appear to be the case here, this must be clarified.

4.4.1.1 Response

First bullet point

We note that communication and engagement occurred between GCC (Galway County Council) and Ruth Woods, the daughter of Lucy Woods. A summary of communications with Ruth Woods, on behalf of Lucy Woods, is provided below:

- February 2020, communication from Ruth Woods (daughter of Lucy), GCC replied on 17th February 2020.
- May 2021, communication from Ruth Woods (daughter of Lucy), GCC replied on 13th May 2021.
- 23rd February 2022, query from Ruth Woods, AECOM forwarded map and info to GCC on Feb 28th, info forwarded to Ruth Woods on 1st March.

Second bullet point

We note that detailed accommodation works drawings are not typically prepared at this stage of design. Accommodation works drawings will be prepared at a later stage following consultation with the landowner.

Third bullet point

Plots 116B.002 and 116B.003 are roadbed areas and form part of the public road in accordance with the provisions of the Roads Act, 1993 and are subject to the public right of way. These roadbed areas are in the charge of GCC and are maintained by GCC. The fact that Ms. Woods may be the registered owner of the lands in question does not entitle her to obstruct the public right of way over the lands in question or to have any exclusive rights to the user of same whether for parking or otherwise.

Fourth bullet Point

The temporary land take to the east of the dwelling (plot 116A.004) is required for the construction of the new proposed fence and proposed pedestrian and ancillary facilities. There is no requirement to match the existing condition of the area at the end of the temporary acquisition but, in this case the area of temporary land take will be reinstated to match the previous condition so far as feasible following the completion of construction. It's not intended to modify the operation of the existing ditch running at the back of the proposed footpath. The earthworks shown in the proposed design will only be required to tie in with the existing drainage and will be minimised as much as possible.

There is no lined drainage ditch proposed within this area of temporary land take. Figure 4-2 below is an extract from Appendix C – Additional Drainage Detail at Rose Villa. The blue line within the temporary land take area represents an existing watercourse.

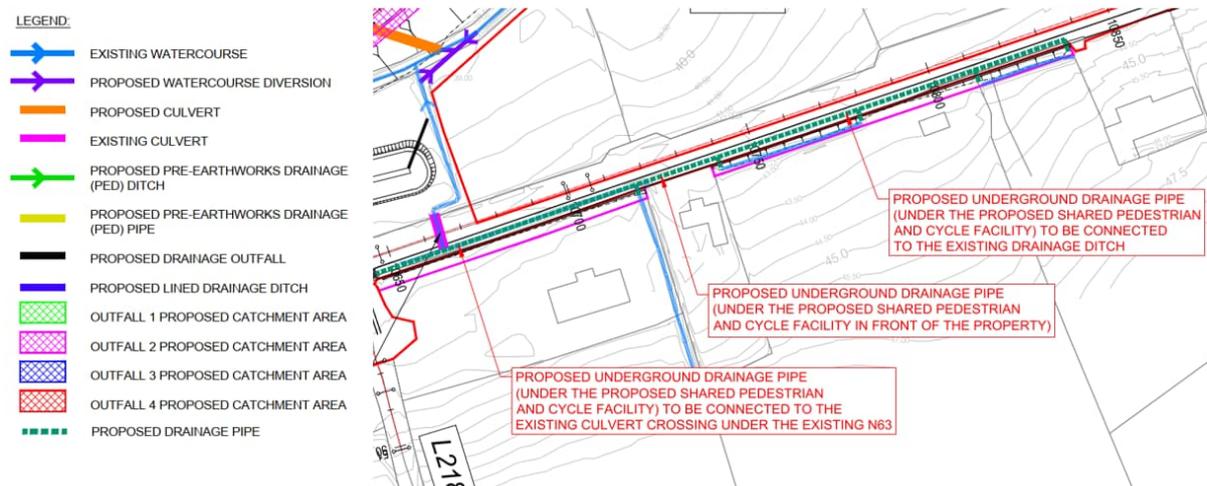


Figure 4-2 Extract from Appendix C – Additional Drainage Detail at Rose Villa

4.4.2 Boundary Treatment – Item A - Impact of Footpath on Protected Structure (Rose Villa)

2.2 Boundary Treatment

There are three boundary treatments of concern to our client:

- A. Protected Structure – Rose Villa
- B. Agricultural Land South to the east of Rose Villa
- C. Agricultural Land North adjoining the proposed road

The Design Report provides the following general information in relation to Boundary Treatments.

Where boundaries at residential properties are removed as part of the works, they will generally be replaced on a like-for-like basis, subject to final agreement on accommodation works with individual property owners.

At the beginning of the construction phase, the land to be acquired as per the Proposed Road Development boundary will be fenced and access restricted. Temporary fencing or hoarding may be required during construction prior to the installation of permanent fencing to secure the site and prevent unauthorised access.

Fence types will vary across the Proposed Road Development depending on the different requirements. Fence types include timber post and tension mesh fencing, masonry walls, steel palisade fencing, noise barriers, parapets etc. Fencing, safety barriers and parapets on the Proposed Road Development will be provided to meet the requirements of the current TII Publications and guidance documents.

Standard detailed fencing typically used on schemes of this nature will be used. Where the Proposed Road Development traverses agricultural lands, the road boundary fencing will typically be timber post and tension mesh fencing, in accordance with TII CC-SCD-00320 – Fencing: Timber Post and Tension Mesh Fence (TII, 2018). (Aecom Design Report Para 11.3.1 Boundary Treatment)

A Impact on the Curtilage and setting of the Protected Structure – Rose Villa -
Construction of public footpath proximate to the wall of Rose Villa, a protected structure is of concern.

- The front boundary is an intrinsic part of the character of the protected structure and its curtilage. There are no details in relation to the design of the footpath, levels, or finish, or assessment on the visual impact on the integrity or character of the protected structure and its curtilage. Any alterations to the boundary would require planning permission.
- The planning drawings do not show any proposed surface water drainage for the new footpath infrastructure to the front of Rose Villa. If the levels of the road are not going to be altered as part of the works, it is not clear how full height footpath will be constructed across the front of the Rose Villa property without creating a step to back of footpath and potential in curtilage drainage issues for the property.
- Provision must be included for a delapidation survey of the front boundary walls and gates of Rose Villa, the protected structure and circulated to our client in advance of commencement of any works.

4.4.2.1 Response

First bullet point

In relation to the footpath, construction stage design and specification is not undertaken at this stage of the Proposed Road Development and is completed after a scheme is granted planning permission.

In relation to the Cultural Heritage impact from the footpath on the integrity and character of the protected structure, AECOM have prepared separate response which is appended in Appendix B.1 – Cultural Heritage Response to Third Party Observation (Rose Villa).

See below the final paragraph from the response which summarises the cultural heritage impact on the property and its curtilage:

The addition of a footpath will not impact the ability to appreciate or understand this asset whose curtilage will remain intact and unimpacted. The boundary wall will not be physically

impacted by the addition of the footpath. This new feature will be located adjacent to an existing road that will remain in use with the result that the setting of the Protected Structure will not be impacted.

Second bullet point

In relation to surface water drainage for the new footpath, it's anticipated that a channel drain (ACO drain or similar product) will be installed at the back of the footway to ensure any surface water is managed at this location. A channel drain is the generic term for a linear drainage system that incorporates a channel together with an inlet detail that is embedded in the constructed pavement surface, and is connected to the main drainage system, for the purpose of collecting surface water.

Third bullet point

We confirm that a structural condition & photographic survey will be undertaken on the front boundary wall of the dwelling in question. This would typically be undertaken during the next phase prior to commencement of construction following successful grant of planning.

4.4.3 Boundary Treatment – Item B - Curtilage and Agricultural Lands

B Impact on the Curtilage and setting of the Agricultural Lands to the south
 A new lined ditch is indicated to back of proposed embankment to back of footpath across field entrance to the agricultural land to the east of the dwelling. The drainage connectivity is not clear on the drawings provided. It appears from the utility drawings that there is no positive piped drainage on the existing N63. It also appears that no carriageway works are proposed.

- A new wall boundary treatment is proposed on the field adjacent to Rose Villa. No engagement has happened to date in relation to the nature of the wall proposed at this location. No provisional accommodation works drawings have been agreed with the Council. It is not immediately clear whether the installation of the footpath will require the removal of the existing hedgerow/planting but it appears that it will. No indication has been given whether the Council propose to provide behind wall planting to compensate for this loss of the natural road boundary.
- Confirmation is required whether the foundation of the proposed wall will extend beyond the proposed temporary CPO line.

4.4.3.1 Response

First bullet point

As described in Section 4.4.1.1, there is no lined ditch proposed in front of this property and the line represents an existing ditch.

A close up view of the boundary treatment proposed for the agricultural lands to the east of the property are detailed below in Figure 4-3 as extracted from the EIAR. As is seen in the drawing, this blue line represents proposed fencing rather than a new wall. There is no wall presently situate at this location which is the boundary of an agricultural field.



Figure 4-3 Close up of boundary details from EIAR Figure A4.13 with Legend included

The temporary land take to the east of the dwelling is required for the construction of the new proposed fence and proposed pedestrian facilities. All areas of temporary land take will be reinstated to match previous condition as closely as possible. We note that the loss of hedgerow will be dealt with via compensation.

Second bullet point

The proposed fence and associated installation and construction works will not extend past the temporary land take line.

4.4.4 Boundary Treatment – Item C - Impact of Road on Protected Structures

C Impact of Road on Protected Structures

We note that the report indicates that eight images were taken to assess the impact of the proposed road on protected structures. We note the protected structures, and structures on the NIAH relative to the proposed Road.



Extract from Buildings of Ireland to illustrate the Protected Structures and Monuments in the vicinity of the Proposed Road.

We note that there are only three views illustrated to assess the impact of the proposed development on the protected structures (Appendix A – 13 – 1 Booklet of Photomontage). We submit to An Bord Pleanála that the number of visualisations is inadequate, and the illustrations do not provide an adequate assessment of the impact of the proposed development. These only illustrate two views from the National Monument - The Abbey, and one view on the approach to the east.

Furthermore, a schedule of planting is provided in the application documentation, with no accompanying landscaping plan to illustrate where the planting is arranged. We submit that this is also wholly inadequate.

4.4.4.1 Response

First and second paragraph

The impact of the Proposed Development on the Protected Structures in the locality is detailed in Chapter 14 Cultural Heritage of the EIAR.

Extracts from the assessment of the impacts on the protected structures during construction phase, operational phase and the residual impacts can be seen in Appendix B.1.

The photomontages were produced as part of the Landscape and Visual Impact Assessment (LVIA) for the Proposed Road Development. The LVIA is described in detail in EIAR Chapter 13 Landscape and Visual. A response to the selection of viewpoints and photomontages locations is provided in section 4.5.7.1 of this report.

Third paragraph

The key principles for the landscape mitigation proposed for this scheme are set out in section 13.7.4.2 of the EIAR Chapter 13 Landscape and Visual.

The proposed landscape mitigation proposals are contained within the set of EIAR Figures A13-2 to A13-7. The landscape mitigation plan shows an approach which screens where necessary, softens

the effect of the Proposed Road Development construction in other areas allowing for the road and bridge crossing to be integrated within the landscape over time.

Proposed landscape mitigation measures take into account considerations and recommendations outlined in Chapter 08, Biodiversity and will ensure that, species which are locally indigenous are utilised where possible in the proposed planting scheme.

4.5 Main Submission Items & Applicants Response Commentary

4.5.1 Submission No. 1 – Recognition of Historic and Habitual Use of Lands

Item 1 - We note that our client's use of the property is not properly recognised in the works as proposed. Our client uses the forecourt to the existing dwelling as a parking area. The proposed works will remove the forecourt car parking area and as such this will disadvantage our client and diminish the use of the property. We request that the design is revisited, and that three parking spaces are incorporated on the northern side of the of the road located to the east of the dwelling frontage. We also request that a crossing point and footpath to the car parking is provided. We also request that the traffic speeds on the existing road will be reduced to 30km / hour. We note that there are a number of advantages to this proposal.

- The provision of car parking spaces will ensure that our clients use of the property is not diminished.
- The provision of parking on the street, and a crossing point between the north and south will reduce traffic speeds. This is in accordance with the Design Manual For Urban Roads and Streets (DMURS).
- The provision of a crossing point from the northern side of the street to the south will provide safe access across the road for the existing dwelling to access the northern lands on foot.

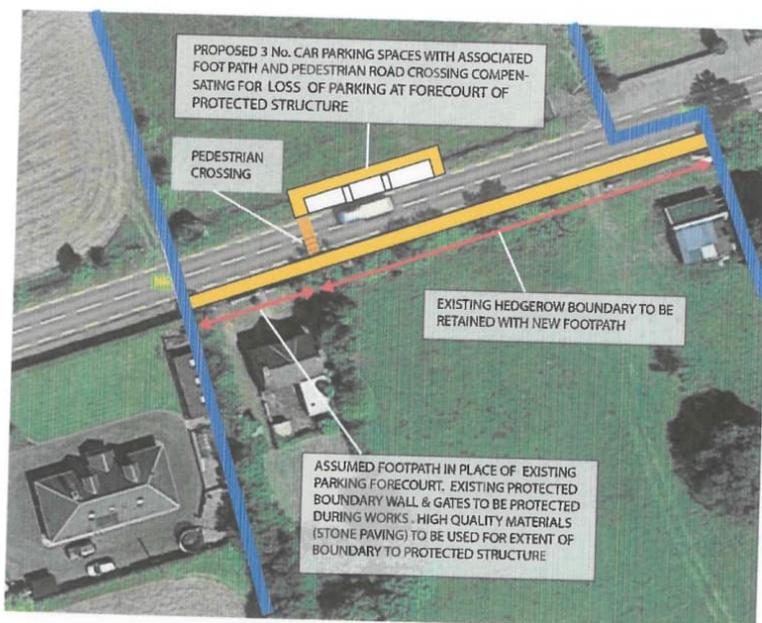


Figure 4-4 Footpath, parking and pedestrian crossing arrangement proposed in submission

4.5.1.1 Submission No. 1 - Response

In relation to the permanent land take plots 116B.002 and 116B.003, these are classified as roadbed areas and comprise part of the public road. These roadbed areas are in the charge of GCC and are maintained by GCC.

In relation to the provision of a crossing point in front of Rose Villa, there is a controlled pedestrian crossing for the existing N63 proposed to the east of the property at the Community Centre. There is no basis for providing the three car parking places suggested on the part of Ms. Wood or to give her an individual pedestrian crossing. Traffic on this road will be greatly reduced from present levels due to the road scheme proposed herein. In addition Ms. Woods will have far improved pedestrian and cycling facilities outside her wall as well as improved sight distances to and from her entrance. Ms. Woods also has a driveway to her property with car parking along same. There is no justification for a crossing point (or parking) at this location. Access to Ms. Woods's driveway and pedestrian entrance (as well as to her agricultural holding) will be maintained both during construction and operation of the scheme.

The design speed for this section of road will be 50kph and is in accordance with DMURS. Reducing the speed to 30kph is considered unnecessary and unjustified and is not required by DMURS.

The design changes proposed as a part of this submission can be seen in Figure 4-4. We note that the comment "Existing hedgerow boundary to be retained with new footpath" as stated on behalf of Ms. Woods is incorrect in relation to the design for the proposed development. Further clarification into the boundary treatment is given in the response in section 4.4.3.1 above.

4.5.2 Submission No. 2 – Clarification of CPO land take

Item 2

Item 2 – We request that clarification is given to our client regarding the proposed temporary land take, and details on how it is proposed to use the land during the works. Also, we request details in relation to nature and extent of the proposed new footpath and new boundaries and works in close proximity to the curtilage of the protected structure are not included in this proposal.

4.5.2.1 Submission No. 2 - Response

Item 2

The permanent and temporary land take, along with the proposed boundary treatment, are detailed below in Figure 4-5 as extracted from the EIAR. As is seen in the drawing, the front wall of the property is to be maintained and will not be impacted by the works.

The temporary land take to the east of the dwelling is required for the construction of the new proposed fence and proposed pedestrian facilities. All areas of temporary land take will be reinstated to match previous condition as closely as possible. We note that the loss of hedgerow will be dealt with via compensation.

In relation to the footpath, detailed design is not undertaken at this stage of the proposed development and is completed after a scheme is granted planning permission.

In relation to further detail on the proposed boundary treatment, we note that detailed accommodation works drawings are not typically prepared at this stage of design. Typically walls and fencing are provided on a like for like basis and will be provided in accordance with landowner requirements when preparing the detailed accommodation works drawings for the property.



Figure 4-5 Close up of boundary details from EIAR Figure A4.13 with Legend included

4.5.3 Submission No. 3 – CPO Boundary Treatment (Site Investigation)

Item 3

Item 3 - Further site investigation is required to determine the extent of existing foundation present of the wall and the ability of the wall to withstand the construction of the proposed footpath. A full method statement is required from a Conservation

Observation – ABP HA07.312875-22 5

SHERIDAN WOODS

Architect (RIAI Grade 2 at a minimum) to ensure that the works do not negatively impact on the integrity of the front boundary wall.

4.5.3.1 Submission No. 3 - Response

The stone wall at the front of the entrance will not be affected by the proposed CPO it is intended that this will be maintained at all times. In relation to the Cultural Heritage impact from the footpath on the integrity and character of the protected structure, see the response prepared by AECOM in Appendix B.1 – Cultural Heritage Response to Third Party Observation (Rose Villa).

See below the final paragraph from the response which summarises the cultural heritage impact on the property and its curtilage:

The addition of a footpath will not impact the ability to appreciate or understand this asset whose curtilage will remain intact and unimpacted. The boundary wall will not be physically impacted by the addition of the footpath. This new feature will be located adjacent to an existing road that will remain in use with the result that the setting of the Protected Structure will not be impacted.

We note that a structural condition & photographic survey will be undertaken on the front boundary wall of the dwelling in question. This would typically be undertaken during the next phase prior to commencement of construction following successful grant of planning.

4.5.4 Submission No. 4 – CPO Boundary Treatment (Clarification on levels & Drainage)

Item 4

Item 4 - Further clarification on the levels and drainage proposals are sought.

4.5.4.1 Submission No. 4 – Response

The drainage design adjacent to the Rose Villa property is detailed below in Figure 4-6. As seen in the drawing, there is an existing ditch within the area of temporary land take immediately east of Rose Villa. The existing ditch will be connected to new underground piping which will connect to the existing drainage to the west of the property. The drainage design will be further developed in Phase 5 during detailed construction design where the levels outside the property and boundary will be closely examined to ensure adequate drainage at entrances and boundary points.

Further detail of the drainage design, including a proposed underground drainage pipe in front of Rose Villa, is provided in Appendix C – Additional Drainage Detail at Rose Villa.



Figure 4-6 Close up of Drainage at boundary of property

4.5.5 Submission No. 5 – CPO Boundary Treatment (Visual Assessment for Protected Structure)

Item 5

Item 5 - We submit that a comprehensive visual assessment is required, illustrating views to and from each of the protected structures that are impacted by the proposed development, including Rose Villa. These should clearly illustrate before and after and give an indication of the position of the new road, outlining where it is located (i.e., a red line) where is not visible. These should also include before and after planting is implemented.

4.5.5.1 Submission No. 5 – Response

A Landscape and Visual Impact Assessment (LVIA) has been undertaken for the proposed development and is described in detail in Chapter 13 Landscape and Visual of the EIAR. In relation to the selection of the viewpoints for this LVIA, see the below extract from section 13.3.7 of the EIAR Chapter 13:

Viewpoint selection has been carried out according to current best practice standards and the following industry guidelines:

- *Photography and Photomontage in Landscape and Visual Impact Assessment, Landscape Institute Advice Note 01/2011; and*
- *'Photography and Photomontage in Landscape and Visual Impact Assessment', Landscape Institute, Technical Guidance Note, public consultation Draft 2018-06-01.*

It is not feasible to produce photomontages from every possible viewpoint in the study area. Photomontages have been produced from key landscape designations, showing the nature of visibility at these sites. Photomontages are used as a tool to come to understand the nature of potential effects and to assist the determination of the magnitude and significance of residual landscape and visual effects. The selection process of viewpoint locations is as follows:

- *The location of viewpoints within the study area is informed by desktop and site surveys;*
- *Identification and selection of specific views from protected key designations in the landscape such as routes or locations valued for their scenic or heritage value; and*
- *Visual impact mapping of open and intermittent views during the site survey assesses the potential visibility of the Proposed Road Development from key sensitive locations. Seven key viewpoints were chosen to give a representative range of views from public access points.*

For this LVIA, 7 key viewpoints were photographed, and 3 photomontages were prepared which illustrate the nature of visibility of the proposals at key locations recognised for their heritage and amenity value.

4.5.6 Submission No. 6 – CPO Boundary Treatment (Landscape Plan and Screen Planning)

Item 6

Item 6 - A comprehensive landscape plan should be provided for the overall development, as well as screen planning proposed for the road.

4.5.6.1 Submission No. 6 – Response

The key principles for the landscape mitigation proposed for this scheme are set out in section 13.7.4.2 of the EIAR Chapter 13 Landscape and Visual.

The proposed landscape mitigation proposals are contained within the set of EIAR Figures A13-2 to A13-7. The landscape mitigation plan shows an approach which screens where necessary, softens the effect of the Proposed Road Development construction in other areas allowing for the road and bridge crossing to be integrated within the landscape over time.

Proposed landscape mitigation measures take into account considerations and recommendations outlined in Chapter 08, Biodiversity and will ensure that, species which are locally indigenous are utilised where possible in the proposed planting scheme.

Where hedgerows and trees are removed along the existing N63, they will generally be replaced on a like-for-like basis.

4.5.7 Submission No. 7 – CPO Boundary Treatment (Road Design Approach)

Item 7

Item 7 - The road scheme should be properly designed in accordance with DMURS and incorporate public realm design with architectural input to ensure that the development achieves an integrated placemaking design approach. This approach will ensure that there is a comprehensive benefit of the new road, that visually integrates and enhances the village, while also promoting active travel and that the quality of the development combine both engineering and architectural and urban design quality. The road design should be more than an engineering approach.

4.5.7.1 Submission No. 7 – Response

As described in Chapter 4 Project Description of the EIAR, the proposed development has been designed in accordance with TII Road Design standards and where appropriate, DMURS. The mainline single carriageway of the Proposed Road Development has been designed as a rural all-purpose Type 2 Single Carriageway Road, in accordance with TII DN-GEO-03036 (TII, 2019).

Due to the proposed 50km/hr posted speed limit, all works along the existing N63 section of the scheme, this section will be designed in accordance with DMURS (2019). This includes the pedestrian and cycling facilities in front of Rose Villa.

Appendix A – Submissions received by ABP

A.1 Submission from TII

 <p>TII Bonneagar Iompair Éireann Transport Infrastructure Ireland</p>	<p>AN BORD PLEANÁLA</p> <p>LDG- _____ ABP- _____</p> <p>09 MAR 2022</p> <p>Fee: € _____ Type: _____ Time: _____ By: <i>post</i></p>	
<p>An Bord Pleanála 64 Marlborough Street Dublin D01 V902.</p>		
<p>Dáta Date 7 March 2022</p>	<p>Ár dTag Our Ref. TII22-117537</p>	<p>Bhur dTag Your Ref.</p>
<p>RE: N63 Liss to Abbey realignment scheme, Co. Galway</p>		
<p>A Chara,</p>		
<p>Transport Infrastructure Ireland (TII) confirms receipt of the notice from Galway County Council concerning the above proposed road scheme.</p>		
<p>TII has no specific observations to make.</p>		
<p>TII trusts that the foregoing comments prove of assistance to the Board in dealing with this matter.</p>		
<p>Yours sincerely,</p>		
<p>_____ Andrew Moore Regulatory and Administration Executive</p>		

Próiseáilinn BIÉ sonraí pearsanta a sholáthraítear dó i gcomhráir lena Fhógra ar Chosaint Sonraí atá ar fáil ag www.tii.ie.
TII processes personal data in accordance with its Data Protection Notice available at www.tii.ie.

 Bonneagar Iompair Éireann
Ionad Ghnó Gheata na Páirce
Sráid Gheata na Páirce
Baile Átha Cliath 8
Éire, D08 DK10

 Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
Ireland, D08 DK10

 info@tii.ie

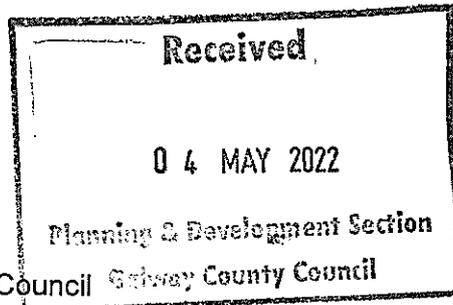
 www.tii.ie

 +353 (0)1 646 3600

 +353 (0)1 646 3601

A.2 Submission from Padraic Conneely

Our Case Number: ABP-312877-22



Galway County Council Galway County Council
Áras an Chontae
Prospect Hill
Galway
Co. Galway



An
Bord
Pleanála

Date: 03 May 2022

Re: CPO N63 Road Liss to Abbey Realignment Scheme.

In the townlands of Culliagh South, Culliagh North, Liss, Chapelfield, Abbey, Clashard, Moyne and Newtown, County Galway.

Dear Sir / Madam,

Enclosed for your information are two copies of four written objections received by the Board against the above-mentioned compulsory purchase order within the prescribed period for the making of objections. Listed below

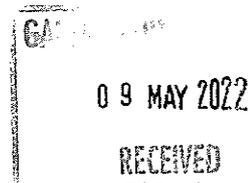
1. Padraic Conneely
2. Colin Higgins - C&N Construction Limited
3. Lucy Woods
4. Daniel Grace & Anastasia Grace

If you have any queries in relation to this matter please contact the undersigned officer of the Board.

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Niamh Thornton
Niamh Thornton
Executive Officer
Direct Line: 01-8737247

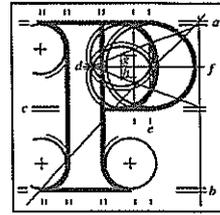


CH07

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Our Case Number: ABP-312877-22



**An
Bord
Pleanála**

Padraic Conneely
Oakwood
Abbeyknockmoy
Tuam
Co. Galway

Date: 27 April 2022

Re: CPO N63 Road Liss to Abbey Realignment Scheme.

In the townlands of Culliagh South, Culliagh North, Liss, Chapelfield, Abbey, Clashard, Moyne and Newtown, County Galway.

Dear Sir,

An Bord Pleanála has received your letter of objection in relation to the above mentioned compulsory purchase order.

In respect of same, please note that in circumstances where:

- (i) no objections are received by the Board within the period provided for making objections, or
 - (ii) all objections made are subsequently withdrawn, or
 - (iii) all objections made relate exclusively to matters which can be dealt with by a property arbitrator
- the Board will inform the local authority as appropriate and, in such circumstances, the local authority can itself confirm the order with or without modification or refuse to confirm the order in accordance with the provisions of section 216 of the Planning and Development Act, 2000, as amended. The Board notes this compulsory purchase order also involves the extinguishment of a public right of way. Note it is very likely that we will hold an oral hearing into this compulsory acquisition request, and we will communicate the arrangements to you as soon as made.

If you have any queries in the meantime please contact the undersigned officer of the Board. Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

pp. K. McGottigan

Niamh Thornton
Executive Officer
Direct Line: 01-8737247

CH02R

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhride	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Sarah Caulfield

From: Sarah Caulfield
Sent: Tuesday 26 April 2022 14:49
To: Edward.Burns@oireachtas.ie
Cc: Anne.Rabbitte@oireachtas.ie; Kevin McGettigan
Subject: RE: Compulsory Acquisition of Land Padraic Conneely

Dear Edward,

The Board acknowledges receipt of your email and attachment.

Can you confirm if you are acting on behalf of Mr. Padraic Conneely or should all future correspondence issue directly to Mr. Conneely?

Kind Regards,
Sarah

-----Original Message-----

From: Edward Burns <Edward.Burns@oireachtas.ie>
Sent: Tuesday 26 April 2022 13:13
To: Appeals2 <appeals@pleanala.ie>
Cc: Anne Rabbitte <Anne.Rabbitte@oireachtas.ie>
Subject: Compulsory Acquisition of Land Padraic Conneely

Ned Burns

Parliamentary Assistant to Anne Rabbitte, TD, Front Bench Spokesperson for Children & Youth Affairs,
Fianna Fáil | Galway East
01-6183901

-----Original Message-----

From: Oireachtas Hybrid Cloud Print <HCP@oireachtas.ie>
Sent: Tuesday 26 April 2022 13:18
To: appeals@pleanala.ie; Edward Burns <Edward.Burns@oireachtas.ie>
Subject: Your Scanned Document

Please find attached your scanned document.

Beartas ríomhphoist an Oireachtais agus séanadh. oireachtas.ie/ga/email-policy/<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.oireachtas.ie%2Fga%2Femail-policy%2F&data=05%7C01%7Cs.caulfield%40pleanala.ie%7C93500536db474544c46f08da278124bb%7Cda4b02cb99534ab9abd9bcfe6c687ebb%7C0%7C0%7C637865732872831963%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=kTnGPC1Nx7a%2BqVgXI02EavoHwizyjN5W4AupQoR72VU%3D&resv ed=0>

Oireachtas email policy and disclaimer. oireachtas.ie/en/email-policy/<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.oireachtas.ie%2Fen%2Femail-policy%2F&data=05%7C01%7Cs.caulfield%40pleanala.ie%7C93500536db474544c46f08da278124bb%7Cda4b02cb99534ab9abd9bcfe6c687ebb%7C0%7C0%7C637865732872831963%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C3000



Comhairle Chontae na Gaillimhe
Galway County Council

COMHAIRLE CHONTAE NA GAILLIMHE GALWAY COUNTY COUNCIL

FORM OF NOTICE OF THE MAKING OF A COMPULSORY PURCHASE ORDER UNDER SECTION 76 OF AND THE THIRD SCHEDULE TO THE HOUSING ACT, 1966, AS EXTENDED BY SECTION 10 OF THE LOCAL GOVERNMENT (NO 2) ACT, 1960, TO BE SERVED ON OWNERS, LESSEES AND OCCUPIERS IN ACCORDANCE WITH ARTICLE 4(b) OF THE THIRD SCHEDULE TO THE HOUSING ACT, 1966, AS AMENDED BY THE PLANNING AND DEVELOPMENT ACT, 2000, AS AMENDED.

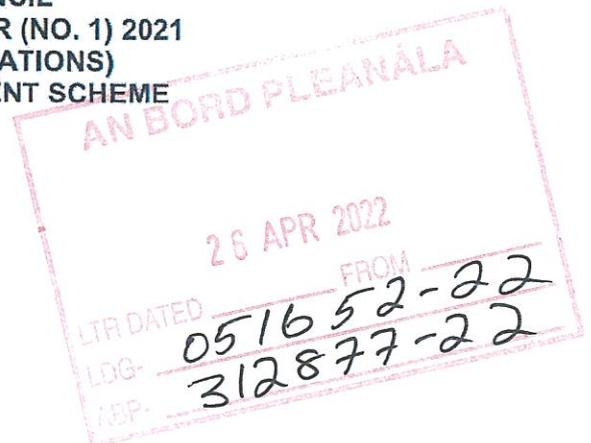
HOUSING ACTS 1966-2019
LOCAL GOVERNMENT ACTS 1925-2019
AND ALL OTHER ACTS THEREBY ENABLING

COMPULSORY ACQUISITION OF LAND

GALWAY COUNTY COUNCIL
COMPULSORY PURCHASE ORDER (NO. 1) 2021
(INFRASTRUCTURE & OPERATIONS)
N63 LISS TO ABBEY REALIGNMENT SCHEME

Padraic Conneely
Oakwood
Abbeyknockmoy
Tuam
Co. Galway

Plot Reference Number: 146



1. Galway County Council (hereinafter referred to as "the Local Authority") in exercise of the powers conferred upon them by section 76 of the Housing Act, 1966, and the Third Schedule thereto, as extended by section 10 of the Local Government (No. 2) Act, 1960 as substituted by section 86 of the Housing Act, 1966 as amended by section 6 and the Second Schedule to the Roads Act, 1993 and as amended by the Planning and Development Acts, 2000, as amended, has made an order entitled as above which is about to be submitted to An Bord Pleanála (hereinafter referred to as "the Board") for confirmation.
2. If confirmed, the order will authorise the local authority to acquire compulsorily the land described in the First Schedule hereto for the purposes of constructing the N63 Liss to Abbey Realignment Scheme and all ancillary and consequential works therewith and the extinguishment of public rights-of-way included in Part III of the Schedule thereto.
3. A copy of the Landowner Maps, identifying lands in respect of which it is believed you may have an interest, are enclosed. A copy of the order and of the Schedules thereto and of the maps referred

NG3 LISS TO ABBEY REALIGNMENT SCHEME

Schedule 1 Part 2
(Lands Being Temporarily Acquired)

Description of temporary acquisition of land
(until the completion of the road development to which the scheme relates)

Number on Map deposited at Housing Authority	Quantity, Description and situation of the Land	Owner or Reputed Owner	Lessees or Reputed Lessees	Occupiers (except tenants for a month or a period less than a month)
146 A 001	Area (Ha): 0.012 Description: Part of Agricultural Land Townland: Liss ED: Abbey East County: Galway	Padraic Conneely Oatwood Abbeyknockmoy Tuam Co. Galway		

OAKWOOD,
ABBEEKNOCKMOY,
TUAM.

Co. L. GALWAY
24-4-2022

DEAR SIR OR MADAM.

I the undersigned
received a COMPULSORY
PURCHASE ORDER (NO. 1
2021, N 63 Liss TO
ABBEEY REALIGNMENT
SCHEME FROM GALWAY
COUNTY COUNCIL.

PLOT REFERENCE No: 146.

I OBJECT TO
THIS. THE NORTH
PART OF THE PROPERTY

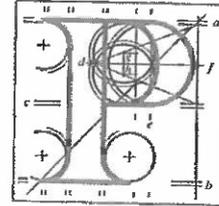
FROM MY PROPERTY,
ALONG THE CHAPEL
ROAD MY PROPERTY IS
BOUNDED WITH A
STONE WALL ON PART
WITH A DITCH AND
BLACK THORN HEDGE
ON THE REMAINING PART.
THESE FEATURES CAN
NOT BE REMOVED.

I HAVE PLANS
FOR A COMMERCIAL
BUILDING AND LIVING
ACCOMMODATION ON THE
PROPERTY. DUE TO
THE VIRUS AND
LOCK DOWN I DID NOT GO AHEAD.
SIGNED Padraic Connolly.

A.3 Submission from Lucy Woods

Our Case Number: ABP-312875-22

Your Reference: Lucy Woods



An
Bord
Pleanála

Kevin Woods
Sheridan Woods Architects + Urban Planners
14 Baggot Street Lower
Dublin 2
D02HH68

Date: 26 April 2022

Re: N63 Liss to Abbey Realignment Scheme.
In the townlands of Culligh South, Culligh North, Liss, Chapelfield, Abbey, Clashard, Moyne and Newtown, County Galway.

Dear Sir,

An Bord Pleanála has received your recent submission on behalf of your client Ms. Lucy Woods in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter. As your client is listed on the associated CPO schedule there is no €50 fee required. A refund will issue to you under separate cover.

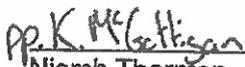
Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

As the Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development the person conducting any oral hearing into objections to that compulsory purchase order shall be entitled to hear evidence in relation to the likely effects on the environment of the proposed road development. The Board shall also make a decision on both applications at the same time.

You will be notified of the arrangements for the opening of any such oral hearing. If you have any queries in relation to this matter please contact the undersigned officer of the Board.

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Niamh Thornton
Executive Officer
Direct Line: 01-8737247

HA02A

Tell	Tel	(01) 858 8100
Glaó Áitfúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Third Party Observation To An Bord Pleanála

In relation to:

N63 Liss to Abbey Realignment Scheme

Proposed construction of a new 2.3km of National Secondary Road and all ancillary and consequential works including the provision of a bridge over the River Abbert. Provision of both pedestrian and cycle facilities have been included as part of the Proposed Road Development, predominantly along the route of the existing N63.

The Proposed Road Development is located in

Located at:
the townlands of Culliagh North, Culliagh South,
Liss, Abbey, Chapelfield, Clashard, Moyne and Newtown in Co. Galway

An Bord Pleanála Ref: ABP HA07.312875-22

AN BORD PLEANÁLA	
25 APR 2022	
LTR DATED	FROM
LDG- 051581-22	
ABP- 312875-22	

Prepared On behalf of:

Lucy Woods,
Rose Villa, Liss,
Abbeyknockmoy,
Tuam,
Co. Galway
H54 FW71

Prepared by:

Sheridan Woods, Architects + Urban Planner's,
14 Baggot Street Lower,
Dublin 2,
D02HH68

Application Advertised:
Final Date For Observation:

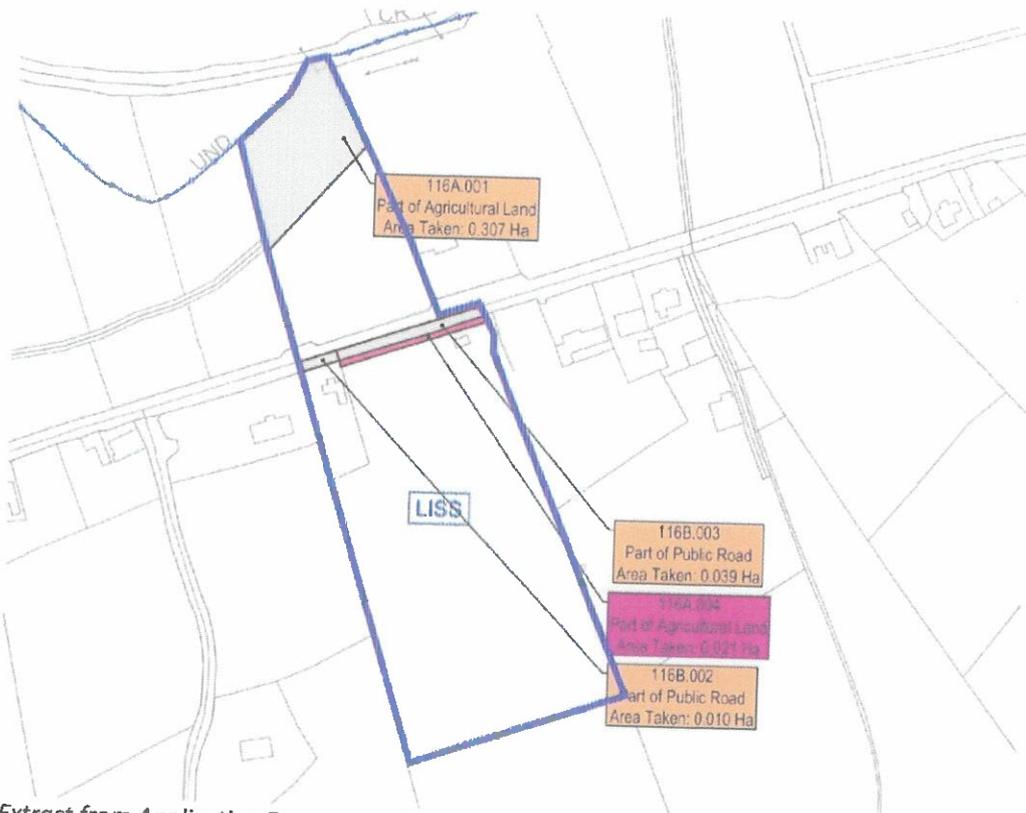
2 March 2022
26 April 2022

1.0 INTRODUCTION

This third-party observation has been prepared by *Sheridan Woods, Architects and Urban Planner's*, 14 Baggot Street Lower, Dublin 2, D02HH68, on behalf of *Lucy Woods, Rose Villa, Liss, Abbeyknockmoy, Tuam, Co. Galway, H54 FW71 / 21 Park Avenue, Blackrock, Co. Dublin*. The observation relates to the proposed N63 Liss to Abbey Realignment Scheme, comprising the construction of a new 2.3km of National Secondary Road and all ancillary and consequential works including the provision of a bridge over the River Abbert. Provision of both pedestrian and cycle facilities have been included as part of the Proposed Road Development, predominantly along the route of the existing N63. This submission is also being made in relation to the CPO proposal to support the application. This report is dual purpose and encompasses our queries that relate to both CPO issues and planning issues, accordingly the report is submitted in duplicate to both submission. The submission is also accompanied with a cheque to the sum of €50 to An Bord Pleanála being the appropriate fee.

1.1 Client Interest in proposed development

Our client's property is located in the town land of Liss and comprises a dwelling; Rose Villa (A Protected Structure) and agricultural land, in two parcels; one surrounding the dwelling to the east and south; and one located to the north of the dwelling across the road, the second parcel extends from the road to an existing water course. Four areas of our client's property are proposed to be Compulsorily Purchased noted below. This relates to the area along the front boundary of the dwelling at the road, the area along the front boundary of the agricultural land adjoining the dwelling. These parcels are to accommodate the proposed new footpath to the front of the existing dwelling and agricultural land. The second parcel is a to the north of the agricultural land adjoining the water course, which is to accommodate the proposed new road.



Extract from Application Documentation – Illustrating parcels of land of land in the context of our client's overall land holding – Overall Landholding outlined in blue. Annotated by Sheridan Woods – See Appendix A indicating Property Registration Ireland Boundaries.

2.0 Observation

Our client is in favour of the overall development with a view to enhancing access to the village, and the potential to enhance pedestrian and cycle safety in the village. The future designation of existing N63 as a local road is also welcomed. Our client has no objection in principle to the proposed road and footpath, but has some concerns which are summarised under the following headings:

- Extent of land purchase under CPO and recognition of use
- Boundary Treatment – Clients lands
 - Protected Structures
 - Agricultural Land South
 - Agricultural Land North
- Boundary Treatment – National Monument

We detail our client's concerns under each of the headings below:

2.1 CPO And Recognition Of Historic And Habitual Use Of Lands

Our client, Lucy Woods is the registered owner of Folio GY35284F (Includes Rose Villa) and Folio GY13650. A *Form of Notice* was received by Mrs. Woods from Galway County Council (GCC) of the making of a compulsory purchase order on 23rd February 2022 relating to referenced Folios. The Council landowner reference is 116 noted here.

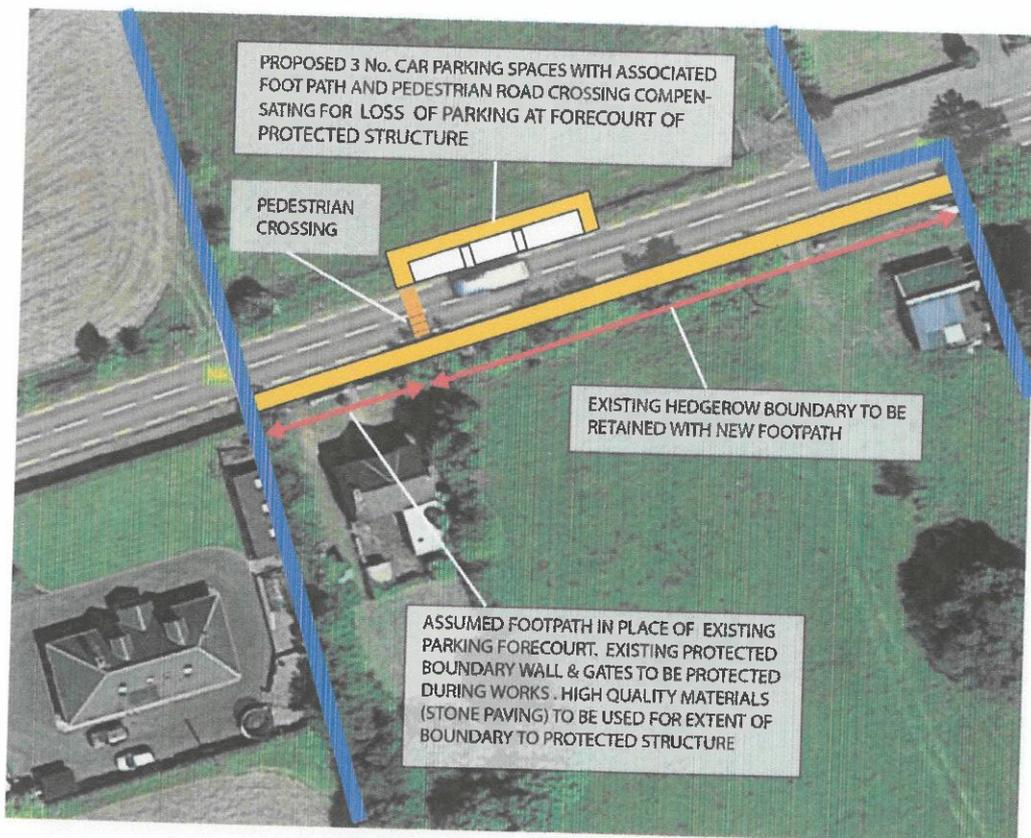
Folio	GCC Reference	Schedule 1 Part 1 CPO - Permanent	Schedule 1 Part 2 Temporary Acquisition
GY35284F	116B.002	0.01 Hectares	
GY13650	116A.001	0.307 Hectares	
GY13650	116B.003	0.039 Hectares	
GY13650	116A.004		0.021 Hectares

We note the following:

- The Council has not engaged with our client in advance of the CPO other than to request access for Ground Investigation and confirm address for postage of notices. No preliminary engagement on accommodation works at boundaries was undertaken.
- No drawings or other materials were provided directly to Mrs. Woods as part of this process to aid in understanding of the proposed project save for what was requested directly from the GCC project team and what is available on the Council website.
- Plots 116B.002 and 116B.003 are referenced as being Part of the Public Road. These areas are in the registered ownership of Mrs. Woods and have been maintained by Mrs. Woods and her predecessors for many decades and in the case of 116B.002 are used as set down and parking for Rose Villa.
- Plot 116A.004 is referenced as temporary take. Figure A4.13 – Junctions, Side Roads, Pedestrian and Cycle Facilities Sheet 2 of 7 shows earthworks fill to back of proposed footpath and lined drainage ditch is also proposed behind earthworks fill. Temporary land take is usually used to facilitate construction of the permanent infrastructure and lands are returned as they were before to the landowner at the end of the work. This does not appear to be the case here, this must be clarified.

Item 1 - We note that our client's use of the property is not properly recognised in the works as proposed. Our client uses the forecourt to the existing dwelling as a parking area. The proposed works will remove the forecourt car parking area and as such this will disadvantage our client and diminish the use of the property. We request that the design is revisited, and that three parking spaces are incorporated on the northern side of the road located to the east of the dwelling frontage. We also request that a crossing point and footpath to the car parking is provided. We also request that the traffic speeds on the existing road will be reduced to 30km / hour. We note that there are a number of advantages to this proposal.

- The provision of car parking spaces will ensure that our clients use of the property is not diminished.
- The provision of parking on the street, and a crossing point between the north and south will reduce traffic speeds. This is in accordance with the Design Manual For Urban Roads and Streets (DMURS).
- The provision of a crossing point from the northern side of the street to the south will provide safe access across the road for the existing dwelling to access the northern lands on foot.



Proposed footpath, parking and pedestrian crossing arrangements to the front of Rose Villa

Item 2 – We request that clarification is given to our client regarding the proposed temporary land take, and details on how it is proposed to use the land during the works. Also, we request details in relation to nature and extent of the proposed new footpath and new boundaries and works in close proximity to the curtilage of the protected structure are not included in this proposal.

2.2 Boundary Treatment

There are three boundary treatments of concern to our client:

- A. Protected Structure – Rose Villa
- B. Agricultural Land South to the east of Rose Villa
- C. Agricultural Land North adjoining the proposed road

The Design Report provides the following general information in relation to Boundary Treatments.

Where boundaries at residential properties are removed as part of the works, they will generally be replaced on a like-for-like basis, subject to final agreement on accommodation works with individual property owners.

At the beginning of the construction phase, the land to be acquired as per the Proposed Road Development boundary will be fenced and access restricted. Temporary fencing or hoarding may be required during construction prior to the installation of permanent fencing to secure the site and prevent unauthorised access.

Fence types will vary across the Proposed Road Development depending on the different requirements. Fence types include timber post and tension mesh fencing, masonry walls, steel palisade fencing, noise barriers, parapets etc. Fencing, safety barriers and parapets on the Proposed Road Development will be provided to meet the requirements of the current TII Publications and guidance documents.

Standard detailed fencing typically used on schemes of this nature will be used. Where the Proposed Road Development traverses' agricultural lands, the road boundary fencing will typically be timber post and tension mesh fencing, in accordance with TII CC-SCD-00320 – Fencing: Timber Post and Tension Mesh Fence (TII, 2018). (Aecom Design Report Para 11.3.1 Boundary Treatment)

A Impact on the Curtilage and setting of the Protected Structure – Rose Villa -
Construction of public footpath proximate to the wall of Rose Villa, a protected structure is of concern.

- The front boundary is an intrinsic part of the character of the protected structure and its curtilage. There are no details in relation to the design of the footpath, levels, or finish, or assessment on the visual impact on the integrity or character of the protected structure and its curtilage. Any alterations to the boundary would require planning permission.
- The planning drawings do not show any proposed surface water drainage for the new footpath infrastructure to the front of Rose Villa. If the levels of the road are not going to be altered as part of the works, it is not clear how full height footpath will be constructed across the front of the Rose Villa property without creating a step to back of footpath and potential in curtilage drainage issues for the property.
- Provision must be included for a delapidation survey of the front boundary walls and gates of Rose Villa, the protected structure and circulated to our client in advance of commencement of any works.

Item 3 - Further site investigation is required to determine the extent of existing foundation present of the wall and the ability of the wall to withstand the construction of the proposed footpath. A full method statement is required from a Conservation

Architect (RIAI Grade 2 at a minimum) to ensure that the works do not negatively impact on the integrity of the front boundary wall.

Item 4 - Further clarification on the levels and drainage proposals are sought.

B Impact on the Curtilage and setting of the Agricultural Lands to the south

A new lined ditch is indicated to back of proposed embankment to back of footpath across field entrance to the agricultural land to the east of the dwelling. The drainage connectivity is not clear on the drawings provided. It appears from the utility drawings that there is no positive piped drainage on the existing N63. It also appears that no carriageway works are proposed.

- A new wall boundary treatment is proposed on the field adjacent to Rose Villa. No engagement has happened to date in relation to the nature of the wall proposed at this location. No provisional accommodation works drawings have been agreed with the Council. It is not immediately clear whether the installation of the footpath will require the removal of the existing hedgerow/planting but it appears that it will. No indication has been given whether the Council propose to provide behind wall planting to compensate for this loss of the natural road boundary.
- Confirmation is required whether the foundation of the proposed wall will extend beyond the proposed temporary CPO line.

C Impact of Road on Protected Structures

We note that the report indicates that eight images were taken to assessment the impact of the proposed road on protected structures. We note the protected structures, and structures on the NIAH relative to the proposed Road.



Extract from Buildings of Ireland to illustrate the Protected Structures and Monuments in the vicinity of the Proposed Road.

We note that there are only three views illustrated to assessment the impact of the proposed development on the protected structures (Appendix A – 13 – 1 Booklet of Photomontage). We submit to An Bord Pleanála that the number of visualisations is inadequate, and the illustrations do not provide an adequate assessment of the impact of the proposed development. These only illustrate two views from the National Monument - The Abbey, and one view on the approach to the east.

Furthermore, a schedule of planting is provided in the application documentation, with no accompanying landscaping plan to illustrate where the planting is arranged. We submit that this is also wholly inadequate.

Item 5 - We submit that a comprehensive visual assessment is required, illustrating views to and from each of the protected structures that are impacted by the proposed development, including Rose Villa. These should clearly illustrate before and after and give an indication of the position of the new road, outlining where it is located (i.e., a red line) where is not visible. These should also include before and after planting is implemented.

Item 6 - A comprehensive landscape plan should be provided for the overall development, as well as screen planning proposed for the road.

Item 7 - The road scheme should be properly designed in accordance with DMURS and incorporate public realm design with architectural input to ensure that the development achieves an integrated placemaking design approach. This approach will ensure that there is a comprehensive benefit of the new road, that visually integrates and enhances the village, while also promoting active travel and that the quality of the development combine both engineering and architectural and urban design quality. The road design should be more than an engineering approach.

3.0 Concluding Comment

We trust that An Bord Pleanála will give due consideration our submission in determining the application. We request that the applicants are requested to address each point of concern as set out in the items above.

We request that our client is given the opportunity to respond to the applicant's revised proposals.

We also request that an oral hearing is held to address our concerns.

Yours sincerely



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Encl €50.00

Appendix A – Client Land Ownership and details

Appendix A – Client Land Ownership

Folio GY35284F





Aerial View

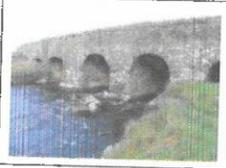


Street View of Rose Villa



Street View – Agricultural Land adjoining Rose Villa

Protected Structure

3923	30405814	Rose Villa	Rose Villa - Detached three-bay single-storey teacher's house, built c.1870, having dormer floor with gable to front, and having single-storey lean-to extension to rear.	Rose Villa is an attractive, small-scale building in a simple Victorian style, which retains much of its original character. The house has been well maintained and retains most of its original features and materials, including the sash windows, slate roof and cast iron gutters and downpipes. The rendered finish and painted timber features further enhance the appearance of the house which is set back from the N63 road into Abbeyknockmoy adding visual interest to the roadscape.	Tuam	LISS	X:151051 Y:249316	
3925	30405811	Liss Bridge	Liss Bridge - 7-arch limestone road bridge, built c.1800, over Abbert river. Round arches with rubble voussoirs to arch rings, random rubble to spandrels.	This early nineteenth-century road bridge forms an imposing feature of the N83 road spanning the River Abbert near Abbeyknockmoy. There is evidence of early repairs and extensions as the road network throughout the county was improved. Its simple detailing exhibits evidence of local craftsmanship and materials and exhibits good quality traditional stone masonry.	Tuam	CLASHARD	X:151690 Y:248655	
3927	30404304		Detached thatched 9-bay single-storey vernacular house, built c.1800, with opposite doorways & 4-bay rear elevation.	This is a very neat and well kept vernacular house. It has retained important fabric such as its thatched roof and its form, including small windows and a narrow front doorway. The three-bay front belies the four-bay rear elevation. Its setting is pleasant and enhanced by the walled front garden and its associated outbuildings.	Tuam	DOONBEG	X:145840 Y:245400	

Appendix B – Cultural Heritage Response

B.1 EIAR Chapter 14 - Cultural Heritage – Extracts

See below extracts relating to the impacts on the protected structures from Chapter 14 Cultural Heritage of the EIAR.

Section 14.6.2 – Construction Phase:

Rose Villa (RPS No. 3923) is located 61 m to the south of the Proposed Road Development on the south side of the N63 and is a Protected Structure considered of Regional Importance (Photograph 14.21). There are no intervening properties or vegetation so the Proposed Road Development will be fully visible during the construction phase though the setting of the Protected Structure is already affected by passing traffic on the N63. The change to setting during the construction phase will be such that the special interests or qualities of Rose Villa will be slightly affected without a noticeable change leading to a magnitude of effect of low as defined by the criteria in Table 14-2 leading to a significance of effect of slight, as defined by the criteria in Table 14-3. The slight significance of effect will be short-term and adverse.

Section 14.6.3 Operational Phase:

While the setting of the Protected Structure, Rose Villa (RPS No. 3923), will be visually impacted by the presence of the Proposed Road Development to the north as well as noise from traffic using the new road, this traffic would normally be directly using the existing N63 and passing directly adjacent to the asset. The transfer of this traffic to the Proposed Road Development will result in a reduction of noise, pollution and vibration to the setting of Rose Villa. The change to setting will be such that the special interests or qualities of the bridge could be better appreciated with a beneficial change leading to a magnitude of effect of low as defined by the criteria in Table 14-2 leading to a significance of effect of slight, as defined by the criteria in Table 14-3. The slight significance of effect will be long-term and beneficial.

Section 14.8.1 Residual Impacts – Assets of National, Regional and Local Importance

Liss Bridge (RPS No. 3925), Rose Villa (RPS No. 3923) and St. Bernard's Church (RPS No. 83) have been identified as experiencing a low effect to their settings from the Proposed Road Development while the removal of traffic during operation will enhance their settings. This impact will not change so the overall residual significance of effect will not change from slight. The residual significance of effect will be slight, long-term and beneficial.

B.2 Cultural Heritage Response to Third Party Observation (Rose Villa)

ABP Case Number- ABP-
312875-22

Cultural Heritage Response to Third Party Observation

This Cultural Heritage Response to Third Party Observation has been prepared by the AECOM Heritage team and relates to the boundary treatment at the property, Rose Villa, Liss, Abbeyknockmoy, Galway.

The Third Party Observation notes that Rose Villa is a Protected Structure and construction of a public footpath proximate to the front (north) wall of the property could create a visual impact on the integrity of the Protected structure and its curtilage.

The potential impacts of the N63 Liss to Abbey Realignment Scheme on Cultural Heritage are assessed in Chapter 14 of the Environmental Impact Assessment Report (EIAR). The chapter notes that Rose Villa is a Protected Structure (RPS No. 3923) and assesses this asset accordingly. Rose Villa is located adjacent to the N63 which is a busy local road and the EIAR determined that the Protected Structure is currently subject to noise, pollution and vibration from passing traffic.

The curtilage of Rose Villa is formed by a small garden and a boundary wall with two sets of gate posts. Beyond this, to the north, is the N63 including the verge of same. The boundary wall and curtilage will not be physically impacted by the construction of the new footpath.

The implementation of the operational realignment scheme will see a reduction in passing traffic which, in turn, will lead to a reduction of noise, pollution and vibration to the setting of Rose Villa. The change to setting will be such that the special interests or qualities of the property could be better appreciated with a beneficial change.

The addition of a footpath/cycleway in what is currently the verge will not impact the ability to appreciate or understand this asset whose curtilage will remain intact and unimpacted. The vehicular carriageway will not be moved closer to the protected structure nor its curtilage. The boundary wall will not be physically impacted by the addition of the footpath/cycleway. This new feature will be located adjacent to an existing road that will remain in use with the result that the setting of the Protected Structure will not be impacted.

Prepared by

David Kilner

David Kilner, BA (Hons), PG Dip, MSc, MIAI
Senior Archaeological Consultant

Appendix C – Additional Drainage Detail at Rose Villa

- LEGEND:**
- EXISTING WATERCOURSE
 - PROPOSED WATERCOURSE DIVERSION
 - PROPOSED CULVERT
 - EXISTING CULVERT
 - PROPOSED PRE-EARTHWORKS DRAINAGE (PED) DITCH
 - PROPOSED PRE-EARTHWORKS DRAINAGE (PED) PIPE
 - PROPOSED DRAINAGE OUTFALL
 - PROPOSED LINED DRAINAGE DITCH
 - OUTFALL 1 PROPOSED CATCHMENT AREA
 - OUTFALL 2 PROPOSED CATCHMENT AREA
 - OUTFALL 3 PROPOSED CATCHMENT AREA
 - OUTFALL 4 PROPOSED CATCHMENT AREA
 - PROPOSED DRAINAGE PIPE

FC01
FLOOD CONNECTIVITY CULVERT
SED SIZE: 2.0w x 2.3h BOX CULVERT

WD-02C
LENGTH: 97m

PC02
2.8h BOX CULVERT

PED 03
LENGTH 59m

FC02
FLOOD CONNECTIVITY CULVERT
PROPOSED SIZE: 2.0w x 2.3h BOX CULVERT

WD-02B
LENGTH: 75m

N63

Existing Culvert
Diameter = 1000 mm (Estimate)

WD-02A
LENGTH: 116m

PROPOSED UNDERGROUND DRAINAGE PIPE
(UNDER THE PROPOSED SHARED PEDESTRIAN
AND CYCLE FACILITY) TO BE CONNECTED
TO THE EXISTING DRAINAGE DITCH

PROPOSED UNDERGROUND DRAINAGE PIPE
(UNDER THE PROPOSED SHARED PEDESTRIAN
AND CYCLE FACILITY IN FRONT OF THE PROPERTY)

PROPOSED UNDERGROUND DRAINAGE PIPE
(UNDER THE PROPOSED SHARED PEDESTRIAN
AND CYCLE FACILITY) TO BE CONNECTED TO THE
EXISTING CULVERT CROSSING UNDER THE EXISTING N63

Existing Culvert
Diameter = 450 mm (Estimate)

OUTFALL 2
PROPOSED SWALE

L21821



No.	Revision	Date	By	Chk'd	App'd

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Drawn: LB, Designed: DS, Checked: PC, Approved: EG

Suitability Code - Description: S3 - Review & Comment

Project Title		N63 LISS TO ABBEY REALIGNMENT SCHEME			
Drawing Title		DRAINAGE EXISTING N63			
Project	Originator	Phase	Series	Type	Dept. Number
N63	- ACM	- ZZ	- ZZ	- SK	- DR - 0062
Scale: 1:500 @A1 / 1:1000 @A3		Date: 10.11.2022	Job No: 60597858	Rev: P01	