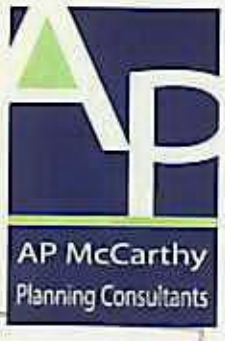
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7th March 2008

Our Ref: R-7008-11

Attn: Tom Connell,
Director of Services,
Planning Section,
Galway City Council,
College Road,
Galway.

Re: Compliance with Condition No.'s 20 & 21
of Pl. Ref. No. 06/223 :
Junction Drawings, Contribution to works & Third Party Consents

Dear Tom,

On behalf of our clients Padraic Rhatigan and Walter King we wish to respond to the requirements of Condition No.'s 20 & 21.

Please find enclosed preliminary design drawings for both the Tuam road Junction and Monivea road Junctions (Drawing No.'s CB 144711/01/001 & CB 144711/01/002). These drawings have been prepared by Colin Buchanan and Partners Consulting Engineers. These drawings shall be subject to a Safety Audit check in due course. We would be grateful if these drawings could be circulated to the Roads Section. The clients and their representatives are continuing in their active discussions with the Roads Authority in relation to the proposed junction arrangements, contribution to works and third party consents. All relevant financial contributions can be agreed as part of the negotiation process. A summary of the discussions held between our clients and the Roads Authority to date are set out in the following table;

Galway City Planning Authority - Inspection Purposes Only!

Date	Venue/ Organisation	Attendees	Issues Discussed
12/12/2008	Galway City Council	Paul Colleran (Roads Section) Michelle Fahey (Rhattigans)	Meeting to arrange the hoarding licence & then went on to discuss that we would be looking to put a loading bay outside the entrance in to the site, Paul stated that it should be fine & to issue a proposal.
13/02/2008	Galway City Council	Paul Colleran (Roads Section) Michelle Fahey (Rhattigans)	Met Paul to discuss the loading bay, issued a drawing of our proposed loading bays & details of works that we wished to carry out on the Monivea Junction. There didn't seem to be any issues.
28/02/2008	Galway City Council	Paul Colleran (Roads Section) Michelle Fahey (Rhattigans)	Paul Colleran to stated that the junction works had to go out to tender.
6/03/2008	Galway City Council	Paul Colleran (Roads Section) Michelle Fahey (Rhattigans)	Discussion held in relation to the up to date situation with regards land ownership and necessary procurements along the Monivea Junction.

Discussions in relation to final design arrangements are ongoing, This process will facilitate final agreement in relation to compliance with this condition. If you require any further clarification on this matter please do not hesitate to contact this office.

Yours sincerely,

Signed: James O'Donnell

James O' Donnell BA, MRUP, Dip APM, MIPI

GALWAY CITY COUNCIL
06/223
11 MAR 2008
PLANNING SECTION

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N
W E
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SV
wall
New traffic signal junction layout warning sign located 150 metres or thereby from stopline
Anti-skid surfacing 30 metres from stop-line
Break out existing footway with new footway construction
Tactile paving
Dropped kerbs
4 No. ducts traffic signal ducts connecting all traffic signal poles
Re-position existing lighting column
Proposed traffic controller location
Full construction lay/tie-in
Full carriageway construction
Remove existing traffic island and reinstate with new carriageway construction
Re-position existing lighting column
Break out existing footway with new footway construction
New gulley. Tie into existing drainage
Anti-skid surfacing 30 metres from stop-line
Break out existing footway with new footway construction
Full carriageway construction
Re-position existing sign
New traffic signal junction layout warning sign located 150 metres or thereby from stopline
GY
LS
timber fence
palisade fence
OFFICES
Parapet=31.14
Ridge=34.50
Floor=28.56
Eave=32.83
Parapet=40.06
Parapet=44.11
Parapet=44.21
Floor=28.45
Parapet=40.06
Floor=28.33
Ridge=34.49
Eave=32.90
Floor=30.31
Floor=30.46
Floor=30.44
Eave=37.24
Eave=37.52
Eave=34.52
Floor=30.38
concrete slab
tank
MH c= 30.08
MH c= 29.93
HY
D
28.37
29.53
29.67
28.52
29.30
29.66
29.0
29.41
28.51
29.70
28.37
29.77
29.65
30.10
29.69
28.43
28.74
28.82
30.05
28.53
29.66
29.81
29.50
29.66
29.63
28.58
29.24
29.49
30.0
29.5
28.94
28.86
28.56
30.39
30.35
30.24
30.27
30.43
30.38
30.45
30.21
30.46
29.96

NOTES:

1. Traffic signal poles (114mm in diameter) to be set 500mm from tactile paving 800mm from kerb Dimensions to centre of pole (Unless otherwise stated).

2. Traffic signal heads, cabling and ancillary electrical equipment to be installed by Traffic Signals nominated Sub-Contractor. The Contractor shall be required to pull the cables under the supervision of a Traffic Signals Representive.

3. Traffic Signal / Street Lighting Ducts to be orange / purple respectively and to be smooth internal bore as per Specification. Cover to finished footway / carriageway level is 450/800mm.

LEGEND:

- Existing layout
- New / renewed white markings
- New / renewed yellow markings
- New anti-skid surfacing
- New red coloured screed applied surface dressing (Cycle Lane)
- New carriageway construction
- Construction lap tie-in
- New footway construction
- New PCC kerb
- New drop kerb crossing with red coloured tactile paving
- Existing layout
- New / renewed white markings
- Road Studs
- Primary traffic signal head
- Secondary traffic signal head
- Green Arrow Aspect
- Pedestrian push button
- Microwave vehicle detector
- Pedestrian Signal Head
- Traffic signal pole (straight)
- 600mm x 600mm traffic signal chamber
- New internally illuminated bollard
- New orange duct(s) with sand surround
- New/Repositioned Lighting column
- Traffic signal controller
- Feeder Pillar
- Lighting control box
- Vistrail Pedestrian Guardrailing
- New LH Warning Signs
- Vehicle loop detectors

PRELIMINARY

Rev	Date	Amendment	Des.	Drn.

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www.cbuchanan.co.uk

Client:
JJ Rhatigan & Co

Job Title:
Crown Site, Mervue
Monivea Road and Tuam Road
Traffic Signalisation Proposals

Drawing Title:
Tuam Road General Layout Plan

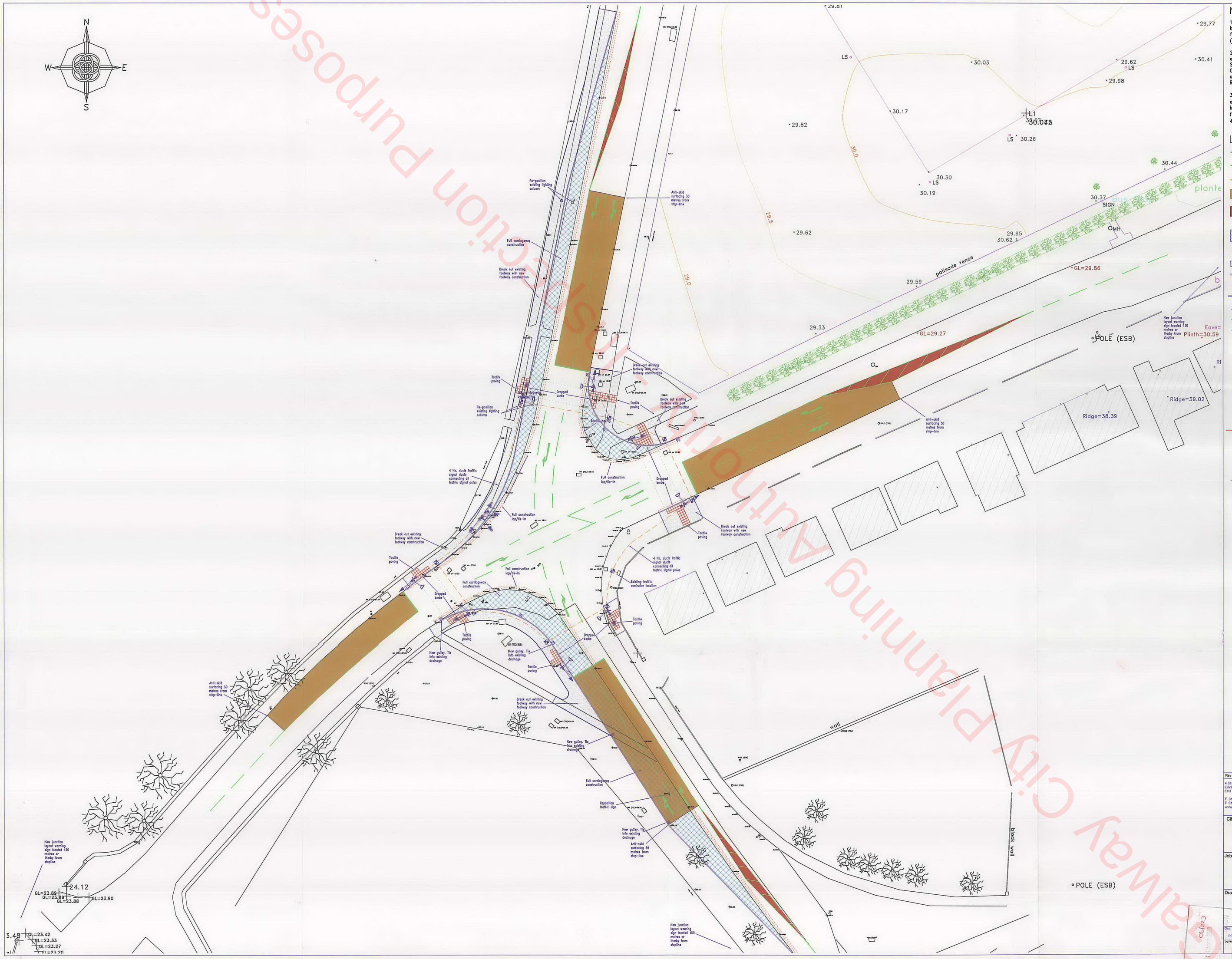
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PP	PP			60101	25/02/08	1:200

Dgn No: CB/144711/01/001 Rev.

RECEIVED CITY PLANNING 11 MAR 2008 PLANNING & TRANSPORTATION
C61223

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N
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NOTES:

1. Traffic signal poles (114mm in diameter) to be set 500mm from tactile paving 800mm from kerb Dimensions to centre of pole (Unless otherwise stated).

2. Traffic signal heads, cabling and ancillary electrical equipment to be installed by Traffic Signals nominated Sub-Contractor. The Contractor shall be required to pull the cables under the supervision of a Traffic Signals Representive.

3. Traffic Signal / Street Lighting Ducts to be orange / purple respectively and to be smooth internal bore as per Specification. Cover to finished footway / carriageway level is 450/800mm.

LEGEND:

- Existing layout
- New / renewed white markings
- New / renewed yellow markings
- New anti-skid surfacing
- New red coloured screed applied surface dressing (Cycle Lane)
- New carriageway construction
- Construction lap tie-in
- New footway construction
- New PCC kerb
- New drop kerb crossing with red coloured tactile paving
- Existing layout
- New / renewed white markings
- Road Studs
- Primary traffic signal head
- Secondary traffic signal head
- Green Arrow Aspect
- Pedestrian push button
- Microwave vehicle detector
- Pedestrian Signal Head
- Traffic signal pole (straight)
- 600mm x 600mm traffic signal chamber
- New internally illuminated bollard
- New orange duct(s) with sand surround
- New/Repositioned Lighting column
- Traffic signal controller
- Feeder Pillar
- Lighting control box
- Visirail Pedestrian Guardrailing
- New LH Warning Signs
- Vehicle loop detectors

PRELIMINARY

Rev	Date	Amendment	Des.	Drn.

4 St Colme Street
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www.cbuchanan.co.uk

Client:
JJ Rhatigan & Co

Job Title:
Crown Site, Mervue
Monivea Road and Tuam Road
Traffic Signalisation Proposals

Drawing Title:
Monivea Road General Layout Plan

Des:	Drn:	Chkd:	Appd:	Job No:	1st Issued:	Scale:
PP	PP			60101	25/02/08	1:200

Dwg No: CB/144711/01/002
Rev:

CS/23

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7th March 2008

Our Ref: R-7008-11

Attn: Tom Connell,
Director of Services,
Planning Section,
Galway City Council,
College Road,
Galway.

Re: Compliance with Condition No.23
of Pl. Ref. No. 06/223 :
Emergency Exit

Dear Tom,

On behalf of our clients Padraic Rhatigan and Walter King we wish to respond to the requirements of Condition No. 23.

We refer to the correspondence received by the Planning Authority on 10th July 2007 (See copy of letter with date stamp attached). We wish to re-iterate the content of the aforementioned letter in relation to condition No. 23. Therefore, the emergency exit onto Joyce's road will not be constructed in the event that An Garda Siochána does not locate within the development.

If you require any further clarification on this matter please do not hesitate to contact this office.

Yours sincerely,

Signed: _____
James O' Donnell BA, MRUP, Dip APM, MIPI

GALWAY CITY COUNCIL
11 MAR 2008
PLANNING SECTION

Galway City Planning Authority - Inspection Purposes Only!

Harris House
Tuam Road
Galway
6th July 2007

1 0 JUL 2007
CITY HALL, COLLEGE ROAD,

Planning Department
Galway City Council
City Hall
Galway

GALWAY CITY COU
1 0 JUL 200
PLANNING SECTIO

Dear Sirs

PL. REF. NO. 06/223– MIXED DEVELOPMENT AT FORMER CROWN SITE, MERVUE
COMPLIANCE WITH PRE-START CONDITIONS

I refer to the above planning permission and wish to address a number of the pre-start conditions as follows.

Condition No.2 – Contribution

I note the total amount payable and that this sum may vary as a result of the Part V agreement. In view of the very large scale of the redevelopment project, including the lengthy site preparation and construction phases, and the amount of financial contribution required, I would request that a phased payment be agreed in this instance. I would welcome your comments in this regard.

Condition No.3 – Bond

I note that a cash deposit or security bond is required and this will be addressed before construction commences under separate cover.

GALWAY CITY COUNCIL
1 1 MAR 2008
PLANNING SECTION

Condition No.16 – Leisure Centre Opening Times

The proposed leisure centre is a commercial facility that will be operated by a commercial leisure operator. It is included in the proposal primarily to serve the needs of the development, although it will, of course, be open anyone in the same way that other commercial leisure facilities are. At this point in time no operator of the facility has been identified or approached. However, it is anticipated that the facility will be made available for use by membership and on a pay-as-you-use basis.

The proposed leisure centre is located on top of retail units and its access is independent of any residential unit. It is not considered that any nuisance or disturbance will result from the operation of the leisure facility. Given that the reason for this condition is in the interests of residential amenity, there is not considered to be any reason to restrict the hours of opening of the facility. However, as referred to above, there is no operator identified at this stage for the facility and the operational times that would be sought are not currently known. Therefore, whilst it is requested that unrestricted hours be agreed, it is further suggested that the final details of this matter could be agreed when the operator is known.

See comments overleaf. E McCully . 10/7/07 .

Galway City Planning Authority - Inspection Purposes Only!

Condition No. 21 – Third Party Consents

The proposed improvement works to the local public roads do not require the use of any third party lands as the works are contained within the public road and verges. In this respect, the full details of these road improvements require to be agreed under the terms of condition no. 20 and these will be submitted shortly.

Condition No. 24 – Emergency exit

The terms of this condition are noted and it is hereby confirmed that the emergency exit onto Joyce's Road will not be constructed in the event that An Garda Siochana does not locate within the development.

Condition No. 43 – Part V Provisions

The terms of this condition are noted. Meetings have already been held with members of the Housing and Planning Departments on this matter during the planning application process and details of the existing use value of the site and buildings have been submitted. However, the detailed costings for the overall development are not yet complete. Therefore, this matter will be addressed further under separate cover in due course.

I trust the above is acceptable and look forward to hearing from you at your earliest convenience.

Yours faithfully

Mark Whittaker
For Harrmack Development Limited

re condition No 2: refer to PART V team.
re condition No 21: refer to Roads Section to seek their confirmation
~~re condition No~~
Then please return file to me to deal with other condition
10/7/07.

GALWAY CITY COUNCIL
11 MAR 2008
PLANNING SECTION

Galway City Planning Authority - Inspection Purposes Only!

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AP McCarthy
Planning Consultants

GALWAY CITY COUNCIL
11 MAR 2008
PLANNING SECTION

7th March 2008

Our Ref: R-7008-11

Attn: Tom Connell,
Director of Services,
Planning Section,
Galway City Council,
College Road,
Galway.

Re: Compliance with Condition No.26
of Pl. Ref. No. 06/223 :
Dropped Kerbs & Tactile Paving

Dear Tom,

On behalf of our clients Padraic Rhatigan and Walter King we wish to respond to the requirements of Condition No. 23.

We refer to drawing No.'s CB 144711/01/001 & CB 144711/01/002 prepared by Colin Buchanan and Partners Consulting Engineers.(Drawings attached). All proposals in relation to tactile paving and dropped kerbs are in accordance with the Traffic Management Guidelines prepared by the DoEHLG.

If you require any further clarification on this matter please do not hesitate to contact this office.

Yours sincerely,

Signed: James O'Donnell
James O' Donnell BA, MRUP, Dip APM, MIPI

Galway City Planning Authority - Inspection Purposes Only!

Galway City Planning Authority Publication Purposes Only!

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W E
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NOTES:

1. Traffic signal poles (114mm in diameter) to be set 500mm from tactile paving 800mm from kerb Dimensions to centre of pole (Unless otherwise stated).

2. Traffic signal heads, cabling and ancillary electrical equipment to be installed by Traffic Signals nominated Sub-Contractor. The Contractor shall be required to pull the cables under the supervision of a Traffic Signals Representive.

3. Traffic Signal / Street Lighting Ducts to be orange / purple respectively and to be smooth internal bore as per Specification. Cover to finished footway / carriageway level is 450/800mm.

LEGEND:

- Existing layout
- New / renewed white markings
- New / renewed yellow markings
- New anti-skid surfacing
- New red coloured screed applied surface dressing (Cycle Lane)
- New carriageway construction
- Construction lap tie-in
- New footway construction
- New PCC kerb
- New drop kerb crossing with red coloured tactile paving
- Existing layout
- New / renewed white markings
- Road Studs
- Primary traffic signal head
- Secondary traffic signal head
- Green Arrow Aspect
- Pedestrian push button
- Microwave vehicle detector
- Pedestrian Signal Head
- Traffic signal pole (straight)
- 600mm x 600mm traffic signal chamber
- New internally illuminated bollard
- New orange duct(s) with sand surround
- New/Repositioned Lighting column
- Traffic signal controller
- Feeder Pillar
- Lighting control box
- Visirail Pedestrian Guardrailing
- New Lit Warning Signs
- Vehicle loop detectors

PRELIMINARY

Rev	Date	Amendment	Des.	Drn.

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BUCHANAN

Client:

JJ Rhatigan & Co

Job Title:

Crown Site, Mervue
Monivea Road and Tuam Road
Traffic Signalisation Proposals

Drawing Title:

Monivea Road General Layout Plan

Des:	Drn:	Chkd:	Appd:	Job No.	1st Issued:	Scale:
PP	PP			60101	25/02/09	1:200

Drg No: CB/144711/01/002 Rev:

GALWAY CITY COUNCIL
06/22.3
PL

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New traffic signal junction layout warning sign located 150 metres or thereby from stopline

Anti-skid surfacing 30 metres from stop-line

Break out existing footway with new footway construction

Tactile paving

Dropped kerbs

4 No. ducts traffic signal ducts connecting all traffic signal poles

Proposed traffic controller location

Re-position existing lighting column

Full carriageway construction

Full construction lap/tie-in

Remove existing traffic island and reinstate with new carriageway construction

New gulley. Tie into existing drainage

Re-position existing sign

timber fence

palisade fence

concrete slab

steps

OFFICES

Parapet=44.11
Parapet=40.06
Parapet=44.21
Parapet=31.14
Ridge=34.49
Ridge=34.50
Eave=32.90
Eave=32.83
Eave=34.52
Eave=37.24
Eave=37.24
Floor=28.33
Floor=28.56
Floor=28.45
Floor=30.31
Floor=30.46
Floor=30.44
Floor=30.38

MH c= 30.08
MH c= 29.93

NOTES:

1. Traffic signal poles (114mm in diameter) to be set 500mm from tactile paving 800mm from kerb Dimensions to centre of pole (Unless otherwise stated).

2. Traffic signal heads, cabling and ancillary electrical equipment to be installed by Traffic Signals nominated Sub-Contractor. The Contractor shall be required to pull the cables under the supervision of a Traffic Signals Representive.

3. Traffic Signal / Street Lighting Ducts to be orange / purple respectively and to be smooth internal bore as per Specification. Cover to finished footway / carriageway level is 450/800mm.

LEGEND:

- Existing layout
- New / renewed white markings
- New / renewed yellow markings
- New anti-skid surfacing
- New red coloured screed applied surface dressing (Cycle Lane)
- New carriageway construction
- Construction lap tie-in
- New footway construction
- New PCC kerb
- New drop kerb crossing with red coloured tactile paving
- Existing layout
- New / renewed white markings
- Road Studs
- Primary traffic signal head
- Secondary traffic signal head
- Green Arrow Aspect
- Pedestrian push button
- Microwave vehicle detector
- Pedestrian Signal Head
- Traffic signal pole (straight)
- 600mm x 600mm traffic signal chamber
- New internally illuminated bollard
- New orange duct(s) with sand surround
- New/Repositioned Lighting column
- Traffic signal controller
- Feeder Pillar
- Lighting control box
- Visirail Pedestrian Guardrailing
- New Lit Warning Signs
- Vehicle loop detectors

PRELIMINARY

Rev	Date	Amendment	Des.	Drn.

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Client:
JJ Rhatigan & Co

Job Title:
Crown Site, Mervue
Monivea Road and Tuam Road
Traffic Signalisation Proposals

Drawing Title:
Tuam Road General Layout Plan

Des.	Drn.	Chkd	Appd	Job No.	1st Issued	Scale
PP	PP			60191	25/02/03	1:200

Dwg No. CB/144711/01/001 Rev.

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GALWAY CITY COUNCIL
11 MAR 2008
PLANNING SECTION

7th March 2008

Our Ref: R-7008-11

Attn: Tom Connell,
Director of Services,
Planning Section,
Galway City Council,
College Road,
Galway.

Re: Compliance with Condition No.30
of Pl. Ref. No. 06/223 :
Surface & Foul Water Connections

Dear Tom,

On behalf of our clients Padraic Rhatigan and Walter King we wish to respond to the requirements of Condition No. 30.

We refer to the correspondence received by the Planning Authority on 6th July 2007 (See copy of letter with date stamp attached). We wish to re-iterate the content of the aforementioned letter anticipate that its content is sufficient. Please note that condition No. 20 originally imposed by the Planning Authority was omitted by An Bord Pleanála. Therefore, once the final conditions were subsequently issued by the Council on 13th September 2007, Condition 31 was renumbered Condition No. 30.

If you require any further clarification on this matter please do not hesitate to contact this office.

Yours sincerely,

Signed: _____
James O' Donnell BA, MRUP, Dip APM, MIPI

Galway City Planning Authority - Inspection Purposes Only!