

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

NOTICE OF STRATEGIC HOUSING DEVELOPMENT APPLICATION TO AN BORD PLEANÁLA

ABP 312236-21 SCHEDULE OF CONSULTTEES

Irish Water,
Planning Notifications
Colville house,
24-26 Talbot Street,
Dublin 1 D01 NP86

An Taisce,
Tailors Hall,
Back Lane,
Dublin D08 X2A3

The Heritage Council,
Aras na hOidhreachta,
Church Lane Gardens,
Kilkenny R95 X264

Galway County Childcare Committee,
Liosbaun Retail Centre,
Tuam Road,
Galway H91 Y6D2

The Manager,
Development Applications Unit,
Government Offices,
Newtown Road,
Wexford Y35 AP90

AND

Co Secretary (Planning),
Planning & Development Section,
Galway County Council,
County buildings,
Prospect Hill, Galway

R. G. GREENE & ASSOCIATES

CONSULTING ENGINEERS

Civil, Structural, Environmental & Forensic

Our Ref. 2520/RGG/WMG

28th August 2022

The Manager,
Development Applications Unit,
Government Offices,
Newtown Road,
Wexford Y35 AP90

- RE: STRATEGIC HOUSING DEVELOPMENT – APPLICATION TO AN BORD PLEANÁLA for a PROPOSED STRATEGIC HOUSING DEVELOPMENT IN THE TOWNLANDS OF DUNLO AND POLLBOY, BALLINASLOE, CO GALWAY COMPRISING OF A RESIDENTIAL DEVELOPMENT (c. 15,820 m² gross floor area), CONSISTING OF 165 NO RESIDENTIAL UNITS AND WHICH WILL CONSIST OF :BLOCK A1 AND A2, EACH CONSISTING OF 6 NO TWO-BED GROUND FLOOR APARTMENTS, 1 NO ONE-BED GROUND FLOOR APARTMENT, 6 NO THREE-BED FIRST FLOOR DUPLEX UNITS, AND 1 NO THREE-BED SECOND FLOOR APARTMENT. BLOCKS B1 TO B3 AND B6 TO B13 INCLUSIVE, EACH CONSISTING OF 2 NO TWO-BED GROUND FLOOR DUPLEX UNITS, 2 NO THREE-BED GROUND FLOOR DUPLEX UNITS, 1 NO TWO-BED SECOND FLOOR APARTMENT, AND 1 NO ONE-BED SECOND FLOOR APARTMENT, :BLOCKS B4 AND B5 INCLUSIVE, EACH CONSISTING OF 1 NO TWO-BED GROUND FLOOR DUPLEX UNIT, 2 NO THREE-BED GROUND FLOOR DUPLEX UNITS, 1 NO TWO-BED SECOND FLOOR APARTMENT AND 1 NO ONE-BED SECOND FLOOR APARTMENT. HOUSE TYPE C : 32 NO TWO-BED UNITS IN SEMI-DETACHED PAIRS. HOUSE TYPE E : 27 NO THREE-BED UNITS IN TRIPLET ARRANGEMENTS. PROVISION OF 281 NO. ON-SITE CAR PARKING SPACES INCORPORATING 163 NO. SPACES FOR RESIDENTS OF THE APARTMENT/DUPLEXES, AND 118 NO IN-CURTILAGE CAR PARKING SPACES FOR THE HOUSING UNITS, TOGETHER WITH ALL ANCILLARY SITE DEVELOPMENT WORKS INCLUDING ACCESS ROADWAYS AND ASSOCIATED SURFACES, BICYCLE SHEDS, WASTE STORAGE AREAS, LANDSCAPING, BOUNDARY TREATMENTS, WATER SUPPLY SYSTEM, FOUL SEWERAGE SYSTEM, SURFACE WATER SYSTEM AND ASSOCIATED SUDS MEASURES, AND PUBLIC LIGHTING.

Dear Sir / Madam,

Please be advised that Limehill Esker Ltd (the Applicant) intends to apply to An Bord Pleanála for permission for a proposed residential development and associated landscaping and site infrastructure works in the townlands of Dunlo and Pollboy, Ballinasloe, Co Galway.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, An Bord Pleanála has requested that you be notified in the event of making an application. A soft copy of the application is enclosed in electronic form, as requested.

The proposed development is described in the public notices as follows: -

The site is generally bounded by: the Dun Esker and Beechlawn Heights Estates to the east , the Esker Fields Estate to the west, greenfield residential zoned lands to the south, and a commercial park and a residential site under construction immediately to the north.

Caher House, Loughrea, Co. Galway
Email: ronnie@greene.ie
Mobile: 087-2596296
T/A R Greene Ltd. VAT No. IE3176871T



The proposed development consists of residential development (c. 15,820 m² gross floor area), consisting of 165 No residential units and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including:

The development will consist of :

- Block A1 and A2, each consisting of 6 No Two-Bed Ground Floor apartments, 1 No One-Bed ground Floor apartment, 6 No Three-Bed First Floor Duplex Units, and 1 No Three-Bed Second Floor apartment.
- Blocks B1 to B3 and B6 to B13 inclusive, each consisting of 2 No Two-Bed Ground Floor Duplex Units, 2 No Three-Bed Ground Floor Duplex Units, 1 No Two-Bed Second Floor apartment, and 1 No One-Bed Second Floor apartment,
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- House Type C : 32 No Two-Bed units in semi-detached pairs
- House Type E : 27 No Three-Bed units in triplet arrangements
- provision of 281 No. on-site car parking spaces incorporating 163 No. spaces for residents of the apartment/duplexes, and 118 No in-curtilage car parking spaces for the housing units
- Provision of all water, surface water, foul drainage, utility ducting and public lighting and all associated siteworks and ancillary services.
- All ancillary site development works including access roadways, footpaths, cycle ways, pedestrian links, Bicycle Sheds, waste storage areas, communal and open space, site landscaping, and boundary treatments.

The application contains a statement setting out how the proposal is consistent with the objectives of the Galway County Development Plan 2022-2028 and Ballinasloe Local Area Plan 2022-2028. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application together with the Natura Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Galway County Council. The application may also be inspected online at the following website set up by the applicant: www.DunloSHD.com.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information: -
(a) the name of the person, authority or body making the submission or observations, the name of

the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,(b) the subject matter of the submission or observations, and (c) the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development.

An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (S. I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended.

Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service Website: www.citizensinformation.ie

Yours sincerely,

R. G. Greene

R. G. Greene & Associates

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28th August 2022

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28th August 2022

The Heritage Council,
Aras na hOidhreachta,
Church Lane Gardens,
Kilkenny R95 X264

- RE: STRATEGIC HOUSING DEVELOPMENT – APPLICATION TO AN BORD PLEANÁLA for a PROPOSED STRATEGIC HOUSING DEVELOPMENT IN THE TOWNLANDS OF DUNLO AND POLLBOY, BALLINASLOE, CO GALWAY COMPRISING OF A RESIDENTIAL DEVELOPMENT (c. 15,820 m² gross floor area), CONSISTING OF 165 NO RESIDENTIAL UNITS AND WHICH WILL CONSIST OF :BLOCK A1 AND A2, EACH CONSISTING OF 6 NO TWO-BED GROUND FLOOR APARTMENTS, 1 NO ONE-BED GROUND FLOOR APARTMENT, 6 NO THREE-BED FIRST FLOOR DUPLEX UNITS, AND 1 NO THREE-BED SECOND FLOOR APARTMENT. BLOCKS B1 TO B3 AND B6 TO B13 INCLUSIVE, EACH CONSISTING OF 2 NO TWO-BED GROUND FLOOR DUPLEX UNITS, 2 NO THREE-BED GROUND FLOOR DUPLEX UNITS, 1 NO TWO-BED SECOND FLOOR APARTMENT, AND 1 NO ONE-BED SECOND FLOOR APARTMENT, :BLOCKS B4 AND B5 INCLUSIVE, EACH CONSISTING OF 1 NO TWO-BED GROUND FLOOR DUPLEX UNIT, 2 NO THREE-BED GROUND FLOOR DUPLEX UNITS, 1 NO TWO-BED SECOND FLOOR APARTMENT AND 1 NO ONE-BED SECOND FLOOR APARTMENT. HOUSE TYPE C : 32 NO TWO-BED UNITS IN SEMI-DETACHED PAIRS. HOUSE TYPE E : 27 NO THREE-BED UNITS IN TRIPLET ARRANGEMENTS. PROVISION OF 281 NO. ON-SITE CAR PARKING SPACES INCORPORATING 163 NO. SPACES FOR RESIDENTS OF THE APARTMENT/DUPLEXES, AND 118 NO IN-CURTILAGE CAR PARKING SPACES FOR THE HOUSING UNITS, TOGETHER WITH ALL ANCILLARY SITE DEVELOPMENT WORKS INCLUDING ACCESS ROADWAYS AND ASSOCIATED SURFACES, BICYCLE SHEDS, WASTE STORAGE AREAS, LANDSCAPING, BOUNDARY TREATMENTS, WATER SUPPLY SYSTEM, FOUL SEWERAGE SYSTEM, SURFACE WATER SYSTEM AND ASSOCIATED SUDS MEASURES, AND PUBLIC LIGHTING.

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Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information: - (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent, (b) the subject matter of the submission or observations, and (c) the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development.

An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (S. I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended.

Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service Website: www.citizensinformation.ie

Yours sincerely,

R. G. Greene

R. G. Greene & Associates

R. G. GREENE & ASSOCIATES

CONSULTING ENGINEERS

Civil, Structural, Environmental & Forensic

Our Ref. 2520/RGG/WMG

28th August 2022

Galway County Childcare Committee,
Liosbaun Retail Centre,
Tuam Road,
Galway H91 Y6D2

- RE: STRATEGIC HOUSING DEVELOPMENT – APPLICATION TO AN BORD PLEANÁLA for a PROPOSED STRATEGIC HOUSING DEVELOPMENT IN THE TOWNLANDS OF DUNLO AND POLLBOY, BALLINASLOE, CO GALWAY COMPRISING OF A RESIDENTIAL DEVELOPMENT (c. 15,820 m² gross floor area), CONSISTING OF 165 NO RESIDENTIAL UNITS AND WHICH WILL CONSIST OF :BLOCK A1 AND A2, EACH CONSISTING OF 6 NO TWO-BED GROUND FLOOR APARTMENTS, 1 NO ONE-BED GROUND FLOOR APARTMENT, 6 NO THREE-BED FIRST FLOOR DUPLEX UNITS, AND 1 NO THREE-BED SECOND FLOOR APARTMENT. BLOCKS B1 TO B3 AND B6 TO B13 INCLUSIVE, EACH CONSISTING OF 2 NO TWO-BED GROUND FLOOR DUPLEX UNITS, 2 NO THREE-BED GROUND FLOOR DUPLEX UNITS, 1 NO TWO-BED SECOND FLOOR APARTMENT, AND 1 NO ONE-BED SECOND FLOOR APARTMENT, :BLOCKS B4 AND B5 INCLUSIVE, EACH CONSISTING OF 1 NO TWO-BED GROUND FLOOR DUPLEX UNIT, 2 NO THREE-BED GROUND FLOOR DUPLEX UNITS, 1 NO TWO-BED SECOND FLOOR APARTMENT AND 1 NO ONE-BED SECOND FLOOR APARTMENT. HOUSE TYPE C : 32 NO TWO-BED UNITS IN SEMI-DETACHED PAIRS. HOUSE TYPE E : 27 NO THREE-BED UNITS IN TRIPLET ARRANGEMENTS. PROVISION OF 281 NO. ON-SITE CAR PARKING SPACES INCORPORATING 163 NO. SPACES FOR RESIDENTS OF THE APARTMENT/DUPLEXES, AND 118 NO IN-CURTILAGE CAR PARKING SPACES FOR THE HOUSING UNITS, TOGETHER WITH ALL ANCILLARY SITE DEVELOPMENT WORKS INCLUDING ACCESS ROADWAYS AND ASSOCIATED SURFACES, BICYCLE SHEDS, WASTE STORAGE AREAS, LANDSCAPING, BOUNDARY TREATMENTS, WATER SUPPLY SYSTEM, FOUL SEWERAGE SYSTEM, SURFACE WATER SYSTEM AND ASSOCIATED SUDS MEASURES, AND PUBLIC LIGHTING.

Dear Sir / Madam,

Please be advised that Limehill Esker Ltd (the Applicant) intends to apply to An Bord Pleanála for permission for a proposed residential development and associated landscaping and site infrastructure works in the townlands of Dunlo and Pollboy,, Ballinasloe, Co Galway.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, An Bord Pleanála has requested that you be notified in the event of making an application. A copy of the application is enclosed in electronic form, as requested.

The proposed development is described in the public notices as follows: -

The site is generally bounded by: the Dun Esker and Beechlawn Heights Estates to the east , the Esker Fields Estate to the west, greenfield residential zoned lands to the south, and a commercial park and a residential site under construction immediately to the north.

Caher House, Loughrea, Co. Galway
Email: ronnie@greene.ie
Mobile: 087-2596296
T/A R Greene Ltd. VAT No. IE3176871T



The proposed development consists of residential development (c. 15,820 m² gross floor area), consisting of 165 No residential units and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including:

The development will consist of :

- Block A1 and A2, each consisting of 6 No Two-Bed Ground Floor apartments, 1 No One-Bed ground Floor apartment, 6 No Three-Bed First Floor Duplex Units, and 1 No Three-Bed Second Floor apartment.
- Blocks B1 to B3 and B6 to B13 inclusive, each consisting of 2 No Two-Bed Ground Floor Duplex Units, 2 No Three-Bed Ground Floor Duplex Units, 1 No Two-Bed Second Floor apartment, and 1 No One-Bed Second Floor apartment,
- Blocks B4 and B5 inclusive, each consisting of 1 No Two-Bed Ground Floor Duplex Unit, 2 No Three-Bed Ground Floor Duplex Units, 1 No Two-Bed Second Floor Apartment and 1 No One-Bed Second Floor apartment.
- House Type C : 32 No Two-Bed units in semi-detached pairs
- House Type E : 27 No Three-Bed units in triplet arrangements
- provision of 281 No. on-site car parking spaces incorporating 163 No. spaces for residents of the apartment/duplexes, and 118 No in-curtilage car parking spaces for the housing units
- Provision of all water, surface water, foul drainage, utility ducting and public lighting and all associated siteworks and ancillary services.
- All ancillary site development works including access roadways, footpaths, cycle ways, pedestrian links, Bicycle Sheds, waste storage areas, communal and open space, site landscaping, and boundary treatments.

The application contains a statement setting out how the proposal is consistent with the objectives of the Galway County Development Plan 2022-2028 and Ballinasloe Local Area Plan 2022-2028. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application together with the Natura Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Galway County Council. The application may also be inspected online at the following website set up by the applicant: www.DunloSHD.com.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information: - (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent, (b) the subject matter of the submission or observations, and (c) the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development.

An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (S. I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended.

Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service Website: www.citizensinformation.ie

Yours sincerely,

R. G. Greene

R. G. Greene & Associates

R. G. GREENE & ASSOCIATES

CONSULTING ENGINEERS

Civil, Structural, Environmental & Forensic

Our Ref. 2520/RGG/WMG

28th August 2022

Co Secretary (Planning),
Planning & Development Section,
Galway County Council,
County buildings,
Prospect Hill, Galway

RE: STRATEGIC HOUSING DEVELOPMENT – APPLICATION TO AN BORD PLEANÁLA for a PROPOSED STRATEGIC HOUSING DEVELOPMENT IN THE TOWNLANDS OF DUNLO AND POLLBOY, BALLINASLOE, CO GALWAY COMPRISING OF A RESIDENTIAL DEVELOPMENT (c. 15,820 m² gross floor area), CONSISTING OF 165 NO RESIDENTIAL UNITS AND WHICH WILL CONSIST OF :BLOCK A1 AND A2, EACH CONSISTING OF 6 NO TWO-BED GROUND FLOOR APARTMENTS, 1 NO ONE-BED GROUND FLOOR APARTMENT, 6 NO THREE-BED FIRST FLOOR DUPLEX UNITS, AND 1 NO THREE-BED SECOND FLOOR APARTMENT. BLOCKS B1 TO B3 AND B6 TO B13 INCLUSIVE, EACH CONSISTING OF 2 NO TWO-BED GROUND FLOOR DUPLEX UNITS, 2 NO THREE-BED GROUND FLOOR DUPLEX UNITS, 1 NO TWO-BED SECOND FLOOR APARTMENT, AND 1 NO ONE-BED SECOND FLOOR APARTMENT, :BLOCKS B4 AND B5 INCLUSIVE, EACH CONSISTING OF 1 NO TWO-BED GROUND FLOOR DUPLEX UNIT, 2 NO THREE-BED GROUND FLOOR DUPLEX UNITS, 1 NO TWO-BED SECOND FLOOR APARTMENT AND 1 NO ONE-BED SECOND FLOOR APARTMENT. HOUSE TYPE C : 32 NO TWO-BED UNITS IN SEMI-DETACHED PAIRS. HOUSE TYPE E : 27 NO THREE-BED UNITS IN TRIPLET ARRANGEMENTS. PROVISION OF 281 NO. ON-SITE CAR PARKING SPACES INCORPORATING 163 NO. SPACES FOR RESIDENTS OF THE APARTMENT/DUPLEXES, AND 118 NO IN-CURTILAGE CAR PARKING SPACES FOR THE HOUSING UNITS, TOGETHER WITH ALL ANCILLARY SITE DEVELOPMENT WORKS INCLUDING ACCESS ROADWAYS AND ASSOCIATED SURFACES, BICYCLE SHEDS, WASTE STORAGE AREAS, LANDSCAPING, BOUNDARY TREATMENTS, WATER SUPPLY SYSTEM, FOUL SEWERAGE SYSTEM, SURFACE WATER SYSTEM AND ASSOCIATED SUDS MEASURES, AND PUBLIC LIGHTING.

Dear Sir / Madam,

Please be advised that Limehill Esker Ltd (the Applicant) intends to apply to An Bord Pleanála for permission for a proposed residential development and associated landscaping and site infrastructure works in the townlands of Dunlo and Pollboy, Ballinasloe, Co Galway.

Pursuant to Article 297(6) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, **6 No** Copies of the application are enclosed for your information in printed form and **1 No** copy in electronic form.

The proposed development is described in the public notices as follows: -

The site is generally bounded by: the Dun Esker and Beechlawn Heights Estates to the east , the Esker Fields Estate to the west, greenfield residential zoned lands to the south, and a commercial park and a residential site under construction immediately to the north. The proposed development consists of residential development (c. 15,820 m² gross floor area), consisting of 165 No residential units and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including:

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Yours sincerely,

R. G. Greene

R. G. Greene & Associates