

An
Bord
Pleanála

Memorandum ABP-322166-25

To: The Board
Cc. Conor Mc Grath ADP
From: Peter Nelson
Re: Oral Hearing
Date: 14th July 2025

1.0 Site Location and Description

The site is located on the Dyke Road in Galway and is part of a larger redevelopment site which includes the Black Box Theatre. The site is currently a surface car park of approx. 389 no. spaces. The site is in the vicinity of the city centre core area and is adjacent to the Galway Shopping Centre and Galway Retail Park. The site is also adjacent to the River Corrib which is a SAC.

2.0 Proposed Development

This planning application is made under Part X and XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended). Planning applications where the Planning Authority, either in its own capacity or in partnership with another entity, proposes to carry out development within its functional area in which an Environmental Impact Assessment (EIAR) and Natura Impact Assessment (NIS) have been prepared are made directly to An Bord Pleanála for assessment and decision.

The proposed development will consist of the construction of a new residential development of 219 no. apartment units and a childcare facility (approx. 241 sq m) in the form of 1 no. new residential block (5 - 9 storeys over lower ground floor level)

with associated car parking, bicycle parking, public and communal open spaces, and all ancillary works on a site area of 1.144 ha.

3.0 Submissions – Prescribed Bodies

Submission have been received from the following:

- Irish Aviation Authority:
Recommends conditions relating to crane operations & lighting scheme.
- NTA:
Concerns that the parking provision is too low for the number and type of units and the need to support sustainable communities with flexibility at various life stage.
- TII:
No specific observation. Recommends a condition requiring the implementation of the recommendation of the Transport (Traffic Impact) Assessment.
- Uisce Eireann:
No objection.
- An Taisce:
Raised issues relating to unit mix, flooding, existing wastewater infrastructure, pedestrian facilities.

4.0 Submissions - Third Party Observations

Nine submissions have been received. The main points received include:

- Deficiencies in the existing wastewater Infrastructure.
- Loss of public car parking spaces and lack of parking provision for future residents.
- Negative impact on arts studios in the Black Box Theatre.
- Connectivity between the proposed development and the adjoining propose development of student accommodation (ABP Ref: 309673).
- Position of the pumping station.
- Construction noise.
- Loss of public walkway between the subject site and the Galway Retail Park.

Environmental Impact.

An EIAR, NIS and Water Framework Assessment have been submitted with the application. The main environmental impact relates to potential impact on surface water during the construction phase and on the Lough Corrib SAC and SPA.

5.0 Need for Oral Hearing

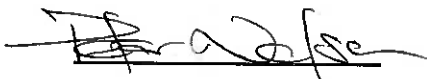
The submission from Galway Internation Arts Festival includes a request to have an Oral Hearing. Their primary concern is to protect the ability of all those who work in, perform in, and attend events at the Black Box Theatre to continue engaging with the venue safely and without disruption especially during the construction. The submission state that the loss of the front car park will restrict logistic operations and reduce parking for audiences.

Having regard to:

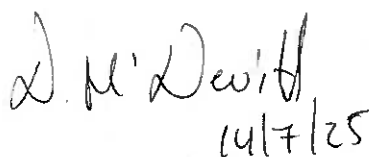
- The information provided by the applicant including the Social, Community and Cultural Infrastructure Audit, Outline Construction Environmental Management Plan and the Traffic and Transport Assessment.
- The submissions received to date from prescribed bodies and observers.

I do not consider that the issues arising would warrant the holding of an oral hearing and I submit that the documentation on file can be readily assessed by way of the written submissions. I would also submit that the convening of a hearing would not be likely to elicit new information that would assist in the understanding or proper assessment of the proposed development.

I therefore recommend that the oral hearing is not held in this instance.



Peter Nelson
Inspectorate


14/7/25

14 of July 2025



The first part of the report is devoted to a description of the work done during the last year. It is divided into two main sections, the first of which deals with the work done in the laboratory and the second with the work done in the field.

The second part of the report is devoted to a description of the work done during the last year. It is divided into two main sections, the first of which deals with the work done in the laboratory and the second with the work done in the field.

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