

Our Case Number: ABP-322166-25



An
Coimisiún
Pleanála

Airspace Studios
c/o Kate McSharry
Unit 7/8 Addley Park
Liosbán Industrial Estate
Tuam Road
Co. Galway

Date: 12 August 2025

Re: Proposed residential development for Corrib Causeway, Dyke Road
Corrib Causeway, Dyke Road, County Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent email in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

Teil	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

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

From: Lauren Griffin
Sent: Tuesday, 12 August 2025 13:08
To: 'artspacegalway@gmail.com'
Subject: RE: ABP-322166-25

A Chara,

The Commission acknowledges receipt of your email [below](#); official correspondence will issue in due course.

Kind regards,

Lauren

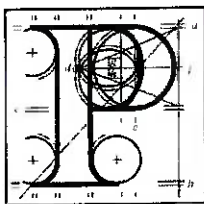
From: Artspace Studios Galway <artspacegalway@gmail.com>
Sent: Monday, 11 August 2025 17:07
To: LAPS <laps@pleanala.ie>
Subject: ABP-322166-25

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

To whom it concerns,

Please find attached submission in relation to the proposed Corrib Causeway Development on Dyke Road in Galway, in response to your letter recently received.

Thank you and kind regards,
Artspace Studios



Observation on a Strategic Infrastructure Development Application

Observer's details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's name

Kate McSharry

(b) Observer's postal address

Artspace Studios, Unit 7/8 Addley Park, Liosbán
Industrial Estate, Tuam Road, Galway.

Agent's details

2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Not applicable.

(b) Agent's postal address

Not applicable.

Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

☒

The agent at the postal address in Part 2

☐

Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Bord Pleanála case number for the current application (if available)**
(for example: 300000)

322166

- (b) **Name or description of proposed development**

Corrib Causeway - Redevelopment of Dyke Road Car Park site, Galway.

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Dyke Road, Galway.

Observation details

5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word** limit as the box expands to fit what you write.

You can also insert photographs or images in this box. (See **part 6 – Supporting materials for more information**).

Corrib Causeway - Redevelopment of Dyke Road Car Park site, Galway.

To whom it concerns,

I am writing to you from Artspace Studios on behalf of the artists and arts workers involved in our organisation, many of whom occupy studio spaces in the Black Box Theatre, which is located on the proposed Dyke Road redevelopment site. The proposed development would have a strong negative impact on the sustainability of the cultural and creative development of the area, causing the loss of workspaces for artists and depletion of tourism activities in a city known for its artistic prowess.

Artspace Studios is reaching its 40th anniversary in 2026. We have been long-term providers of high-quality, affordable studio spaces in Galway, supporting artists and arts workers with thanks to the Galway City Council Arts Office and the Arts Council of Ireland. In 1997 while Minister for Arts, Culture and the Gaeltacht, Michael D. Higgins named the Black Box Theatre a "home for Artspace Studios".

The Black Box Theatre, with its adjoining studios, plays a crucial role in sustaining Galway's cultural and creative life. Considering the immediate impact of site redevelopment, large-scale construction beside the studios

5. Grounds

will have several negative effects, including constant noise disruption/pollution that will interfere with the ability to concentrate on work or work at all; access issues that include parking availability for the artists; health and safety in relation to air quality, as construction debris will linger and the artists will have to work in close proximity; reduced natural light from the building itself or construction machinery, as well as potential utility disruptions on essential services such as water, electricity, and internet will cause issues for the artists in creating their work; interruptions of studio visits with curators or other arts workers, which are vital for artists to be able to promote their work and sustain their practice. These reasons amongst others such as psychological stress due to uncertainty in their work environment, potentially being forced out of their studio if the construction leads to intolerable conditions, or delays/pressures due to future redevelopment changes will have a major impact on the artists' careers and cultural landscape of the area.

There is a strong artistic community in Galway. However, there is a significant shortage of artist workspaces. Removing one of the few remaining hubs for artistic production would force artists to leave the city and risk ceasing their practice. Artspace Studios has supported hundreds of artists since its establishment, and we aim to continue doing so. We cannot continue our work in providing affordable spaces for artists to engage in creating and collaborating if cultural infrastructure is demolished. The potential displacement of artists and arts workers would be devastating to the cultural fabric of the city.

It is acknowledged that in later phases of the proposal an area for civic, commercial, and cultural development has been potentially allocated. We

5. Grounds

believe it is imperative that the local art community is involved in these decisions, and that the artists' place in the city is not an afterthought. We have spoken to representatives of the Land Development Agency at the public consultations and have expressed interest in meeting with the LDA and Galway City Council but are yet to be contacted for further discussion. This is extremely disappointing considering the proposed development would seriously compromise our ability to work.

The need for housing is urgent and must be addressed effectively. This should not come at the cost of erasing vital cultural infrastructure and displacing the artists and arts workers who contribute so wholly to the vibrancy and identity of Galway city. The redevelopment of this site would not only affect artists' livelihoods but also have much broader social and economic impacts. Galway's reputation is centred around creativity. Many students at the University of Galway and Atlantic Technological University elect to study art, theatre, creative writing, and more creative disciplines. They need spaces like artist studios and the Black Box Theatre in the city to inspire a future for their careers here. Tourists flock to Galway city to experience the creative energy and nurturing that the art community has established and works diligently to maintain. Redevelopment without a commitment to preserving cultural infrastructure will diminish the city's creative nature and impact sustainable cultural and tourism development. Housing may bring more people into the city, but the loss of cultural amenities and artists' workspaces will ensure a lack of engaging creative experiences.

Our cultural infrastructure must be protected and viewed as integral to sustainable development of a city. Artists' workspaces need to be

5. Grounds

safeguarded and not pushed to the side. The redevelopment of the Dyke Road site without thorough consideration for the immediate and long-term effects on the city's cultural infrastructure would constitute a profound disruption to the livelihoods of the artists and arts workers based out of the Black Box Theatre, as well as deeply affecting meaningful experiences of those living in a city.

The cultural and creative vitality of Galway cannot afford to lose artist studios; these spaces need to be treated as assets. There needs to be a solution found to ensure sustainable development and cultural preservation. Your upcoming decisions will set a precedent that either values or devalues the contributions of artists in the city and across Ireland. We urge you to earnestly consider our concerns on this serious matter.

Thank you for your time.

Kind regards,
Kate McSharry

Administrator, Artspace Studios, on behalf of Artspace Studios Board and Artists.

Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

Oral hearing request

8. If you wish to **request the Board to hold an oral hearing**, please tick the "Yes, I wish to request an oral hearing" box below.

You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the "No, I do not wish to request an oral hearing" box.

Yes, I wish to request an oral hearing

☐

No, I do not wish to request an oral hearing

☒

Final steps before you send us your observations

9. If you are sending us your observation using the **online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes