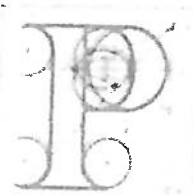


Our Case Number: ABP-322166-25

Your Reference: Intersport Elverys



An
Coimisiún
Pleanála

Armstrong Reape Architectural Services
Charter House
Linenhall Street
Castlebar
Co. Mayo

Date: 15 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 submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

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

Tel
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Tell
Glaó Áitiúil
Facs
Láithreán Gréasáin
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Lauren Griffin

From: Lauren Griffin
Sent: Thursday, 14 August 2025 16:40
To: armstrongreape@gmail.com
Subject: RE: Case Number ABP-322166-25 Proposed Residential Development for Corrib Causeway, Dyke Road, Galway

A Chara,

The Commission acknowledges receipt of your email; official correspondence will issue in due course.

Kind regards,

Lauren

From: armstrongreape@gmail.com <armstrongreape@gmail.com>
Sent: Thursday, 14 August 2025 16:25
To: LAPS <laps@pleanala.ie>
Subject: Case Number ABP-322166-25 Proposed Residential Development for Corrib Causeway, Dyke Road, Galway

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.

Dear Sir / Madam,

We write further to your letter dated 30th July 2025 regarding Case Number ABP-322166-25.

We attach on behalf of our clients, Intersport Elverys, a submission in relation to the submission dated 29th July 2025 which you received from Galway City Council.

Please contact the undersigned if you have any queries.

Yours faithfully

Ken Armstrong

Ken Armstrong
Armstrong Reape Architectural Services
Charter House
Linenhall Street
Castlebar
Co. Mayo

Phone - 094 90 26744
Mobile – 087 986 0904

**Armstrong
Reape
Architectural
Services**

Charter House, Linenhall Street,
Castlebar, Co. Mayo F23 AW86
094 90 26744
armstrongreape@gmail.com

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

14th August 2025

Re: A Submission in Relation to the Submission Dated 29th July 2025 Received from Galway City Council

**An Bord Pleanála Case Number: ABP-322166-25 – Galway City Council
Address - Corrib Causeway, Dyke Road, County Galway**

Application for approval to An Bord Pleanála under Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended) and the Planning and Development Regulations, 2001 (as amended) to carry out the following proposed development on a site of approx. 1.144 ha at Dyke Road, Terryland, Galway. The site is bounded by the Black Box Theatre to the north; an existing car park to the south; Dyke Road to the west; and Galway Retail Park to the east.

Dear Sirs,

We wish to make this submission on behalf of our clients who are Intersport Elverys, Moneen Bradagh Industrial Estate, Moneen, Castlebar, Mayo, F23 TE27. The Planning Application to which this observation relates is An Bord Pleanála reference ABP-322166-25.

Our clients are the owners of the Intersport Elverys unit located at Unit 2, Galway Retail Park, Headford Road, Galway, H91 C3N1, which directly adjoins the proposed development. Intersport Elverys have been trading from this unit in Galway Retail Park for many years.

This submission is a response to the submission dated 29th July 2025 made by Galway City Council and is in reply to your letter dated 30th July 2025. It is in accordance with Section 217B of the Planning and Development Act 2000, as amended. As instructed, no additional reports are included, and this response is confined to the issues raised by the observations received by the Commission.

The response relates to Section 2.1 of Galway City Council's 'Response to Observations' document, dated July 2025, and specifically to the proposed reduction in existing car parking at the existing Dyke Road Car Park and the potential effect this will have on the existing car parking in the adjoining Galway Retail Park.

Section 2.1 of Galway City Council's response opens with a reiteration of the number of car parking spaces which will be removed as a part of this proposed development. The total number of spaces to be removed is 389 spaces. This breaks down as 311 spaces from Car Park 1 and 78 spaces from Car Park 2.

Our client's response to this is the question; isn't this simply too many car parking spaces to lose, in a single occurrence, at this single location?

Galway City Council's response goes on to justify the removal of 389 car parking spaces in terms of the nationwide move towards sustainable mobility, featuring increased utilisation transport modes such as walking, cycling, and public transport.

While these are commendable medium-term aspirations for any city, they cannot be successfully promoted by the instant and substantial removal of so many existing car parking facilities from the existing car parks in the manner that is proposed here.

The response document provides detailed survey information on the usage of the existing car parks. The findings may show (as the response suggests) that 'a substantial portion of the existing parking provision is underused, but it also clearly shows that a significant portion of the existing parking is very much in regular use. The removal of 389 parking spaces from the existing 554 spaces will leave just 165 spaces, which is a loss of just over 70% of the existing parking spaces. The maximum occupancy rates, shown on Page 5, show considerably more spaces in active use than will remain if this proposed development is permitted to proceed 'as is'.

The story of the statistics would seem to be that there may be room to lose some of the car parking spaces in the two existing Dyke Road car parks but not nearly as many as the 389 that is currently proposed.

One of our client's primary concerns is the potential for car parking overflow in the neighbouring Galway Retail Park car park due to the potential loss of existing car parking at the Dyke Road site.

Galway City Council's response to this concern is summarized in their closing paragraph in the section which addresses this concern. On Page 7 of their response, they say, "*In conclusion, the potential for overflow parking into the neighbouring retail park has been comprehensively assessed and is not expected to materialise.*"

However this section of the response does not provide any meaningful detail on the existing usage of the Retail Park car park. It reiterates the points made in relation to the Dyke Road car parks and uses those points to reach a conclusion. The conclusion has therefore been reached without providing any relevant evidence on existing Retail Park parking trends. That being the case, the conclusion should be disregarded. The provision of Traffic and Transport Data similar to that provided for the Dyke Road car parks would be required in order for this conclusion to have been reached in a meaningful way.

An observer has only has to spend time in the car parking area of Galway Retail Park to be aware of the very high level of usage that this car park already experiences. It seems inevitable that the loss of so many spaces in the two car parks which directly adjoin the Retail Park can only have a detrimental knock-on effect on the Retail Park parking.

Car parking is the life blood of Galway Retail Park, where the clear intent has always been to allow customers to drive in, park, shop, load up their cars, and drive out again. A detrimental impact on car parking in the Retail Park seems inevitable.

If the proposed development creates a deficit of available parking in the area, then the adjoining Galway Retail Park will inevitably suffer the consequences of that.

Finally, the proposal to provide no more than 33 residential car parking spaces for the proposed 219 residential units is clearly inadequate, thus creating even more pressure on the proposed reduced parking allocation.

Over time, the entire country will need to increasingly move towards increased use of the more sustainable modes of transport. But this aspiration cannot become the justification for providing a new major residential development which does not adequately serve the needs of its residents.

33 car parking spaces for 219 residential units does not appear to be sufficient.

On behalf of our clients, we trust that this submission on Galway City Council's response document will be given due consideration.

Yours sincerely,

Ken Armstrong

Ken Armstrong RIAI (Arch Tech). Dip. Arch. Tech