



An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1, D01 V902

Our ref: 240298
Your ref: N/A

Date: 14th November 2025

Re: Section 177AE of the Planning and Development Act 2000, as amended – Application for Approval to An Coimisiún Pleanála for works to Millers Lane and the proposed Kingston Park by Galway City Council.

A Chara,

On behalf of our client, Galway City Council, of City Hall, College Road, Galway, H91 X4K8, please find enclosed a Section 177AE application to An Coimisiún Pleanála for the **Kingston Park and Millers Lane - Public Park and Urban Realm Project**.

“Pursuant to the requirements of Section 177AE(4) of the Planning and Development Act 2000 (as amended) notice is hereby given that Galway City Council is seeking the approval of An Coimisiún Pleanála for works to:

1. *Millers Lane (located on the L-5000 Road and Millers Lane) in the townland of Ragoon, Galway City; and*
2. *The proposed Kingston Park (located on the local road known as the Altan Road, accessed from the Western Distributor Road) in the townlands of Clybaun and Ragoon, Galway City.*

The proposed development consists of:

*The refurbishment and expansion of the existing park (site area 2.44Ha) located on **Millers Lane**, including:*

- I. Relocation and replacement of the 2 no. existing football pitches with: 1 no. new 4G synthetic turf multi-sport pitch (designed to soccer pitch dimensions) with associated fencing and 6 no. floodlights; and 1 no. new 2G sand-filled synthetic multi-sport pitch (designed to hockey pitch dimensions) with associated fencing and 6 no. floodlights.*
- II. New two-storey, multi-functional building which includes public and sports team changing rooms, showers and toilets; multi-purpose sports hall; multi-purpose activity rooms; kitchenette; 2 no. viewing terraces; first-aid room; store rooms; plant rooms; reception area; and roof-mounted solar panels.*
- III. New public spaces and amenities including fenced children’s play areas; internal paths; multi-use games area; climbing wall; calisthenics area; public plaza; pitch spectator areas; equipment storage shed; green space for passive recreation; public lighting; and public seating.*
- IV. Extensive landscape planting (including native genus and species) and nature-based drainage measures including pollinator-friendly raingarden/ bioretention areas and reinforced grass*

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paving, as well as planting areas with typologies including native and naturalised wooded areas, avenue tree planting, clipped hedges, short-flowering meadow, and pollinator-friendly perennials.

- V. Relocated vehicular access on the L-5000 Road; 2 no. new active travel accesses from the L-5000 Road; and enhanced pedestrian / cyclist access from Millers Lane.
- VI. 27 no. car parking spaces (2 no. standard EV charging spaces, 1 no. accessible space, 1 no. combined EV and accessible space, 1 no. family space, and 1 no. age-friendly space), 2 no. coach drop-off spaces with automated access control, 3 no. motorcycle spaces, and 64 no. cycle spaces (40 no. standard short-term spaces, 2 no. short term cargo-bike spaces, and a secure bike shed with 20 no. standard and 2 no. cargo-bike spaces).

The development of the northern half of the proposed **Kingston Park** (site area 3.43Ha), including:

- I. The development of 1 no. 4G synthetic turf multi-sport pitch (designed to rugby pitch dimensions) with associated fencing and 6 no. floodlights.
- II. New two-storey, multi-functional building which includes public and sports team changing rooms, toilets, and showers (standard and accessible); double-height general purpose community hall including retractable bleacher seating; multi-purpose activity rooms (including 3 no. rooms offering direct views onto the playing pitch); commentary booth; café and servery; sensory room; first-aid room; store room; plant room; reception area; and roof-mounted solar panels.
- III. New public spaces and amenities including all-ages play area, outdoor classroom / amphitheatre; internal paths; multi-functional gaming area; informal games lawn; boules pitch; calisthenics area; performance space; pedestrian gateway plaza; parks department staff kiosk; refuse store; sports equipment sheds; public lighting; and public seating.
- IV. Extensive landscape planting (including native genus and species) and nature-based drainage measures including pollinator-friendly raingarden/ bioretention areas; reinforced grass paving; native hedgerows; short- and long-flowering meadows; wildflower gardens; native and naturalised wooded areas; and pollinator-friendly perennials and shrubs.
- V. Replacement of the existing vehicular site access / junction on the Altan Road, and modification of the new access road approved under permitted Aquatic Centre Development (Pln. Ref. 24/60370) to account for the layout of this proposed development.
- VI. Improvement of existing active travel entrance from Doire Gheal, improved links to the St. John the Apostle, Knocknacarra National School (via a Safe Routes to School), new active travel accesses from the Altan Road, and provision for 2 no. potential future accesses to lands to the east (northeast of Kingston Gardens).
- VII. 50 no. car parking spaces (including 4 no. standard EV charging spaces, 3 no. accessible spaces, 1 no. combined EV and accessible space, and 1 no. age-friendly space), 1 no. coach parking space, 1 no. set-down area, 82 no. bicycle spaces (60 no. standard short-term spaces, and a secure bike shed with 20 no. standard and 2 no. cargo-bike spaces) and 2 no. motorcycle spaces.

All other associated and ancillary works.

A Natura Impact Statement (NIS) has been prepared in respect of this Proposed Development.”

The following items and documents are being submitted as part of this planning application, alongside this cover letter. All documents have been provided to An Coimisiún Pleanála in 2 no. paper copies, and in 1 no. digital copy (provided by USB), unless otherwise indicated.

Administrative Documents

Statutory Notices

- **An original page of the Galway Advertiser** dated 13th November 2025 in which notice of the application has been published pursuant to Section 177AE(4)(a) of the Planning and Development Act 2000 (as amended).
- **A copy of the Site Notice** (Irish and English versions) dated 13th November 2025 and erected on the land pursuant to Section 177AE(4)(a) of the Planning and Development Act 2000 (as amended).

Both notices were published - and have been provided to the Commission - in Irish and English. The statutory consultation period for the application is to occur from **Monday, 17th November 2025 until Monday, 12th January 2026 (inclusive)**.

Prescribed Body Notices

A copy of all **letters issued to prescribed bodies notifying them of the application** as required under Section 177AE(4)(b) of the Act of 2000 (as amended). A list of bodies which were notified is provided below. All notices were issued by MKO on 14th November 2025 via email with a link to the project website (<https://KingstonParkMillersLane.com/>), which contains the complete application documentation.

- | | |
|--|--|
| ➤ An Chomhairle Ealaíon | ➤ Regional Assembly for the Northern and Western Region |
| ➤ An Taisce | ➤ The Department of Housing, Local Government and Heritage |
| ➤ Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media | ➤ The Health Service Executive |
| ➤ Fáilte Ireland | ➤ The Heritage Council |
| ➤ Minister for the Environment, Climate and Communications | ➤ Transport Infrastructure Ireland |
| ➤ National Transport Authority | |

Letters of Consent

- A letter from the **Roads Department of Galway City Council** confirming that certain areas outside the blueline boundary of the project are taken in charge by the Local Authority and within its functional control.
- A letter from the St. John the Apostle, **Knocknacarra National School** giving permission to apply for works on their lands.

Redline Boundary Shapefile

A Shapefile compatible with GIS software which contains the redline boundary of the proposed development has been submitted as part of the digital copy of the application documentation.

Planning Drawings

2 no. hard copies, and 1 no. soft copies of the following sets of plans and drawings at the appropriate scales are provided as part of this application. A schedule of drawings is provided with each

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disciplines pack. In addition, a master list of drawings submitted with the application is appended to this letter.

- **Site Location Maps** by Dave Ryan Landscape Architects (DRLA)
- **Site Layout Plans** by DRLA
- **Landscape Design Drawings** by DRLA
- **Arboricultural Survey Drawings** by Arbor-Care Consulting Tree Service
- **Architectural Drawings** by Quinn Architects
- **Civil Engineering, Drainage, and Traffic and Transport Drawings** by PUNCH Consulting Engineers
- **Lighting Design Drawings** by Moloney Fox Consulting

Validation Note:

Please note that due to the size of the proposed development, three site location maps have been provided. The Site Location Maps in drawing nos. **P612-KIN-LD-SU-001** and **P612-MIL-LD-SU-001** show Kingston Park and Millers Lane (respectively) individually, at the typical scale of 1:1000 at A0. A contextual site location map which shows both sites, together, is provided in drawing no. **P612-XXX-LD-SU-001** at a scale of 1:1500 at A0. This drawing has been submitted to enable the most complete and sensible presentation of the location of the proposed development, which was not possible at a scale of 1:1000, even on an A0 sheet. As such, we respectfully submit that the scales and layouts on the submitted drawings provides the most logical, valid, and complete view of the proposed development.

Technical Reports

2 no. hard copies, and 1 no. soft copies of the following reports and assessments are provided as part of this application:

- **AA Screening and Natura Impact Statement** by MKO Ecology
- **Ecological Impact Assessment (Including Bat Report)** by MKO Ecology
- **Environmental Impact Assessment Screening Report** by MKO Environmental
- **Construction and Environmental Management Plan** by MKO Environmental
- **Kingston Park Arboriculture Impact Assessment** by Arbor-Care Consulting Tree Service
- **Millers Lane Arboriculture Impact Assessment** by Arbor-Care Consulting Tree Service
- **Kingston Park Landscape Design Report** by DRLA
- **Millers Lane Landscape Design Report** by DRLA
- **Kingston Park Landscape Management Plan** by DRLA
- **Millers Lane Landscape Management Plan** by DRLA
- **Park Visualizations Booklet** by DRLA Landscape
- **Kingston Park Architectural Design Statement (including 3D Visualisations)** by Quinn Architects
- **Millers Lane Architectural Design Statement (including 3D Visualisations)** by Quinn Architects
- **Kingston Park Lighting Simulation Report** by Moloney Fox Consulting
- **Millers Lane Lighting Simulation Report** by Moloney Fox Consulting
- **Kingston Park Archaeological Screening Report** by Sherlock Archaeology
- **Millers Lane Archaeological Screening Report** by Sherlock Archaeology
- **Kingston Park Site Specific Flood Risk Assessments** by PUNCH Engineering
- **Millers Lane Site Specific Flood Risk Assessments** by PUNCH Engineering
- **Engineering Planning Report** by PUNCH Engineering
- **Kingston Park Stage 1 Road Safety Assessment** by PUNCH Engineering
- **Millers Lane Stage 1 Road Safety Assessment** by PUNCH Engineering

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- > **Traffic and Transport Assessment** by PUNCH Engineering
- > **Mobility Management Plan** by PUNCH Engineering
- > **Planning Report** by MKO Planning
- > **Final Public Consultation Report** by MKO Planning
- > **Scheme Sustainability Statement** by MKO Planning

Planning Fee

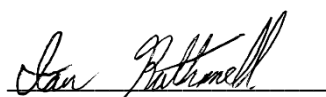
Under Section 177AE(9)(a) of the Planning and Development Act of 2000 (as amended), there are no fees for a Local Authority due upon submission of an application to An Coimisiún Pleanála under the same. Fees, as considered reasonable by the Commission, are to be recouped from Galway City Council following the making of a decision on the Case.

Applicant Details

Name of Applicant:	Galway City Council
Address:	Galway City Council, City Hall, College Road, Galway, H91 X4K8
Contact Point:	Stephen Walsh
Telephone No:	+353 087 688 5811
Email Address:	stephen.walsh@galwaycity.ie

We trust that the documentation submitted fully satisfies the requirements of the Commission, however, should you require any further details please do not hesitate to contact me.

Yours sincerely,



Ian Rathmell

Planner

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Master Schedule of Drawings

Kingston Park and Millers Lane – Public Park and Urban Realm Project

Author	Number	Title	Topic	Area	Size	Scale
DRLA	P612-XXX-LD-DI-001	Schedule of Drawings	Schedule of Drawings	Both	A3	N/A
	P612-XXX-LD-SU-001	Kingston Park & Millers Lane - Site Location Map	Site Location	Both	A0	1:1,500
	P612-KIN-LD-SU-001	Kingston Park - Site Location Map	Site Location	Kingston	A0	1:1000
	P612-MIL-LD-SU-001	Millers Lane - Site Location Map	Site Location	Millers	A0	1:1000
	P613-KIN-LD-SU-002	Kingston Park - Existing Site Layout Plan	Site Layout	Kingston	A0	1:500
	P612-MIL-LD-SU-002	Millers Lane - Existing Site Layout Plan	Site Layout	Millers	A0	1:500
	P612-KIN-LD-GA-101	Kingston Park - Proposed Site Layout Plan	Site Layout	Kingston	A0	1:500
	P612-KIN-LD-GA-102	Kingston Park - Proposed Site Sections	Site Layout	Kingston	A0	1:200
	P612-MIL-LD-GA-101	Millers Lane - Proposed Site Layout Plan	Site Layout	Millers	A0	1:500
	P612-MIL-LD-GA-102	Millers Lane - Proposed Site Sections	Site Layout	Millers	A0	1:200
	P612-KIN-LD-PL-201	Kingston Park - Planting Plan – Area A	Soft Landscape	Kingston	A0	1:200
	P612-KIN-LD-PL-202	Kingston Park - Planting Plan – Area B	Soft Landscape	Kingston	A0	1:200
	P612-KIN-LD-PL-203	Kingston Park - Planting Details	Soft Landscape	Kingston	A0	1:50
	P612-MIL-LD-PL-201	Millers Lane - Planting Plan – 1 of 2	Soft Landscape	Millers	A0	1:200
	P612-MIL-LD-PL-202	Millers Lane - Planting Plan – 2 of 2	Soft Landscape	Millers	A0	1:200
	P612-MIL-LD-PL-203	Millers Lane - Planting Details	Soft Landscape	Millers	A0	1:50
	P612-KIN-LD-HL-301	Kingston Park - Surfaces & Soils Plan – Area A	Hard Landscape	Kingston	A0	1:200
	P612-KIN-LD-HL-302	Kingston Park - Surfaces & Soils Plan – Area B	Hard Landscape	Kingston	A0	1:200
	P612-KIN-LD-HL-303	Kingston Park - Hardworks Details	Hard Landscape	Kingston	A0	1:20
	P612-MIL-LD-HL-301	Millers Lane - Surface & Soils Plan – 1 of 2	Hard Landscape	Millers	A0	1:200
	P612-MIL-LD-HL-302	Millers Lane - Hardworks Plan – 2 of 2	Hard Landscape	Millers	A0	1:200
	P612-KIN-LD-HL-303	Millers Lane - Hardworks Details	Hard Landscape	Millers	A0	1:20
	P612-KIN-LD-BD-401	Kingston Park - Boundaries & Site Furniture – Area A	Hard Landscape	Kingston	A0	1:200
	P612-KIN-LD-BD-402	Kingston Park - Boundaries & Site Furniture – Area B	Hard Landscape	Kingston	A0	1:200

Author	Number	Title	Topic	Area	Size	Scale
DRLA	P612-KIN-LD-BD-403	Kingston Park - Boundary Details	Hard Landscape	Kingston	A0	1:20
	P612-MIL-LD-BD-401	Millers Lane - Boundary Plan – 1 of 2	Hard Landscape	Millers	A0	1:200
	P612-MIL-LD-BD-402	Millers Lane – Boundary Plan – 2 of 2	Hard Landscape	Millers	A0	1:200
	P612-MIL-LD-BD-403	Millers Lane - Boundary Details	Hard Landscape	Millers	A0	1:20
	P612-KIN-LD-BD-501	Kingston Park Landscape Management Zones	Site Layout	Kingston	A0	1:200
	P612-MIL-LD-BD-501	Millers Lane Landscape Management Zones	Site Layout	Millers	A0	1:200
Arbor Care	N/A	Schedule of Drawings - Arboricultural	Schedule of Drawings	Both	A4	N/A
	KPG-TS-001	Tree Survey Plan	Arboriculture	Kingston	A1	1:500
	MLG-TS-001	Tree Survey Plan	Arboriculture	Millers	A1	1:500
Moloney Fox	24.2812	Schedule of Drawings	Schedule of Drawings	Both	A4	N/A
	P-E100	Site Lighting & Lux Levels - Kingston Park	Lighting	Kingston	A0	1:250
	P-E101	Site Lux Levels - Kingston Park Rugby & Standard Pitches	Lighting	Kingston	A0	1:300
	P-E102	Site Lighting & Lux Levels - Millars Lane	Lighting	Millers	A0	1:250
	P-E103	Site Lux Levels - Millars Lane Football & Hockey Pitches	Lighting	Millers	A0	1:250
Quinns	2412-QNA-XX-XX-IS-A-1000	Document Issue Sheet	Schedule of Drawings	Both	A4	N/A
	2412-QNA-XX-XX-DR-A-2000	Proposed Ground & First Floor Plan	Architecture	Millers	A1	1:100
	2412-QNA-XX-XX-DR-A-2001	Proposed Roof Plan	Architecture	Millers	A1	1:100
	2412-QNA-XX-XX-DR-A-2020	Proposed Sections A-A & B-B	Architecture	Millers	A1	1:100
	2412-QNA-XX-XX-DR-A-2030	Proposed Elevations and Finishes	Architecture	Millers	A1	1:100
	2412-QNA-XX-XX-DR-A-2031	Proposed Elevations and Finishes	Architecture	Millers	A1	1:100
	2412-QNA-XX-XX-DR-A-2040	Proposed Outbuildings. Smoking Shelter, Secure Bicycle Shelter, Equipment Store and Refuse Store	Architecture	Millers	A1	1:100
	2412-QNA-XX-XX-DR-A-2100	Proposed Ground Floor Plan	Architecture	Kingston	A1	1:100
	2412-QNA-XX-XX-DR-A-2101	Proposed First Floor Plan	Architecture	Kingston	A1	1:100
	2412-QNA-XX-XX-DR-A-2102	Proposed Roof Plan	Architecture	Kingston	A1	1:100

Author	Number	Title	Topic	Area	Size	Scale
Quinns	2412-QNA-XX-XX-DR-A-2120	Proposed Sections A-A & B-B	Architecture	Kingston	A1	1:100
	2412-QNA-XX-XX-DR-A-2130	Proposed Elevations and Finishes	Architecture	Kingston	A1	1:100
	2412-QNA-XX-XX-DR-A-2140	Proposed Outbuildings. Park Equipment and Maintenance, Smoking Shelter and Refuse Store	Architecture	Kingston	A1	1:100
	2412-QNA-XX-XX-DR-A-2141	Proposed Outbuildings. Secure Bicycle Shelter	Architecture	Kingston	A1	1:100
PUNCH	233114-PUNCH-XX-XX-RG-C-001	Schedule of Drawings	Schedule of Drawings	Both	A4	N/A
	233114-PUNCH-XX-XX-RG-CS-200	Schedule of Reports	Schedule of Drawings	Both	A4	N/A
	233114-PUNCH-KP-XX-DR-C-0101	Kingston Park - Proposed Drainage Layout	Site Services	Kingston	A1	1:500
	233114-PUNCH-KP-XX-DR-C-0151	Kingston Park - SuDS Strategy Layout	Site Services	Kingston	A1	1:500
	233114-PUNCH-KP-XX-DR-C-0201	Kingston Park - Proposed Drainage Sections	Site Services	Kingston	A1	1:200
	233114-PUNCH-KP-XX-DR-C-0301	Kingston Park - Proposed Watermain Layout	Site Services	Kingston	A1	1:500
	233114-PUNCH-KP-XX-DR-C-0401	Kingston Park - Proposed Roads Layout	Traffic and Transport	Kingston	A1	1:250
	233114-PUNCH-KP-XX-DR-C-0441	Kingston Park - Finishes Layout	Civil Engineering	Kingston	A1	1:250
	233114-PUNCH-KP-XX-DR-C-0461	Kingston Park - Line Marking & Signage Layout	Traffic and Transport	Kingston	A1	1:250
	233114-PUNCH-KP-XX-DR-C-0601	Kingston Park - Autotrack Simulations - Fire Tender	Traffic and Transport	Kingston	A1	1:200
	233114-PUNCH-KP-XX-DR-C-0602	Kingston Park - Autotrack Simulations - Refuse Truck	Traffic and Transport	Kingston	A1	1:200
	233114-PUNCH-KP-XX-DR-C-0603	Kingston Park - Autotrack Simulations - Bus	Traffic and Transport	Kingston	A1	1:200
	233114-PUNCH-KP-XX-DR-C-0751	Kingston Park - Demolition Plan	Civil Engineering	Kingston	A1	1:500
	233114-PUNCH-ML-XX-DR-C-0101	Millers Lane - Proposed Drainage Layout	Site Services	Millers	A1	1:500
	233114-PUNCH-ML-XX-DR-C-0151	Millers Lane - SuDS Strategy Layout	Site Services	Millers	A1	1:500
	233114-PUNCH-ML-XX-DR-C-0201	Millers Lane - Proposed Drainage Sections	Site Services	Millers	A1	1:500
	233114-PUNCH-ML-XX-DR-C-0301	Millers Lane - Proposed Watermain Layout	Site Services	Millers	A1	1:500
	233114-PUNCH-ML-XX-DR-C-0401	Millers Lane - Proposed Roads Layout	Traffic and Transport	Millers	A1	1:250
	233114-PUNCH-ML-XX-DR-C-0441	Millers Lane - Finishes Layout	Civil Engineering	Millers	A1	1:500
	233114-PUNCH-ML-XX-DR-C-0461	Millers Lane - Line Marking	Traffic and Transport	Millers	A1	1:250

Author	Number	Title	Topic	Area	Size	Scale
PUNCH	233114-PUNCH-ML-XX-DR-C-0601	Millers Lane - Autotrack Simulations - Fire Tender	Traffic and Transport	Millers	A1	1:200
	233114-PUNCH-ML-XX-DR-C-0602	Millers Lane - Autotrack Simulations - Refuse Truck	Traffic and Transport	Millers	A1	1:200
	233114-PUNCH-ML-XX-DR-C-0603	Millers Lane - Autotrack Simulations - Bus	Traffic and Transport	Millers	A1	1:200
	233114-PUNCH-XX-XX-DR-C-0001	Civil Notes	Civil Engineering	Both	A1	N/A
	233114-PUNCH-XX-XX-DR-C-0501	Drainage Details - Sheet 1	Site Services	Both	A1	As Shown
	233114-PUNCH-XX-XX-DR-C-0502	Drainage Details - Sheet 2	Site Services	Both	A1	As Shown
	233114-PUNCH-XX-XX-DR-C-0503	Drainage Details - Sheet 3	Site Services	Both	A1	As Shown
	233114-PUNCH-XX-XX-DR-C-0504	Drainage Details - Sheet 4	Site Services	Both	A1	As Shown
	233114-PUNCH-XX-XX-DR-C-0525	Watermain Details - Sheet 1	Site Services	Both	A1	As Shown
	233114-PUNCH-XX-XX-DR-C-0526	Watermain Details - Sheet 2	Site Services	Both	A1	As Shown
	233114-PUNCH-XX-XX-DR-C-0551	Roads Details - Sheet 1	Traffic and Transport	Both	A1	As Shown
	233114-PUNCH-XX-XX-DR-C-0552	Roads Details - Sheet 2	Traffic and Transport	Both	A1	As Shown