



An Chomhairle Ealaíon

70 Merrion Square,
Dublin 2, D02 NY52

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.

Dear Sir/Madam,

On behalf of our client, Galway City Council, of City Hall, College Road, Galway, H91 X4K8, please find enclosed details of an application for approval for works to Millers Lane and the proposed Kingston Park.

The application constitutes an application for Local Authority Own Development Requiring Appropriate Assessment under Section 177(AE) of the Planning and Development Act of 2000 (as amended), colloquially known as a Part X application. This is due to the necessity of a providing Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application. As a result, the application has been made directly to An Coimisiún Pleanála. You have received a copy of the application as a noted Prescribed Body under the Planning and Development Regulations of 2001 (as amended).

The Development Description, as set out in the public notices, is as follows:

“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*

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- 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 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.”

Plans and particulars of the proposed development, including the Natura Impact Statement (NIS), can be viewed and will be available for inspection or for purchase for a fee not exceeding the reasonable cost of making a copy, for a period of not less than 6 weeks from Monday, 17th November 2025 until Monday, 12th January 2026 (inclusive)(extended to account for the holiday period), at the following locations:

- The offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between the hours of 9:15am and 5:30pm Monday to Friday (excluding public holidays);
- The offices of Galway City Council, City Hall, College Road, Galway, H91 X4K8 during its public opening hours; and
- An electronic copy of the plans and particulars and the NIS may also be viewed and downloaded from the following website from Monday, 17th November 2025 until Monday, 12th January 2026 (inclusive): <https://KingstonParkMillersLane.com/>

A complete list of the documentation submitted to An Coimisiún Pleanála can be found appended this letter.

Submissions or observations may be made only to An Coimisiún Pleanála ("The Commission") of 64 Marlborough Street, Dublin 1, D01 V902 not later than 5:30pm on Monday, 12th January 2026 relating to the following:

- I.** The implications of the proposed development for proper planning and sustainable development in the area concerned;
- II.** The likely effects on the environment of the proposed development; and
- III.** The likely significant effects of the proposed development on a European site.

The Commission may, in respect of a Section 177AE application for development, decide to:

- I.** Give approval to the application for development with or without conditions, or
- II.** May refuse the application for development.

Any person may question the validity of any such decision by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. no. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with section 50 of the Planning and Development Act 2000 (as amended). Practical information on the review mechanism can be accessed under the heading

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The deadline for receipt of submissions or observations to An Coimisiún Pleanála is Monday, 12th January 2026 at 5:30 PM.

Yours sincerely,



Ian Rathmell

Planner

Schedule of Documents:

Planning Application Documentation

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Please note, a complete schedule of all drawings in the application is provided in the Cover Letter to An Coimisiún Pleanála which accompanies the application.

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- **Site Layout Plans** by DRLA
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An Taisce
Planning Referrals,
5 Foster Place,
Temple Bar,
Dublin, D02 V0P9

Our ref: 240298
Your ref: N/A

Date: 14th November 2025

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Leeson Lane,
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 - IV.** *Extensive landscape planting (including native genus and species) and nature-based drainage measures including pollinator-friendly raingarden/ bioretention areas and reinforced grass 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.*
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- 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.”

Plans and particulars of the proposed development, including the Natura Impact Statement (NIS), can be viewed and will be available for inspection or for purchase for a fee not exceeding the reasonable cost of making a copy, for a period of not less than 6 weeks from Monday, 17th November 2025 until Monday, 12th January 2026 (inclusive)(extended to account for the holiday period), at the following locations:

- The offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between the hours of 9:15am and 5:30pm Monday to Friday (excluding public holidays);
- The offices of Galway City Council, City Hall, College Road, Galway, H91 X4K8 during its public opening hours; and
- An electronic copy of the plans and particulars and the NIS may also be viewed and downloaded from the following website from Monday, 17th November 2025 until Monday, 12th January 2026 (inclusive): <https://KingstonParkMillersLane.com/>

A complete list of the documentation submitted to An Coimisiún Pleanála can be found appended this letter.

Submissions or observations may be made only to An Coimisiún Pleanála ("The Commission") of 64 Marlborough Street, Dublin 1, D01 V902 not later than 5:30pm on Monday, 12th January 2026 relating to the following:

- I.** The implications of the proposed development for proper planning and sustainable development in the area concerned;
- II.** The likely effects on the environment of the proposed development; and
- III.** The likely significant effects of the proposed development on a European site.

The Commission may, in respect of a Section 177AE application for development, decide to:

- IV.** Give approval to the application for development with or without conditions, or
- V.** May refuse the application for development.

Any person may question the validity of any such decision by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. no. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with section 50 of the Planning and Development Act 2000 (as amended). Practical information on the review mechanism can be accessed under the heading

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The deadline for receipt of submissions or observations to An Coimisiún Pleanála is Monday, 12th January 2026 at 5:30 PM.

Yours sincerely,



Ian Rathmell

Planner

Schedule of Documents:

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Fáilte Ireland

Manager of Environment & Planning
Environment and Planning Team,
88 - 95 Amiens Street,
Dublin 1, D01 WR86

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.

Dear Sir/Madam,

On behalf of our client, Galway City Council, of City Hall, College Road, Galway, H91 X4K8, please find enclosed details of an application for approval for works to Millers Lane and the proposed Kingston Park.

The application constitutes an application for Local Authority Own Development Requiring Appropriate Assessment under Section 177(AE) of the Planning and Development Act of 2000 (as amended), colloquially known as a Part X application. This is due to the necessity of a providing Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application. As a result, the application has been made directly to An Coimisiún Pleanála. You have received a copy of the application as a noted Prescribed Body under the Planning and Development Regulations of 2001 (as amended).

The Development Description, as set out in the public notices, is as follows:

“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:*

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- 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 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.*
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- 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.*
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All other associated and ancillary works.

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

Plans and particulars of the proposed development, including the Natura Impact Statement (NIS), can be viewed and will be available for inspection or for purchase for a fee not exceeding the reasonable cost of making a copy, for a period of not less than 6 weeks from Monday, 17th November 2025 until Monday, 12th January 2026 (inclusive)(extended to account for the holiday period), at the following locations:

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A complete list of the documentation submitted to An Coimisiún Pleanála can be found appended this letter.

Submissions or observations may be made only to An Coimisiún Pleanála ("The Commission") of 64 Marlborough Street, Dublin 1, D01 V902 not later than 5:30pm on Monday, 12th January 2026 relating to the following:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned;
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- III. The likely significant effects of the proposed development on a European site.

The Commission may, in respect of a Section 177AE application for development, decide to:

- IV. Give approval to the application for development with or without conditions, or
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The deadline for receipt of submissions or observations to An Coimisiún Pleanála is Monday, 12th January 2026 at 5:30 PM.

Yours sincerely,



Ian Rathmell

Planner

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Minister for Climate, Energy and the Environment
Tom Johnson House,
Haddington Road,
Dublin 4, D04 K7X4

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.

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

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- 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.*
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A complete list of the documentation submitted to An Coimisiún Pleanála can be found appended this letter.

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Any person may question the validity of any such decision by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. no. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with section 50 of the Planning and Development Act 2000 (as amended). Practical information on the review mechanism can be accessed under the heading 'information on cases/ weekly lists – Judicial Review of Planning Decisions' on the Commission's website (www.Pleanala.ie) or on the Citizens Information Service website (www.CitizensInformation.ie).

The deadline for receipt of submissions or observations to An Coimisiún Pleanála is Monday, 12th January 2026 at 5:30 PM.

Yours sincerely,



Ian Rathmell

Planner

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National Transport Authority
Haymarket House,
Smithfield,
Dublin 7, D07 CF98

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.

Dear Sir/Madam,

On behalf of our client, Galway City Council, of City Hall, College Road, Galway, H91 X4K8, please find enclosed details of an application for approval for works to Millers Lane and the proposed Kingston Park.

The application constitutes an application for Local Authority Own Development Requiring Appropriate Assessment under Section 177(AE) of the Planning and Development Act of 2000 (as amended), colloquially known as a Part X application. This is due to the necessity of a providing Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application. As a result, the application has been made directly to An Coimisiún Pleanála. You have received a copy of the application as a noted Prescribed Body under the Planning and Development Regulations of 2001 (as amended).

The Development Description, as set out in the public notices, is as follows:

“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:*

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- 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 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.*
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Regional Assembly for the Northern and Western Region
Dillon House,
Ballaghaderreen,
Co. Roscommon, F45 WY26

Our ref: 240298
Your ref: N/A

Date: 14th November 2025

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Yours sincerely,



Ian Rathmell

Planner

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The Department of Housing, Local Government and
Heritage

Development Applications Unit,
Newtown Road,
Wexford, Y35 AP90

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.

Dear Sir/Madam,

On behalf of our client, Galway City Council, of City Hall, College Road, Galway, H91 X4K8, please find enclosed details of an application for approval for works to Millers Lane and the proposed Kingston Park.

The application constitutes an application for Local Authority Own Development Requiring Appropriate Assessment under Section 177(AE) of the Planning and Development Act of 2000 (as amended), colloquially known as a Part X application. This is due to the necessity of a providing Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application. As a result, the application has been made directly to An Coimisiún Pleanála. You have received a copy of the application as a noted Prescribed Body under the Planning and Development Regulations of 2001 (as amended).

The Development Description, as set out in the public notices, is as follows:

“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:*

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- 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 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.”

Plans and particulars of the proposed development, including the Natura Impact Statement (NIS), can be viewed and will be available for inspection or for purchase for a fee not exceeding the reasonable cost of making a copy, for a period of not less than 6 weeks from Monday, 17th November 2025 until Monday, 12th January 2026 (inclusive)(extended to account for the holiday period), at the following locations:

- The offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between the hours of 9:15am and 5:30pm Monday to Friday (excluding public holidays);
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- An electronic copy of the plans and particulars and the NIS may also be viewed and downloaded from the following website from Monday, 17th November 2025 until Monday, 12th January 2026 (inclusive): <https://KingstonParkMillersLane.com/>

A complete list of the documentation submitted to An Coimisiún Pleanála can be found appended this letter.

Submissions or observations may be made only to An Coimisiún Pleanála ("The Commission") of 64 Marlborough Street, Dublin 1, D01 V902 not later than 5:30pm on Monday, 12th January 2026 relating to the following:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned;
- II. The likely effects on the environment of the proposed development; and
- III. The likely significant effects of the proposed development on a European site.

The Commission may, in respect of a Section 177AE application for development, decide to:

- IV. Give approval to the application for development with or without conditions, or
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The Health Service Executive

National Environmental Health Service (Galway)
Environmental Health Department,
Galway Business Park,
Dangan, Co. Galway, H91 P2DK

Our ref: 240298
Your ref: N/A

Date: 14th November 2025

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Ian Rathmell

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The Heritage Council
Áras na hOidhreachta,
Church Lane,
Kilkenny, R95 X264

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.

Dear Sir/Madam,

On behalf of our client, Galway City Council, of City Hall, College Road, Galway, H91 X4K8, please find enclosed details of an application for approval for works to Millers Lane and the proposed Kingston Park.

The application constitutes an application for Local Authority Own Development Requiring Appropriate Assessment under Section 177(AE) of the Planning and Development Act of 2000 (as amended), colloquially known as a Part X application. This is due to the necessity of a providing Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application. As a result, the application has been made directly to An Coimisiún Pleanála. You have received a copy of the application as a noted Prescribed Body under the Planning and Development Regulations of 2001 (as amended).

The Development Description, as set out in the public notices, is as follows:

“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:*

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- 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 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.”

Plans and particulars of the proposed development, including the Natura Impact Statement (NIS), can be viewed and will be available for inspection or for purchase for a fee not exceeding the reasonable cost of making a copy, for a period of not less than 6 weeks from Monday, 17th November 2025 until Monday, 12th January 2026 (inclusive)(extended to account for the holiday period), at the following locations:

- The offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between the hours of 9:15am and 5:30pm Monday to Friday (excluding public holidays);
- The offices of Galway City Council, City Hall, College Road, Galway, H91 X4K8 during its public opening hours; and
- An electronic copy of the plans and particulars and the NIS may also be viewed and downloaded from the following website from Monday, 17th November 2025 until Monday, 12th January 2026 (inclusive): <https://KingstonParkMillersLane.com/>

A complete list of the documentation submitted to An Coimisiún Pleanála can be found appended this letter.

Submissions or observations may be made only to An Coimisiún Pleanála ("The Commission") of 64 Marlborough Street, Dublin 1, D01 V902 not later than 5:30pm on Monday, 12th January 2026 relating to the following:

- I. The implications of the proposed development for proper planning and sustainable development in the area concerned;
- II. The likely effects on the environment of the proposed development; and
- III. The likely significant effects of the proposed development on a European site.

The Commission may, in respect of a Section 177AE application for development, decide to:

- IV. Give approval to the application for development with or without conditions, or
- V. May refuse the application for development.

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Any person may question the validity of any such decision by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. no. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with section 50 of the Planning and Development Act 2000 (as amended). Practical information on the review mechanism can be accessed under the heading 'information on cases/ weekly lists – Judicial Review of Planning Decisions' on the Commission's website (www.Pleanala.ie) or on the Citizens Information Service website (www.CitizensInformation.ie).

The deadline for receipt of submissions or observations to An Coimisiún Pleanála is Monday, 12th January 2026 at 5:30 PM.

Yours sincerely,



Ian Rathmell

Planner

Schedule of Documents:

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Transport Infrastructure Ireland
Parkgate Business Centre,
138 Parkgate St,
Dublin 8, D08 DK10

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.

Dear Sir/Madam,

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Yours sincerely,



Ian Rathmell

Planner

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