

Gort Siar Residents

% 9 Gort Siar

Western Distributor Road

Galway

24/04/2026

An Coimisiún Pleanála

64 Marlborough Street

Dublin 1

D01 V902

Planning Reference No. Galway City Council 2560320

Kingston Stables Limited - Large-Scale Residential Development - Galway City Council

<https://eplanning.ie/ePlan/AppFileRefDetails/2560320/10?localAuthorityId=10>

We have serious concerns regarding the traffic implications of this planning application for the residents of Gort Siar, and safe access to their residences.

Anyone can see that the Western Distributor Road is currently a slow moving car park, during morning rush hour and school time. Indeed the Galway City Council own planning report on planning application 2460370 (Forbairt Snámh Thiar Cuideachta Faoi Theorainn Ráthaíochta) highlights that third party submissions did raise concerns with regards to the additional traffic loading and potential congestion along the Altan road towards the school and along the Western Distributor Road. However the resulting City Council Planner Report failed to address those concerns. The same appears to have occurred again in case of this recent Kingston Stables residential planning application 2560320 - residents' concerns were noted but not addressed. This appeal affords the planning authorities a further opportunity to address those legitimate concerns.

We already have issues with access to Gort Siar at different times of the day, namely school drop off and school pick up. This planning application would significantly worsen those issues. There needs to be a mechanism to ensure safe access for Gort Siar residents.

In case of school drop off the traffic already backs up on to the Western Distributor Road, which means it is not possible to access Gort Siar easily. Compounding the issue is the fact that traffic trying to access the Western Distributor Road following school drop off then blocks the Gort Siar junction, as it takes time for that traffic to break into the traffic jam that is the Western Distributor Road at

that hour. Obviously the large-scale residential development would add significantly to that early morning traffic trying to exit onto the Western Distributor Road from the Altan roundabout, causing further issues to exit Gort Siar at that time.

It is somewhat ironic that the City Development Plan has a policy to *"Ensure that along the Western Distributor Road, **new access points will only be considered where adequate traffic and public safety can be ensured**, where the objective to provide bus lanes can be ensured and where the proposal provides improved permeability and contributes to the public realm. Minimum distances between existing and proposed junctions of 100m will be required."*

This policy is the principal reason that the proposed development seeks to use the Altan roundabout and avoid the creation of a new entrance at a mid-point between that roundabout and Gort na Bro roundabout. The policy prohibits a new access but there are significant questions resulting reference access, traffic and public safety given the proximity of the Gort Siar junction to the Altan roundabout.

The Traffic and Transport Assessment included with this application includes the traffic relating to the 362 proposed residential units only - there is no reference to the proposed creche and the associated traffic? The application notes the creche may have up to 99 children, as well as staff, so this is not an insignificant omission if so. Further it notes that the creche is intended to support not only the proposed development but also the wider surrounding community.

Also it is unclear if there is any allowance in that Traffic and Transport Assessment for the split in those 362 proposed residential units between one, two and three bedroom units, and associated traffic differences generated by each type i.e. it is most likely that many multi bedroom units will have more than one car associated.

In terms of school pick-up there are issues with illegal parking along the double yellow lines at the Gort Siar junction. This results in difficulties accessing the estate, and one would worry about emergency services access at such times. One school child has been knocked down due to being forced to cross between illegally parked cars at the junction. This issue has been flagged to City Council on more than one occasion, but no follow up has been forthcoming.

Further the access from the Western Distributor Road at the Altan roundabout is very narrow, especially with the cycle lane barriers. It is narrow enough that a car trying to exit left from Gort Siar estate has to wait, in the case where there is a car coming off the Altan roundabout from Western Distributor Road, to avoid risk of crashing. This raises the issue that the distance between the roundabout and the Gort Siar junction is very short; it must be less than 10m. This would not be permitted for safety reasons under current standards. This application provides the planning authorities with the opportunity for a full redesign of the area and it should be undertaken in line with the Design Manual for Urban Roads and Streets, as per standards new developments must adhere to. This is all the more important given the large amount of additional traffic being planned for this small roundabout, through this and other planning applications referenced further below.

The range of very significant developments being discussed that all assume access via the one small Altan roundabout is very worrying, given the serious traffic issues that exist already today, and concerns re proximity of Gort Siar junction to same. The following are referenced:

- The recently approved regional aquatic centre (Galway City Council planning reference 2460370)
- This Kingston Stables large scale residential application
- The pending Galway City Council recreational Kingston Park application (An Coimisiún Pleanála - Case reference: JP61.323873)
- A subsequent Kingston Stables residential application planned for the Kingston / Altan Quarters i.e. the documented follow on phase of same masterplan
- An expected Cedarglade retail park application as part of same masterplan - submitted but withdrawn in past

We are very concerned to ensure safe access to our homes in Gort Siar, something that is not always possible already today as noted above. The increased traffic generated via this proposed development, via the existing small Altan roundabout, would further seriously injure the residential amenities of Gort Siar residents.