

11/3/14
CQ €50
B123531

FILE _____ neg
11 MAR 2014
14R DATE _____ (2)

TO: AN BOARD PLEANALA

Planning Application Ref: 61.PC0150 (PA:0033)

WRITTEN SUBMISSION ON STRATEGIC INFRASTRUCTURE DEVELOPMENT – Galway Docks/Harbour Redevelopment

Written Submission in respect of proposed Galway Port Development Plan pursuant to planning application ref. 61.PC0150 (PA0033).

The following issues highlight major concerns and form part of a general objection to the proposed Galway Port development plan on the following grounds for the reasons outlined hereinafter:

1. It is submitted that Flood Risk (Flood risk history/flood risk management measures/Flood emergency) have not been adequately considered as part of this proposed development plan and in light of the fact that the South Park area of the Claddagh, Galway has on past occasions and continues to flood without any adverse storm force conditions present or inclement weather systems operable at high tide; this proposal will have a direct impact on the flooding levels and is likely to adversely affect same; Properties in the area are prone to serious flood risk and the proposed development has the potential to significantly increase this risk, with the likelihood of homes being flooded with the rise of sea/river water levels. Climate change signifies that this active threat is an active feature which must be properly, adequately and clearly assessed and managed before any such development could be authorized; It is submitted that the proposed plan in its current format does not adequately address this concern to any degree notwithstanding its significance; Photographic DVD evidence of the flooding speaks for itself [disc attached];
2. It is also submitted that on storm nights when the river corrib and high tide meet, the development as proposed would cause a funnel like effect into the lower lying areas of the city, which include long walk, raven terrace and the claddagh and other areas in the vicinity of the surrounding catchment area.

3. As part of the proposed development plan a large flood defence wall is to be erected and it is submitted that this would further restrict access to water exiting from the mouth of the river corrib which could lead to a build up of silt in the channel. It is vital that the outflow at the mouth of the corrib where it enters the sea not be interfered with because it is noticeable in studies that over-development of flood plains and increased flood defences inland has resulted in an increased flow of water into the river corrib/Galway Bay where the river meets the atlantic.
4. It is submitted that the proposed land reclamation as envisaged in the proposed development plan will have a negative impact on the serious issue of flooding already facing home owners and residents in the locality of the Claddagh, Galway to include in particular but not limited to the signatories named herein;
5. Arising out of the threat of flooding, there are collateral insurance and financial implications for the residents and home owners alike, which it is submitted, has not been properly or adequately assessed or addressed as part of this proposal in circumstances where the residents/property owners cannot avail of insurance risk protection/indemnities due to their location within a defined flood Zone region; No guarantees, assurances or indemnities have been given or offered to home owners that their properties situated within the flood zone area will not be adversely affected by the proposed development plan and associated works or that remedial works costs in the event of flooding will be borne out by the proposers of this development; As a result, the proposed development has the potential to further adversely affect or negatively impact on the private property rights of the residents which in turn may have the effect of a violation of Constitutional Rights as enshrined in Article 43 of the Constitution of Ireland, 1937 in addition to the financial implications which speak for themselves;
6. It is submitted that climate change factors have a direct and material bearing on further flood risk management and this has not been properly considered as part of the current proposed plan; It is submitted that this issue (amongst other identifiable issues identified in the plan/assessment report) needs further

clarification and should be specified as part of the overall development submission; It is submitted that the plan in its current format lacks specificity and/or clarity with reference to the reports furnished in support of its proposal;

7. It is further submitted that this matter should not be determined until after the flood risk management plan has been assessed and implemented as part of the EU Floods Directive 2007/60/EC in circumstances where the operation of the proposed plan is likely to have and will in all probability have a major impact on the incorporation of flood risk management into the actual development. A flood risk study/report is due in 2015. It is crucial that this issue be addressed in full with respect to the proposed development envisaged in the development plan and it is submitted that this should be deferred until after all studies have been completed and the recommendations/plans of action considered;
8. It is submitted that local traffic implications and infrastructural requirements in the areas surrounding the proposed development plan have not been properly considered, assessed, monitored and/or examined particularly in light of the fact that access to and egress from the proposed development area is extremely limited; it is submitted that the transport and commercial implications for the size of the city of Galway and its current road infrastructure will create significant difficulties for an already exhausted infrastructure;
9. It is submitted that the Heritage Area of Galway Bay as a World Heritage and cultural heritage site and the impact on the visual amenity of the area has not been adequately considered or assessed vis-à-vis its implications in the proposed development in its current format;
10. It is further submitted that the proposed development fails to consider wildlife impact and natural environmental habitats of those wildlife who live within close proximity to the proposed site and surrounding areas as envisaged in the plan;
11. It is submitted that the proposed development plan fails to consider the Impact that the proposed development will have with respect to the surrounding areas of Galway Bay, the

Claddagh, the Burren, Co. Clare as areas of Natural Amenity/Areas of Special Conservation;

12. It is submitted that the proposed development plan fails to consider the Impact of the proposed development with specific reference to the Birds Directive (2009/147/EC which codifies Directive 79/409/EEC as amended) and the Habitats Directive (92/43/EEC);
13. It is submitted that the proposed development fails to consider the Impact that the proposed development plan will have with respect to the European Communities (Birds and Natural Habitats) Regulations 2011 (SI No. 477/2011);
14. It is submitted that the impact of the proposed development plan in relation to the Wastewater infrastructure (Excrement/Sewage treatment facility already in situ in Galway bay - mutton island treatment facility) is not adequately addressed/assessed; It should be noted that the said facility is operating at maximum capacity at current levels;
15. It is submitted that the proposed plan fails to acknowledge the true environmental impact on traditional fishing sites with the proposed harbor development area and its surrounds in Galway Bay;
16. It is submitted that the proposed plan fails to take any account of its likely negative impact on the landscape and/or visual amenities of the area;
17. It is submitted that the proposed plan fails to adequately assess the marine implications for mammals, flora and fauna as part of the impact that the proposed plan is likely to have in or around the development areas of the plan;
18. It is submitted that the proposed development fails to consider/assess and implement core local knowledge input as part of the development strategy plan and/or has failed to allow for a proper process of consultation to adopt local knowledge into any development proposals within the current plan;

19. It is submitted that the proposed development plan fails to give any account/assessment of the true impact the development will have on the local communities who reside within the parameters of the outer development areas and who will be directly affected by the development proposal if it were implemented;
20. It is submitted that the plan in its current format does not adequately deal with the issues and concerns highlighted herein; Furthermore, it fails to adequately address real risks to any degree of precision and clarity;
21. It is submitted that full details of the design criteria need to be clearly outlined, detailed and published and it is submitted that the proposed development falls far short of what is necessary in this instance;
22. By way of an alternative approach, it is suggested that there is an alternative to what it is submit is "excessive infilling/land reclamation" of an area of Galway Bay that appears from viewing drawings of the proposed plan (circa 100 acres in total) appears to be larger in size than the Claddagh area itself. It is submitted that in the alternative, a properly constructed bridge structure such as a jetty and a pipeline would give adequate access to ships berthing in deep water.
23. It is finally submitted than An Board Pleanala should hold a full Oral Hearing in relation to this matter in Galway to hear further submissions in relation to those issues highlighted herein prior to issuing any determination and having particular regard to the nature and size of the proposed development.

It is submitted that the parties reserve their right to make such further or other submissions in respect of, but not limited to, those concerns highlighted herein at any proposed oral hearing in relation to this matter as may be considered appropriate.

Dated: 7th March 2014

Signed: Brendan Browne
Brendan Browne,
13 Frenchville,
Grattan Road,
The Claddagh,
Galway.

Signed: Noreina Browne
Noreina Browne,
7 Grattan Road,
The Claddagh,
Galway.

Signed: James Coffey
James Coffey,
11 Frenchville,
Grattan Road,
The Claddagh,
Galway.

Signed: Peter and Mairead Rabitte
Peter & Mairead Rabitte,
12 Frenchville,
Grattan Road,
The Claddagh,
Galway.

Signed: Rita & Charles Richards
Rita & Charles Richards,
14 Frenchville,
Grattan Road,
The Claddagh,
Galway.

Signed: Sean Gaughran + Rose Spinkhan
Sean Gaughran
19 Frenchville,
Grattan Road,
The Claddagh,
Galway.

TO: An Board Pleanala, 64 Marlborough Street, Dublin 1. BY REGISTERED POST
(Fee €50.00 Enclosed & DVD Disc)