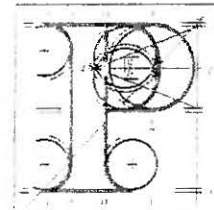


Our Case Number: PA0033



An
Bord
Pleanála

The Land Development Agency
4th Floor
Ashford House
Tara Street
Dublin 2
D02 VX67

Date: 10 February 2025

Re: Galway Harbour Extension
Renmore and Townparks Townlands, Galway

Dear Sir / Madam,

An Bord 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 accept this letter as a receipt for the fee of €50 that you have paid.

The Board will revert to you in due course with regard to the matter.

Please be advised that copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of the local authority and at the offices of An Bord Pleanála when they have been processed by the Board.

More detailed information in relation to strategic infrastructure development can be viewed on the Board's website: www.pleanala.ie.

If you have any queries in the meantime please contact the undersigned officer of the Board. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

PA04

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sraid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An Bord Pleanála

SID Online Observation

Online Reference
SID-OBS-002603

Online Observation Details

Contact Name
Aoife O'Connor-Massingham

Lodgement Date
07/02/2025 14:53:58

Case Number / Description
PA0033

Payment Details

Payment Method
Online Payment

Cardholder Name
Adrienne Vuotto

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€

Lodgement No

LDG—

Reason for Refund

Documents Returned to Observer

Yes

No

Request Emailed to Senior Executive Officer for Approval

Yes

No

Signed

EO

Date

Finance Section

Payment Reference

ch_3QpswMB1CW0EN5FC0Z2rsiMs

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

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

7 February 2025

RE: Strategic Infrastructure Development ABP Ref. PA0033 (Galway Harbour Extension)

A Chara,

The Land Development Agency (LDA) wish to express support for the Strategic Infrastructure Development (SID) as proposed by Galway Harbour Company (GHC) for the development of an extension of Galway Harbour at Renmore and Townparks Townlands and on lands to be reclaimed from the foreshore and the sea in Galway Bay to the south of the existing Galway Harbour Enterprise Park, and the re-development of some of the land at Galway Harbour Enterprise Park.

The LDA is a commercial, state-sponsored, body set up by the Government with two main functions:

- To coordinate appropriate State lands for regeneration and development, opening key sites which are not being used effectively for housing delivery; and
- To drive strategic land assembly, working with both public and private sector landowners to smooth out peaks and troughs of land supply, stabilise land values and deliver increased affordability.

The LDA are currently developing plans for a residential-led mixed use development within part of the existing Inner Harbour area of Galway Port which would represent the first phase of plan-led redevelopment of this area, following the preparation of a Vision Document for the area which is currently being further developed as a non-statutory masterplan by GHC. The LDA have engaged with GHC on the preparation of the Masterplan document. The relocation and expansion of the port activity, as proposed under PA0033, is beneficial to unlocking the long-term regeneration potential of this strategically located city centre landbank.

The regeneration of the Inner Harbour area is identified in the Galway Metropolitan Area Strategic Plan (MASP) and forms part of the Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly (NWRA). The implementation of

The Land Development Agency | Unlocking State Lands, Opening Doors to Affordable Housing

Stiurthóirí / Directors: Mr C O'Rourke (Cathaoirleach / Chairperson), J Coleman (Chief Executive / Príomhfheidhmeannach), A Markey, G Smith, J O'Connor, B Keogh, S Neely

The Land Development Agency, a designated activity company, limited by shares, registered in Ireland at Ashford House, Tara Street, Dublin D02 VX67 No 710453 An Ghníomhaireacht Forbartha Talún, cúideachta ghníomhaíochta ainmnithe faoi theorainn scaireanna, cláraithe in Éirinn ag Teach Ashford, Sraid na Teamhrach, Baile Átha Cliath D02 VX67 Uimhir 710453

info@lda.ie +353 (0) 1 910 3400 www.lda.ie Media Queries: media@lda.ie Freedom of Information: foia@lda.ie Protected Disclosure: protected@lda.ie

the MASP is a key planning and development priority of the National Planning Framework (NPF). Section 10.6 of the Galway City Development Plan 2023 – 2029 requires the preparation of a Masterplan for the ‘Inner Harbour Regeneration Site’, of which The LDA lands form part. The Masterplan is intended to set out a vision for the area, in compliance with relevant plans and policies at a national to local level.



Figure 1: Indicative Masterplan layout, extracted from Galway Harbour Vision Document. LDA lands identified by red star, Vision Document Potential Sequencing deliverable pre port relocation outlined in pink.

The Vision Document guiding the Masterplan considered the development of the Inner Harbour area on a phased basis, with potential sequencing classified as deliverable in advance of the port’s relocation, during construction and post-construction. As indicated in Figure 1, The LDA’s site is included for delivery in advance of the relocation of Galway Port.

Combined, the Masterplan Inner Harbour sites offer the opportunity to create a new mixed-use neighbourhood, providing new opportunities to live and work, within easy access of city centre amenities. Beneficial to the successful implementation of the forthcoming Masterplan is the relocation of existing port activities in order to release brownfield regeneration sites that are strategically located within Galway city centre. The long-term success of the area’s regeneration will be heavily influenced by the ongoing



An Ghníomhaireacht Forbartha Talún
The Land Development Agency

availability of land for regeneration, with later stages of the regeneration only made possible by the relocation of port activities.

Regardless of the outcome of the current application, The LDA intend to bring forward a residential-led development as part of the first phase of the areas regeneration, acting as a catalyst for the redevelopment of other nearby lands, in tandem with regeneration at Céannt Station (Augustine Hill). While The LDA lands can function independently of the redevelopment of adjoining lands, the regeneration of the wider Inner Harbour will benefit significantly from the approval of the current application and the relocation and expansion of port activity. It is noted that the regeneration of these lands has been considered as part of the current application.

The LDA hopes that An Bord Pleanála reach a favourable decision for the Galway Harbour Extension application, noting the significant local, regional and national benefits for the regeneration and sustainable expansion of Galway city. The development will unlock vital land to provide sustainable development in a strategic area, while also facilitating improved economic opportunities for the region.

Yours faithfully,

Aoife O'Connor-Massingham

Aoife O'Connor-Massingham
Town Planner

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Email: aocmassingham@lda.ie

Web: lda.ie