

MOLA
Architecture

LDA
An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency



Architectural Design Statement

Corrib Causeway Phase 1 Dyke Road, Galway

MARCH 2025

DRG-MOLA-ZZ-XX-RP-A-0501

REV	DATE	DESCRIPTION	BY
01	19/03/2025	PLANNING ISSUE	MOLA

Contents

Section 1: Introduction 1.1 Executive Summary 1.1.1 Purpose of Design Statement 1.1.2 Development Description 1.1.3 Key Project Facts 1.2 Client and Professional Team 1.3 Planning Guidelines, Standards and Compliance 1.4 List of Supporting Reports	Section 4: Phase 1 Design Proposal 4.1 Site Arrangement 4.1.1 Site Strategy 4.1.2 Site Layout & Access 4.1.3 Public Realm Contribution 4.2 Density 4.3 Design Development: Height, Scale & Massing 4.4 Separation Distances 4.5 Site Sections 4.6 Compliance with Development Policy 4.7 Architectural Treatment 4.7.1 Form 4.7.2 Materials & Finishes 4.7.3 Facade Treatment: Elevations 4.7.4 Streetscape 4.8 Precedent Studies 4.9 Proposed Elevations/Views 4.10 Residential Standards and Design 4.10.1 Block Layout & Design 4.10.2 Housing Mix 4.10.3 Daylight & Sunlight 4.10.4 Ground Floor Uses 4.10.5 Open Space and Amenity 4.11 Sustainability 4.12 Safety & Security 4.13 Universal Access 4.14 Access Strategies 4.14.1 Cycle Parking 4.14.2 Car Parking 4.14.3 Servicing and Refuse 4.14.4 Emergency Access 4.15 Landscape Design 4.16 Cultural Heritage 4.17 Creche Facility	Section 5: Design Assessment of Proposed Development 5.1 Appendix D: Design Checklist Key Indicators of Quality Urban Design and Placemaking, Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities. Section 6: Area Schedules
Section 2: Site Context and Analysis 2.1 Site Overview 2.1.1 Site Description 2.1.2 Site Photographs 2.1.3 Overall Site Phasing 2.2 Planning Policy 2.2.1 National Planning Framework 2.2.2 Metropolitan Area Strategic Plan for Galway City 2.2.3 Galway City Development Plan 2023-2029 2.2.4 Draft 2009 Headford Road Framework Plan 2.3 Environmental Considerations 2.4 Site Constraints and Opportunities 2.5 Zoning 2.6 Planning History		
Section 3: Urban Design and Development Framework 3.1 Project Vision 3.1.1 Site Strategy 3.2 Consultation 3.3 Urban Design 3.3.1 Block Layout Studies 3.3.2 Site Massing Studies 3.3.3 Preferred Site Layout 3.3.4 Site Permeability 3.2.5 Site Phasing		

Section 1.

Introduction

1.1 Executive Summary

1.1.1 Purpose of Design Statement

This report has been prepared by MOLA Architecture on behalf of Galway City Council to support a Part 10 application for approval for Phase 1 of the Corrib Causeway development on the Dyke Road, Galway.

The content contained herein describes the urban design, architectural concepts and design strategies concerning buildings for the proposed scheme. It provides a comprehensive response to the objectives of the Galway City Development Plan (2023-2029), policies within the Draft Headford Road Framework Plan 2009 (non-statutory), and elaborating on development objectives in other statutory guidance documents. It describes the manner in which the design scheme evolved and provides a detailed breakdown of the composition of the development in terms of use-mix, distribution of component elements, scale and massing, supporting infrastructure and technical issues and includes a full schedule of accommodation.

A thorough analysis of the site's constraints and opportunities has been conducted by MOLA and the design team determining the proposal's response to its immediate context and the wider setting. The proposal has also been shaped through pre-planning advice and consultations with Galway City Council and the principles of community, with a focus on creating a vibrant, liveable and cohesive community.

1.1.2 Development Description

Galway City Council is applying for permission for Phase 1 development on a site of approximately 1.144 Ha (0.95 Ha net site area) along the Dyke Road, Terryland, Galway. This application is Phase 1 of the Corrib Causeway Development Framework and the overall masterplan site extends to 1.78 ha incorporating the Black Box Theatre and the entire Dyke Road Car Park. The site is generally bound as follows: to the east by the Galway Retail Park and to the west by the Dyke Road with the River Corrib beyond. This Phase 1 site is bound by the Black Box Theatre to the north (which comprises Phase 3 of the Corrib Causeway development), and the Dyke Road car park to the south (which comprises Phase 2 of the

Corrib Causeway development). The current use for the site is a car park with access from the Dyke Road. The car park is broken into two areas. The northern area contains 311 spaces and southern area 243 spaces, providing a total of 554 available parking spaces.

This application is being made in accordance with the Galway City Development Plan (2023-2029) and the Draft Headford Road Framework 2009, a non statutory document.

The proposed development will principally consist of the construction of 219 no. residential apartment units (109 no. 1-beds, 100 no. 2-beds, 10 no. 3-beds) set out in 1 building, ranging in height from 5 no. to 9 no. storeys.

The proposed development will consist of 90% affordable (cost rental) apartments and 10% social accommodation apartments. The development will also include: 241sqm Creche facilities; vehicular junctions and internal road network, 33 no. car parking spaces; 465 cycle parking spaces; bin storage areas; plant; public, communal and private open space areas, with balconies and terraces facing all aspects; hard and soft landscaped areas; public lighting; 2 No. sub-stations; below-ground Irish Water pumping station; and all associated site and development works above and below ground.

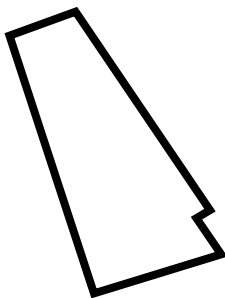


Fig. 1: Map data ©2023 Google

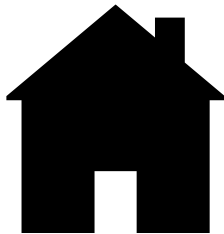


Fig. 2: Photo by mark.gusev@gmail.com

1.1.3 Key Project facts



Planning Site Area 1.144 ha
(Net Site Area 0.95 ha)



219 Apartment Units



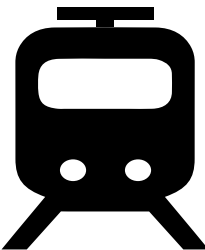
231 Dwellings /ha



33 Car parking spaces
(0.15 ratio)



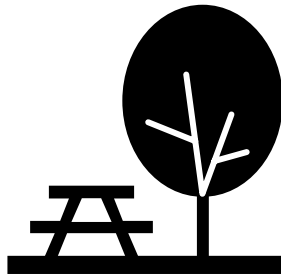
455 Residential Cycle spaces
10 Creche Cycle spaces



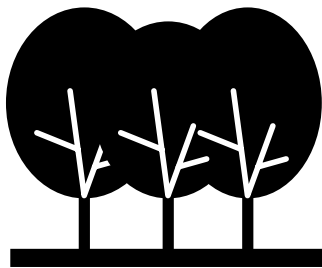
Close to public transport



241m² of Creche facilities



1183m² of public open space



1605m² of communal amenity space

1.2 Client and Professional Team

Applicant	Galway City Council
Client/Agent	The Land Development Agency
Planning Consultant	Brock McClure Consultants
Architect	MOLA Architecture
Landscape Architect	Murray & Associates Landscape Architecture
Project Manager & QS	Cumming Group
Structural & Civil Consultant	AECOM
M&E Consultant	Homan O’Brien
Wind Consultant	IES Consulting Services
Fire Consultant	Jensen Hughes
Environmental Consultant	Scott Cawley
Sustainable Design Consultant	Meehan Green
Traffic Consultant	PUNCH Consulting Engineers
Ecology	Scott Cawley
EIAR Consultant	Enviroguide
Archaeologist	Moore Group
Waste Management	AECOM
PSDP	DCON
CGI & Daylight	3D Design Bureau
Access Consultant	O’Herlihy Access Consultancy

1.3 Planning Guidelines, Standards and Compliance

The following codes of practice, guidelines and standards have been referred to throughout the design development stage;

- Draft Headford Road Framework 2009
- Galway City Development Plan (2023-2029)
- Regional & Spatial Economic Strategy for the Northern and Western Region (2020-2032)
- National Planning Framework- Project Ireland 2040
- Sustainable and Compact Settlement Guidelines for Planning Authorities (January 2024)
- Sustainable Urban Housing : Design Standards for New Apartments - July 2023
- Urban Development and Building Heights: Guidelines for Planning Authorities - December 2018
- BRE Site Layout Planning for Daylight & Sunlight : A Guide to good Practice , Third Edition 2022
- Urban Design Manual - DOAHG 2009
- Design Manual for Urban Streets 2019

1.4 List of Supporting Reports

The following reports, assessments and supporting documentation, which accompany this planning application, are referred to at various points throughout this report which have been relied upon to provide detailed information on specific or specialist aspects of the proposal. References are provided to key sections or appendices rather than reproducing or paraphrasing this information in this Architectural Design Statement.

- Planning Report
Brock McClure Consultants
- Landscape Design Report
Murray & Associates Landscape Architecture
- Site Specific Flood Risk Assessment
AECOM
- Operational Waste Management Plan
AECOM
- Resource Waste Management Plan
AECOM
- Sustainability and Energy Statement
Homan O’Brien
- Sunlight Daylight Analysis Report
3D Design Bureau
- Microclimate Assessment Report
IES Consulting Services
- Access Statement / Universal Access
MOLA/O’Herlihy Access Consultancy
- Traffic & Transport Impact Assessment
PUNCH Consulting Engineers
- Building Lifecycle Report
MOLA
- Property Management Strategy
Savills
- Archaeological Impact Assessment
Moore Group
- Natura Impact Statement (NIS)
Scott Cawley
- Environmental Impact Assessment Report
Enviroguide
- Climate Change Impact Assessment Report
Enviroguide
- Flood Evacuation Plan
DCON

Section 2.

Site Context and Analysis



Headford Road

University of Galway

River Corrib

Galway Retail Park

Terryland Forest Park

Site

(Net Site Area)

Fig.1: Aerial View of the Site

2.1 Site Overview

2.1.1 Site Description

The Corrib Causeway Development Framework forms part of a strategic brownfield landbank located on the edge of Galway City Centre which has been identified for comprehensive redevelopment by the Galway City Development Plan 2023-2029. The overall development framework site extends to 1.78 hectares and is located to the northeast of the city centre, within walking distance from Eyre Square and the Headford Road area.

The framework is divided into three phases, aimed at establishing a vibrant mixed-use development. Phases 1 and 3 primarily focus on residential projects, while Phase 2 provides opportunities for a diverse range of uses, including cultural, commercial, and retail spaces. Although this Development Framework is a non-statutory plan, it aligns with the requirements of the GCC Development Plan 2023–2029 to deliver a comprehensive masterplan for the site.

This application is for Phase 1 of the development, which is the centre of the site and extends to 1.144 Ha (net site area 0.95 Ha).

The City Development Plan and the Draft 2009 Headford Road Framework Plan identified the area as an opportunity / regeneration site with a unique opportunity to provide an affordable residential led development in partnership with the LDA development with linkages to the established City Centre.

Site Location Plan (Map data ©2024 Google)



River Corrib and Terryland Forest Park

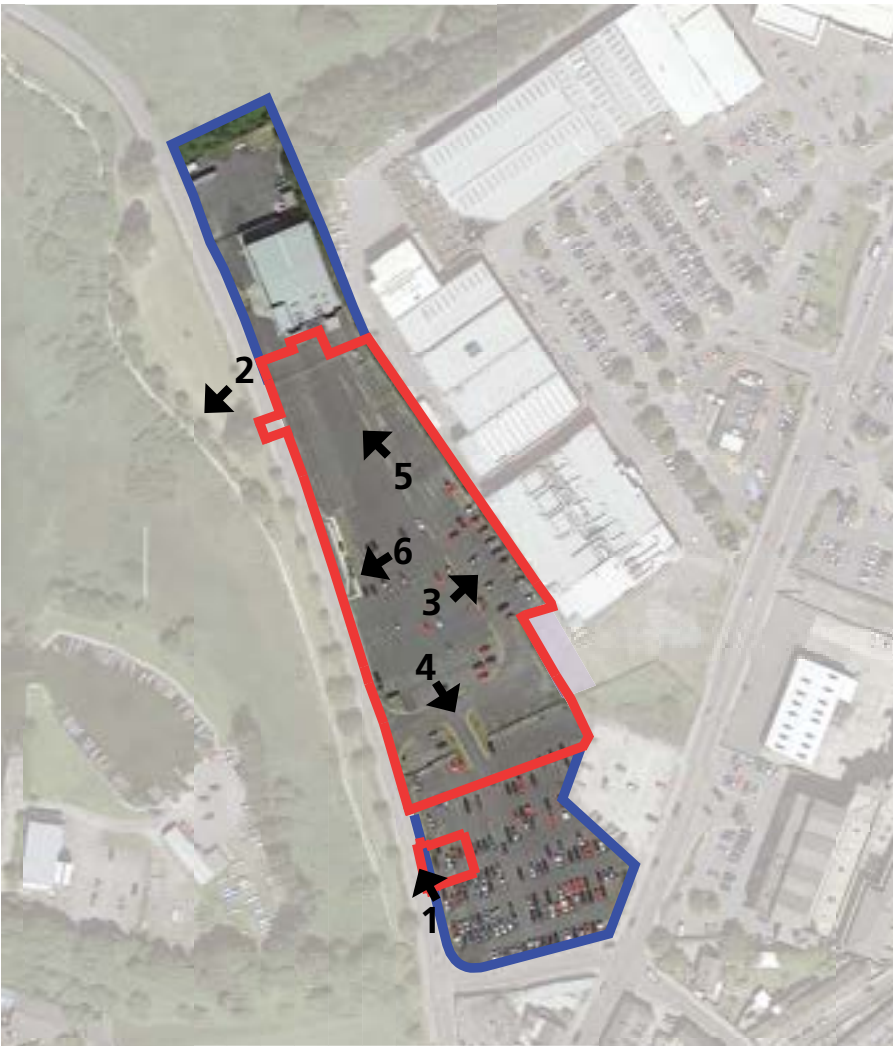
The River Corrib, as identified on the map opposite, is a sensitive ecological area. It is designated as a Special Area of Conservation (SAC), Special Protection Area (SPA) and proposed Natural Heritage Area (pNHA), which is an area considered important for the habitats present or which holds species of plants and animals of protected status.

The wider context of the site contains higher value habitats and is hydrologically connected to the River Corrib which drains into Lough Corrib SAC, Galway Bay Complex SAC and Inner Galway Bay SPA. The River Corrib which lies within the Lough Corrib SAC may also support breeding kingfisher (*Alcedo atthis*), local populations of otter (*Lutra lutra*) and white-clawed crayfish (*Austropotamobius pallipes*).

To the east of the River Corrib, wet grassland, marsh, scattered trees and parkland form part of the Dyke Road River Corrib walkway/greenspace.



2.1.2 Site Photographs



1) View North along Dyke Road



2) View West to River Corrib embankment



3) View East to Galway Retail Park



4) View South to Phase 3 car park



5) View North to Black Box Theatre



6) View West across site car park to Dyke Road

2.1.3 Overall Site Phasing

This application relates to Phase 1 of the proposed Corrib Causeway Development Framework, which is foreseen to comprise of 3 phases in total. It is the intention to construct the development over three separate phases. The centre of the site (south of the BlackBox Theatre) will be developed first, and is the main phase of development, delivering social and affordable homes. Phases 2 and 3 are potential future phases to be brought forward by Galway City Council separately.

Phase 1

The phasing strategy aims to accelerate the delivery of new homes. Phase 1 planning application includes:

- c.219 apartments (90% cost rental apartments and 10% social apartments);
- A creche;
- Landscaped open space along Dyke Road;
- Communal open spaces and playgrounds; and
- Apartment scheme ranging in heights from 5-9 storeys.

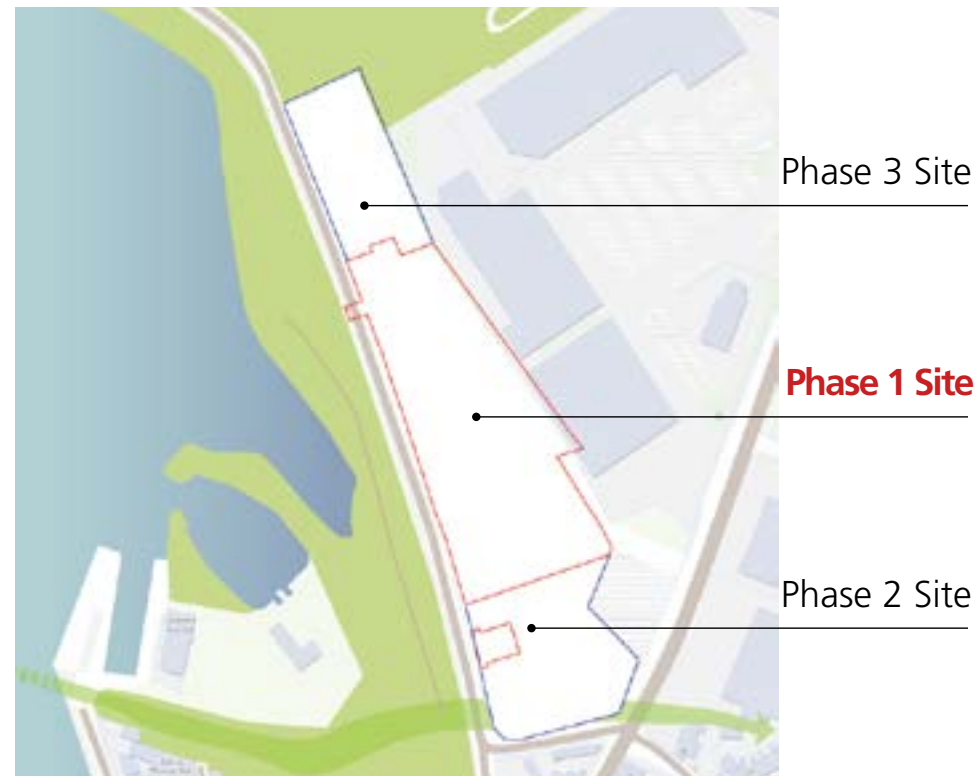
Phase 2

There is potential to redevelop the south of the car park for civic, commercial and cultural uses. In the meantime, the existing uses comprising the Black Box theatre and car parking will remain operational as normal. The Phase 1 development will provide a new access to the existing car park to the south to ensure continued operation.

Phase 3

If the Black Box theatre is relocated, there is potential to develop an additional residential block overlooking Terryland Forest Park. In the meantime, the existing Black Box theatre will remain operational as normal.

A separate overall masterplan/development framework is submitted with this planning application which includes further details on all phases.



Key

- Ownership Line
- Site Boundary



2.2 Planning Policy

2.2.1 National Planning Framework

In 2018, the Department of Housing Planning and Local Government, on behalf of the Government, published the finalised National Planning Framework under Project Ireland 2040, the overarching policy and planning framework for the social, economic and cultural development of our country.

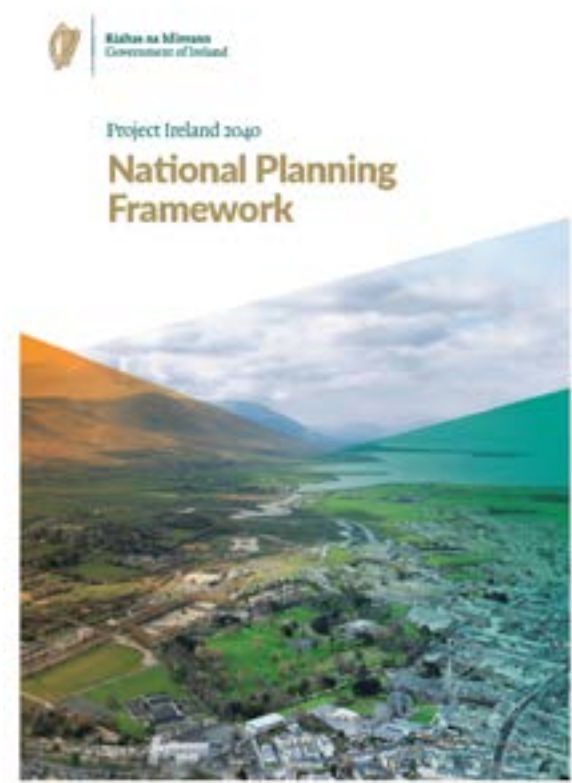
It is a national document that will guide at a high-level strategic planning and development for the country over the next 20+ years, so that as the population grows, that growth is sustainable (in economic, social and environmental terms).

The NPF with the National Development Plan sets the context for each of Ireland's three regional assemblies to develop their Regional Spatial and Economic Strategies taking account of and co-ordinating local authority County and City Development Plans in a manner that will ensure national, regional and local plans align.

Published in February 2018 the NPF envisages the population of Galway City and Suburbs to grow by between 40,000 -45,000 people by 2040 which is an increase of almost 55%.

A range National Policy Objectives support the development of this site:

- NPO 2A and 3B - Seeks to deliver 50% of the future population in the existing 5 cities, including Galway.
- NPO 6 - Encourages the regeneration of cities that can accommodate increased residential population, employment activities, enhanced levels of amenity and quality design.
- NPO 11 - Supports a presumption in favour of development that encourages more people and generate jobs and activity within existing cities.
- NPO 12 - Provides for a working relationship between the LDA and Local Authority to co-ordinate and secure the best use of public lands and drive the renewal of strategic areas not being utilised to their full potential.
- NPO 13 - Provides that Building Height and Car Parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth.
- NPO 35 - Promotes increased residential density in settlements through site-based regeneration and increased building heights.
- NPO 66 - Encourages a more effective strategic and centrally managed approach to realise the development potential of state owned / influenced lands in the five main cities.



Updated Draft Revised National Planning Framework:

Following a decision of Government in June 2023, the preparation of a revised National Planning Framework commenced. This Draft Framework has been published in July 2024 and an Updated Draft First Revision to the NPF was published in November 2024 and has revised to take account of changes that have occurred since it was published in 2018 and to build on the framework that is in place. The revised Framework sets out that in the period between 2022 and 2040 it is expected that there will be roughly an extra one million people living in our country. The updated projection is that the population of Ireland will increase to approximately 5.7 million by 2030 and 6.3 million people by 2040. This population growth will require new jobs and new homes.

The Draft Revised NPF sets out the following in relation to development and growth in Galway City:

- As the largest centres of population, employment and services outside Dublin, the four cities of Cork, Limerick, Galway and Waterford, will continue to provide a focus for their regions.
- Supporting ambitious growth targets to enable the four cities of

Cork, Limerick, Galway and Waterford to each grow by at least 50% over 2016 levels to 2040 and to enhance their significant potential to become cities of scale.

- Enabling the four cities to be regional drivers and to lead in partnership with each other and as partners in regional / inter-regional networks as viable alternatives to Dublin.

The Draft Revised NPF sets out that Galway City and Suburbs is targeted for an additional 36,000 people between 2022 and 2040 or achieve at the least, a population of 122,000 in total by 2040.

The Draft Revised NPF acknowledges that “to grow its potential, Galway needs to address recent legacy issues arising from urban sprawl and reliance on private cars and build on key strengths, including world class med-tech cluster, third level institutions embedded within the City, a vibrant arts and cultural scene, year-round tourism and an attractive natural setting. All of these factors will contribute to a positive national reputation... It will be necessary to focus on regeneration and redevelopment projects within the existing built-up area, and develop a more compact urban form, facilitated through well-designed medium and higher density development. It will also be necessary to identify sustainable greenfield development sites that can be integrated with the existing built up area of the city and serviced by high capacity public transport.”

The key future growth enablers for Galway have been identified as:

- Delivering a number of regeneration projects to extend and intensify the City Centre, including the Station, Docks, Headford Road and Sandy Road areas;
- Provision of a Citywide public transport network, informed by the development of a Galway Metropolitan Area Transport Strategy (GMATS) with enhanced accessibility between existing and proposed residential areas and the City Centre, third level institutions and the employment areas to the east of the city;
- Public realm and urban amenity projects, focused on streets and public spaces, particularly in support of an extended city centre area and where residential and employment areas can be linked to pedestrian routes;
- Development of a strategic cycleway network with a number of high capacity flagship routes; Delivery of the Galway City Ring Road; Delivery of the Galway East Main Drainage Scheme as part of the wider Greater Galway Area Drainage Study.”

2.2.2 Metropolitan Area Strategic Plan for Galway City

Galway City is located in the Northern and Western Region and comes under the Regional & Spatial Economic Strategy (RSES) for the Northern and Western Region (2020-2032).

Key Points:

- RSES Supports the implementation of Project Ireland 2040. The LDA has an urgent focus within this document to manage state lands; to regenerate underutilised sites; and increase the supply of new homes.
- RSES identifies Galway as the largest regional urban centre in the north west.
- It includes a Metropolitan Area Strategic Plan (MASP) for Galway City and environs.
- Promotes the redevelopment of the Dyke Road site as underutilised lands that are well served by existing and planned public transport (RPO 3.6.4 refers)



Fig. 31: RSES

2.2.3 Galway City Development Plan 2023-2029

The Galway City Development Plan was adopted in January 2023.

The site to which this application relates is predominantly zoned ‘CI’ Enterprise, Light Industry and Commercial, which allows for the development of strategic regeneration and opportunity sites in accordance with the provisions of Chapter 10 and Policy 10.2 Strategic Regeneration and Opportunity Sites, particularly where it is identified to provide for mixed use development which includes for residential.

Development Plan zoning map objectives which apply to the local area include:

- Protected Views across the Corrib from Dyke Road
- Pedestrian Bridge over the River Corrib
- Recreational Amenity Greenway to the north of the site
- Inner City Access Route and Bus Routes along Headford Road
- Car Parking Symbol (This represents an indicative car parking objective)

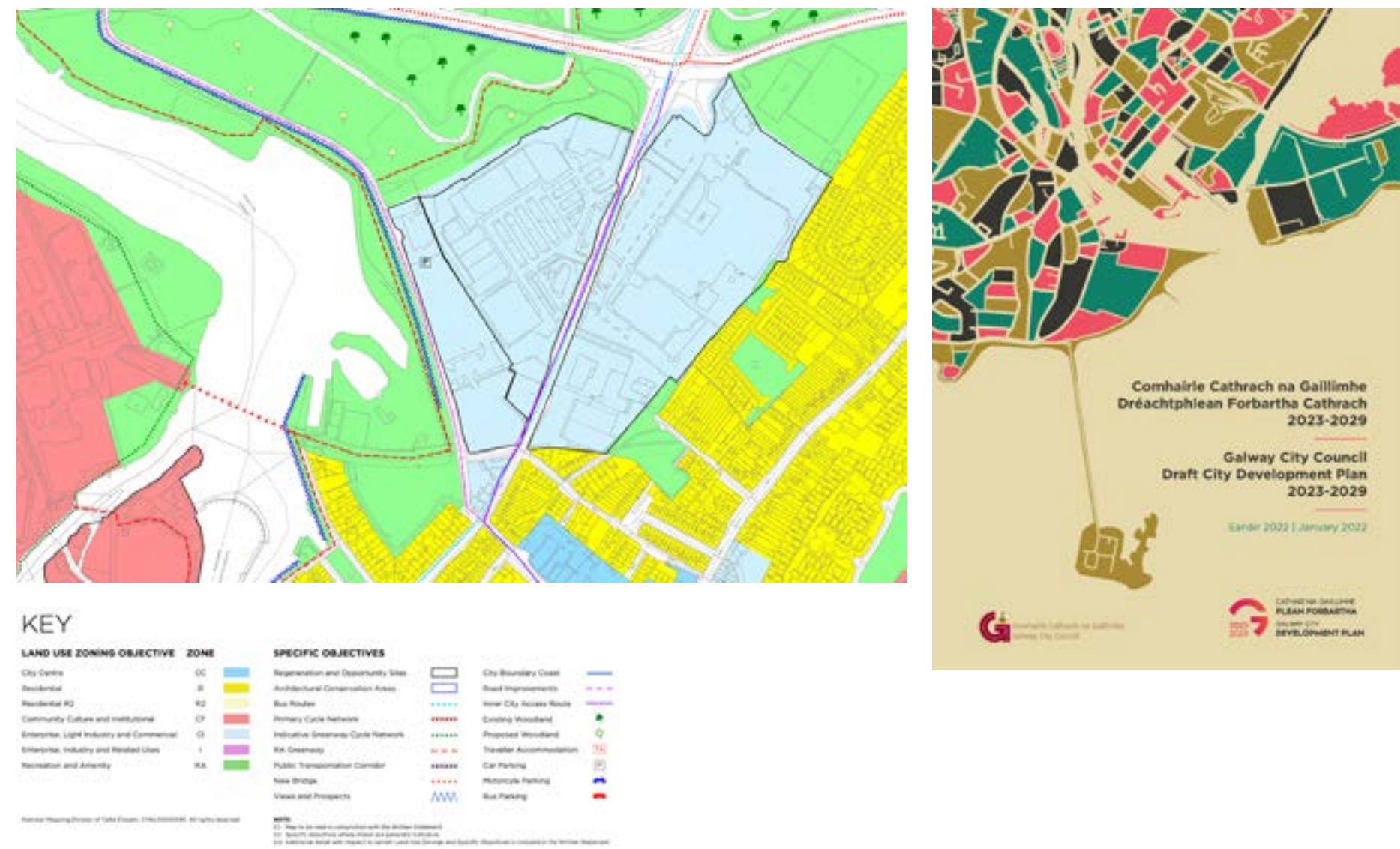


Fig. 39: Land Use Zoning, Galway City Development Plan 2023-2029

Chapter 10 - Galway City Council City Development Plan 2023-29 states regarding the Headford Road - Dyke Road Car Park Regeneration Site;

In the event that opportunities arise to progress development proposals to planning consent stage in advance of the adoption of a LAP, these proposals will include for a Masterplan which will take cognisance of the integrated development strategy included for in the framework plan for this area. The Masterplan will be required to have regard to guidance set out in Chapter 8. Flood risk assessment of the lands was undertaken including detailed modelling and identification of possible flood mitigation measures in 2012 and will be required to be reviewed in the context of the Coirib go Cósta Galway City Flood Relief Scheme.



Chapter 8 Guidance notes:

Managing growth and redevelopment in a way that respects and draws on Galway's heritage is vital for the success of the city. As the Plan includes policies to support infill, redevelopment and regeneration in the city core it is anticipated that overtures for large scale development will advance in the currency of this Plan. It is necessary for such developments to include for high quality architectural design, reflect good urban design principles and contribute to the public realm while integrating the new architecture respectfully and successfully into the valued historic context. Application of a quality architectural response, particularly on the Regeneration and Opportunity Sites, that is inspired by the unique historical built heritage and good urban design can meet the challenge of a historical context and can, with use of sensitive design, complement the city's character and distinctiveness and maintain and contribute to its strong sense of place. Where opportunities exist in the city for such development and where the design resolution interprets the historic setting, without harming its values and character-defining elements, it can derive value and benefit that attracts investment, new uses and creates new, vibrant, distinctive neighbourhoods building on the historical layers of the city.

Urban Density and Building Height

As per the Galway Urban Density and Building Height Study 2021 states:
Within the Headford regeneration area where large sites are capable of generating their own character, there is scope for greater height if designed carefully as demonstrated in approved developments.

Galway City Council City Deveopment Plan 2023-29 states:
Where sites of scale are capable of generating their own character, in particular at the Ceannt Quarter, Inner Harbour and Headford Road Regeneration Areas, scope for greater height is open for consideration where this additionality can demonstrate justification which may be based on outstanding architectural design and satisfy all other planning considerations.

Sustainable Neighbourhoods and Placemaking

Galway City Council City Development Plan 2023-29 - Regeneration and Opportunity Areas states:

In regeneration areas including key areas at Ceannt Station, Inner Harbour and at the Headford Road area there will be a need to develop a new local distinctiveness. These areas will require development to be supported by a strategic framework and spatial plan which includes for a long term vision for the area with functional divisible stages of development where relevant. They will be required to demonstrate that good urban design principles are being applied, compact mixed use growth is being encouraged and that economic, social and environmental dividend is being achieved along with a positive contribution to the physical expansion of and liveability of the city

Galway City Council City Development Plan 2023-29 extracts:

Other Mechanisms to Achieve Principles of Good Design

In order to facilitate the assessment process of planning applications, the Urban Density and Building Height Study gives guidance for increased density and height which will be subject to specific contextual assessment. Proposals should clearly demonstrate the following:

Heritage Assets and their Setting	A positive relationship with relevant heritage assets and their setting and the historic character that contributes to the city’s distinctiveness.
Design Quality	<p>Exceptional design quality, including height, massing, proportion, materials, detailing, site layout and its relationship with the surrounding area, which set it apart in terms of quality and distinctiveness, and which positively contributes towards the context and character of the area.</p> <p>Any development proposals for buildings above the prevailing benchmark height will be required to be accompanied by a design statement. This will include a range of graphic material which may include photomontages and a 3D element where required. The Council will investigate the potential for acquiring a model of the city to facilitate assessment of development. This model could be a simple 3D block model of existing buildings which would enable preliminary assessment of proposals on sensitive sites. This would provide for an early stage of assessment of development and would facilitate efficient use of the pre-consultation process. Other visualisation techniques and illustrative measures will also be investigated as useful tools to aid assessment.</p>
Townscape Rationale	A clear townscape rationale where increased height is proposed, marking key locations or nodes, and responding to public transport accessibility and activity.
Tall Building Statement	Where a tall building, one that significantly exceeds the prevailing benchmark heights is proposed, it shall be accompanied by a Tall Building Statement which gives justification for an exception for such height and includes at a minimum the case for the proposal based on location, design, context and assimilative capacity.
Impact Assessment	An assessment of all visual and environmental impacts including microclimate, daylight and sunlight, overlooking, overshadowing, impact on skyline and views, ecological assets and green spaces and the provision of appropriate mitigation where required.
Sustainability and Climate Benefits	Significant sustainability and climate action benefits including in building design, construction, operation and connections to the surrounding area.
Public Realm	That appropriate public realm, amenity, landscaping, rest and play spaces are incorporated to a high standard.

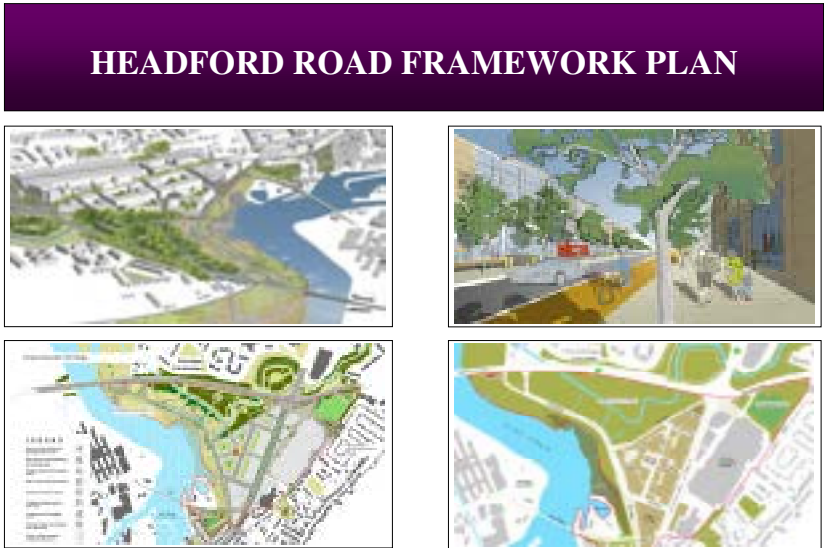
Policy 8.7 Urban Design and Placemaking	
1.	Encourage high quality urban design in all developments.
2.	Improve qualitative design standards through the application of design guidelines and standards of the Development Plan, the <i>Galway Public Realm Strategy (2019)</i> and accompanying design, activity and delivery manuals, <i>Galway Shopfront and Signage Design Guidelines (2012)</i> and <i>Design Guidelines Canopies (2011)</i> .
3.	Ensure that development delivers high quality urban design, place making and public realm that contributes to urban regeneration in the city and that is resilient to potential impacts of climate change.
4.	Encourage innovation in architecture and promote energy efficiency and green design.
5.	Progress the implementation of the Ardaun Local Area Plan 2018-2024.
6.	Prepare Local Area Plans, masterplans and spatial/design frameworks which provide an urban design framework to contribute to the development of sustainable, vibrant working and living environments.
7.	Promote sustainable and inclusive urban design, urban form and architecture that positively contributes to the city’s existing character and distinctiveness.
8.	Adhere to the <i>Galway City Urban Density and Building Height Study (2021)</i> and promote development which incorporates high quality sustainable and inclusive urban design, urban form and architecture that positively contributes to the city’s character, heritage and neighbourhood areas.
9.	Proposals for buildings which are taller than the prevailing benchmark heights will only be considered where they do not have an adverse impact on the context of historic buildings, ACA’s, residential amenity or impinge upon strategic views, in accordance with the Urban Density and Building Height Study for the city.
10.	Promote the reuse and adaptation of derelict and vacant buildings.
11.	Progress, by way of the Development Sites Register, the development of derelict sites for housing and regeneration purposes through consultation with landowners and the application the Derelict Sites Act 1990 (as amended) and other means available to Galway City Council.

2.2.4 Draft 2009 Headford Road Framework Plan

The area was subject to a non-statutory framework plan. While this document was never formally adopted, it does form a basis of the current development plan guidance for the Headford Road Regeneration Area.

“Guidance FP 1:

Whilst the provisions of the Framework Plan, including the mix of uses, urban grain, building heights, block format, the streets hierarchy and positioning of streets are policy aims, objectives and targets that the Planning Authority requires adherence to, the Council recognises that a degree of flexibility is desirable. However, the level of flexibility shall not undermine the policy aims, objectives or targets of the Framework Plan. The overriding consideration is to ensure that the urban design framework, as set out in the Plan, is achieved, including strong levels of permeability through the Plan lands and connectivity between the Plan lands and the city centre.”



DRAFT, FEBRUARY 2009

2.3 Environmental Considerations

As part of this application, significant emphasis has been placed on addressing the environmental considerations of the site, including the preparation of an Environmental Impact Assessment Report (EIAR). The comprehensive EIAR, prepared by Enviroguide, is included with this submission.

Given the site's proximity to the River Corrib, flood management has been considered from the outset in the proposal's design.

Key considerations include:

Flood Risk Management: In compliance with the SFRA, the detailed design will incorporate appropriate finished floor levels and robust mechanisms to address residual flood risks.

Integrated Green Infrastructure: The design incorporates permeable infrastructure, natural landscapes, and boardwalks, harmonizing flood management strategies with the river's natural environment.

Site-Specific Flood Risk Assessment (SSFRA): A dedicated SSFRA, prepared by AECOM, accompanies this application.

Coirib go Costa Flood Relief Scheme: A citywide flood relief initiative, led by OPW/ARUP is coming forward and identified as a priority project. It will provide future flood defense for the site. The design team has proactively ensured compliance with technical flood modeling requirements while maintaining a vibrant and adaptable streetscape.

GCC and the design team have actively engaged with ARUP to integrate the most current data and insights into the project.

Additional details are provided in the SSFRA by AECOM.



2.4 Site Constraints and Opportunities

CHALLENGES

PLACEMAKING

Large retail park character; site bordered by blank facades and car parking.



MOBILITY

The site is currently car dominated; little space is given to pedestrians and cyclists.



ENVIRONMENTAL CONSIDERATIONS

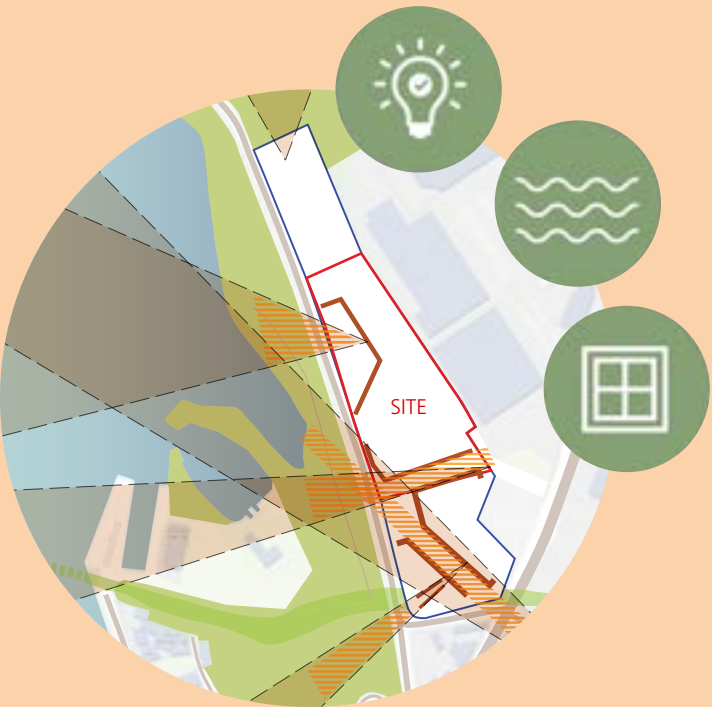
The site is located within the floodzone and appropriate measures for user safety must be adopted.



OPPORTUNITIES

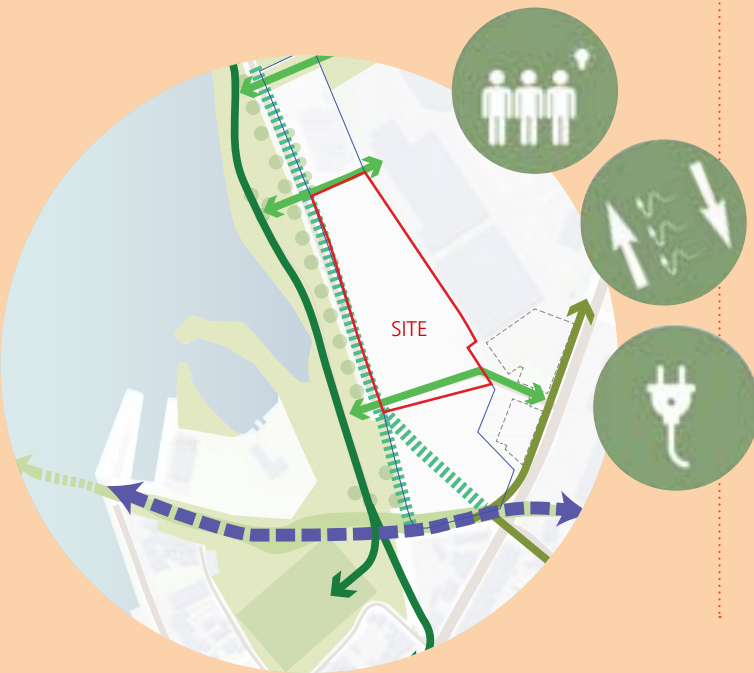
PLACEMAKING

Create a new neighbourhood with a strong public realm and built form revealing the city landmarks and the river Corrib, with a fine urban grain.



MOBILITY

Give priority to sustainable modes of transport: pedestrian and cycle movements, as well as public transport and car sharing. Create high-quality, easy to read connections to the city centre, bus stops and immediate surroundings.



ENVIRONMENTAL CONSIDERATIONS

Natural Beauty of the River Corrib Landscape; Uninterrupted Views to the River; Green Infrastructure; The proposal will look at extending the river landscape into the site's open space, integrating sustainable urban drainage.



2.5 Zoning

1. Strategic Regeneration/Opportunity Site

Aside from predominant use as a residential development, the Regeneration / Opportunity Site designation encourages the following uses:

- (a) may include office/commercial use as well as provision of civic, cultural and arts infrastructure.
- (b) explore innovation and research uses allied to University of Galway with enhanced linkage to the university made possible with the proposed new pedestrian and cycle bridge.

In addition, a number of uses are considered appropriate to this site under the 'CI' zoning provision as follows:

Uses that are compatible with the zoning (permitted in principle) include 'Retail', 'Specialist Offices', 'Childcare Facility' and 'Community and Cultural Facilities' (which may include but not limited to, outdoor recreation, indoor recreation, places of worship, educational facilities, arts and civic uses, medical facilities and amenity facilities).

- Innovation and research uses allied to University of Galway.

Uses that may contribute to the zoning (open to consideration) include 'Small scale general industry', 'Service retailing', 'Offices, Car Parks, Waste management facility, public utilities.'

2. Draft Headford Road Framework Plan (2009)

- Requirement to be cognisant of the Draft Headford Road Framework Plan (2009).
- This is a non-statutory document, never formally adopted.
- This document identifies a requirement for a public/civic zone, a cultural zone, retail/offices overhead, residential zone with café bar and restaurant frontage, a creche facility and local community facility.

3. Masterplan

The Development Plan states that: "In the event that opportunities arise to progress development proposals to planning consent stage in advance of the adoption of a LAP, these proposals will include for a Masterplan which will take cognisance of the integrated development strategy included for in the framework plan for this area. The Masterplan will be required to have regard to guidance set out in Chapter 8. Flood risk assessment of the lands was undertaken including detailed modelling and identification of possible flood mitigation measures in 2012 and will be required to be reviewed in the context of the Coirib go Cósta Galway City Flood Relief Scheme."

Draft Headford Road Framework Plan (2009)



2.6 Planning History

No recent planning history relevant to the site itself.

Ongoing & future projects within vicinity of the site:

- 1. Proposed/Future Headford Road LAP
- 2. Clifden Railway Bridge
- 3. Student Housing (272 beds), gym, 4 retail units, ESB enclosure, Headford road. Ref: 22/259
- 4. Woodquay Park Landscape Upgrade
- 5. 27 duplexes / apartments at 33/35 St Brendan's Avenue, Woodquay
- 6. Irish Water Raw Water Intake on the east bank of the River Corrib 100m downstream of Quincentenary Bridge
- 7. Augustine Hill/ Ceannt Station Area Masterplan. Ref: 20/47
- 8. NUIG (University of Galway) Student Accommodation, Newcastle
- 9. BusConnects Galway Cross-City Link Scheme. ABP Reg. Ref. 314597-22



Planning History



2. Clifden Railway Bridge



3. Headford Road Student Accommodation



7. Augustine Hill Masterplan



8. NUIG Student Accommodation