

# Tóchar na Coiribe

## Corrib Causeway

Site Development Framework  
Jan 2025



[www.corribcauseway.ie](http://www.corribcauseway.ie)

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## Corrib Causeway



Fig.1: Aerial View of Site



## Foreword

“The Land Development Agency (LDA) was formed in late 2018 with the purpose of unlocking state-owned land for development. Since then, it has grown in capacity and output and is rapidly becoming one of the country’s largest homebuilders, on target to deliver almost 13,000 homes between now and 2028, backed by a Government investment envelope of €5bn.

Partnership and cooperation is at the heart of the LDA mission. We work collaboratively with local authorities, public bodies and other interests to strategically assemble and unlock lands for the delivery of more sustainable cities and urban cores. This approach is particularly important in progressing the regeneration of an integrated urban brownfield site in line with the National Planning Framework and Project Ireland 2040.

The Land Development Agency is working in partnership with Galway City Council to develop plans for the redevelopment of the Dyke Road car park site. The LDA and Galway City Council have been intensively engaged to produce a Development Framework Document for the regeneration of the Dyke Road site. This blueprint showcases the potential for the comprehensive and ambitious regeneration of this publicly owned city centre site, situated within walking distance of Galway City’s renowned Eyre Square.

The regeneration of the Dyke Road site provides an opportunity to kick-start the transformation of the Headford Road area into a vibrant, sustainable mixed use urban quarter. Our vision builds on the policies outlined in the Galway City Development Plan 2023 – 2029 and the shared vision for a thriving city of The Greater Galway Charter for Sustainable Urbanism.

The public consultation phase is now open and we are calling on people in Galway to feed into this process and help shape the vision for the Dyke Road. Feedback and submissions to the consultation process will be carefully reviewed and used to inform plans for the area. Following the publication of this Development Framework, a planning application for a first phase of affordable and social housing will then be produced for the site.

The LDA sincerely thank our partners and all those who have engaged and supported the process to date. We look forward to continuing to engage with our stakeholders on this exciting project going forward.”

**John Coleman,**  
CEO of the Land Development Agency

**Patricia Philbin,**  
Deputy CEO & Director of  
Services for Planning, Housing,  
Economic Development &  
Culture of Galway City Council

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# 1.0 Introduction

1.1. Site Introduction

1.2. Who We Are

1.3. Delivering Affordable Homes

1.4. Community & Stakeholder Consultation

1.5. Executive Summary



*Fig.1: Aerial View of the Site*

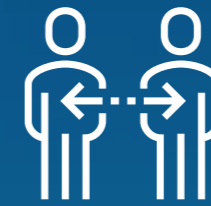


219

New Social Homes  
& **Affordable** Cost  
Rental Homes



Enhancement of  
a key site beside  
the River Corrib



Creation of new community  
spaces to support existing  
and new services, including  
a crèche



Emphasis on  
Sustainability  
& Biodiversity



Provision of **2,300** sqm of new  
public and communal  
amenities, including  
plazas, walk & cycle ways



Careful consultation and  
co-ordination with existing  
residents & community

## KEY FACTS

The Dyke Road site sits adjacent to the the River Corrib, the site layout has been designed to respond to the River Corrib landscape and to the city's landmarks view corridors. This Draft Development Framework shows how the transformation of this area will build a new sustainable neighbourhood while connecting with and enhancing existing adjacent residential and business communities.

- **Phase 1** includes 219 apartments (90% cost rental and 10% social apartments), a creche and landscaped open space.
- **Phase 2** includes the development of the south blocks facing Headford Road, accommodating civic, commercial, and cultural uses.

- **Phase 3** explores two options for the development of the northern block: conservation of the Black Box theatre or relocation of the theatre to another location and development of a residential block facing Terryland Forrest Park.

# 1.1 Site Introduction

The Dyke Road site forms part of a strategic brownfield landbank situated within walking distance of Galway city centre which has been identified for comprehensive redevelopment by Galway City Council (GCC). The 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 Galway City Development Plan 2023 and the Draft 2009 Headford Road Framework Plan identify the site as a regeneration site with a unique opportunity to provide a residential led development with linkages to the established City Centre.



Fig. 3: Site Picture

Fig. 4 (opposite): Site Location Plan (Map data ©2023 Google)



## 1.2 Who We Are



LDA is a commercial, State-sponsored body that has been created to coordinate land within State control for more optimal uses where appropriate, with a focus on the provision of housing.

The Land Development Agency's purpose is to maximise the supply of affordable and social homes on public land in a financially sustainable manner, supporting the creation of thriving communities and delivering ongoing positive social impact.

The vision is for the provision of affordable and social housing to meet the needs of the nation, delivering a social return from developments and renewal of communities and a stable, national capacity to support sustainable, inclusive and vibrant communities so that everyone who lives in Ireland can be assured of housing options that support their needs, throughout their lives.

We are guided by the values of Integrity, Collaboration, Sustainability, Innovation & Delivery.

### ***Working in Partnership with Galway City Council***

The Land Development Agency and Galway City Council (GCC) have worked closely and collaboratively together to bring forward a development for the site at Dyke Road.

Throughout the design process, extensive pre-planning engagement took place between the LDA and GCC across a range of departments and functions. Technical experts within the Design Team also consulted extensively with their counterparts in the Roads, Drainage, Parks, and Housing Departments to ensure that the proposed development was fully consistent with the required standards of the Local Authority. This engagement and collaboration have enabled the LDA and GCC to develop a robust relationship. Their views, formed and shaped by invaluable local experience and knowledge, guided the proposed development. This feedback was instrumental in informing the development proposals.

The partnership aims to address the significant housing needs identified within Galway City, aligning with the Council's housing strategy. By working closely with GCC, the LDA ensures that the development not only meets statutory requirements but also serves the community's needs effectively. The proposed development is a testament to the strong collaboration between the LDA and GCC, showcasing a shared commitment to enhancing housing availability and quality in Galway City.

## 1.3 Delivering Affordable Homes

The ambition for this project is to deliver affordable homes and offer a mix of affordable and social homes.

### Cost Rental

Cost Rental is a new housing tenure that was created under the Affordable Housing Act 2021. It offers a long-term, secure rental option that will contribute to the development of a sustainable housing market in Ireland which provides choice across all tenures. The rent on these units is based on the cost of building, managing, and maintaining the homes.



Fig. 5: LDA's Website

## 1.4 Community & Stakeholder Engagement

### Consultation

In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement, starting from the earliest stages in the planning and design process, through to construction and eventual occupation of a housing scheme. The LDA supports proportionate engagement processes, aiming to provide opportunities to hear the views of communities at key stages.

The LDA believes that adopting this ethos will support improved design and planning outcomes, and ultimately the delivery of sustainable, inclusive developments that are well integrated with existing communities. The LDA Community Liaison Office leads and represents the organisation in all consultation and engagement on LDA Projects.

The LDA has engaged with the Planning Department and other key departments in Galway City Council with regard to the preparation of the Development Framework on an ongoing basis. Three formal meetings were held in order to present updates on the Development Framework and to seek commentary and feedback. A Project Champion has been appointed to manage the project in Galway City Council. The project was presented to the Councillors in March 2024.

### Engagement Methodology

A Community & Stakeholder Engagement Plan was established in order to guide the public consultation process and sets out the following stages:

- Stage 1: Introductory Communications
- Stage 2: Vision Document
- Stage 3: Public Consultation on Draft Development Framework
- Stage 4: Community Stakeholder Engagement Report
- Stage 5: Final Development Framework and Phase 1 Planning Application

A dedicated website ([www.corribcauseway.ie](http://www.corribcauseway.ie)) was launched in March 2024 to provide regular updates, a platform to provide feedback and opportunities for direct engagement. Stage 1 launched a Vision Document which was made available setting out the overall vision for the lands around the key principles of delivering affordable homes, celebrating the river Corrib, creating a walkable and sustainable neighbourhood with a resilient blue and green infrastructure, designing a strong public realm revealing the city, creating a vibrant neighbourhood, and supporting an inclusive community.

# 1.4 Community & Stakeholder Engagement

## Public Consultation Process



Fig. 6

## 1.5 Summary

The Dyke Road site is directly facing the River Corrib, and the site layout has been designed to respond to the River Corrib landscape and to the city's landmarks view corridors.

This Development Framework shows how the transformation of this area will build a new sustainable neighbourhood while connecting with and enhancing existing adjacent residential and business communities.

- **Phase 1** includes 219 apartments (90% cost rental and 10% social apartments), a creche and landscaped open space.
- **Phase 2** includes the development of the south blocks facing Headford Road, accommodating civic, commercial, and cultural uses.
- **Phase 3** explores two options for the development of the northern block: conservation of the Black Box theatre or relocation of the theatre to another location and development of a residential block facing Terryland Forrest Park.



Fig. 7

The proposed timeline below includes the main project milestones:





River Corrib

Park

Greenway

Square

Phase 3  
Residential

Phase 1  
Residential

Phase 2  
Mixed-Use

L 1004

DYKE ROAD

HEADFORD ROAD

R 866

Fig. 8



# 2.0 Site Context and Analysis

2.1. The Site

2.2. Contextual Analysis

2.3. Statutory Context

2.4. Design Constraints

2.5. Challenges & Opportunities



*Fig.9: Aerial View of the Site*

## 2.1 The Site

### 2.1.1 Site Pictures



Fig. 10: Site Pictures

# 2.1.2 Site Boundaries

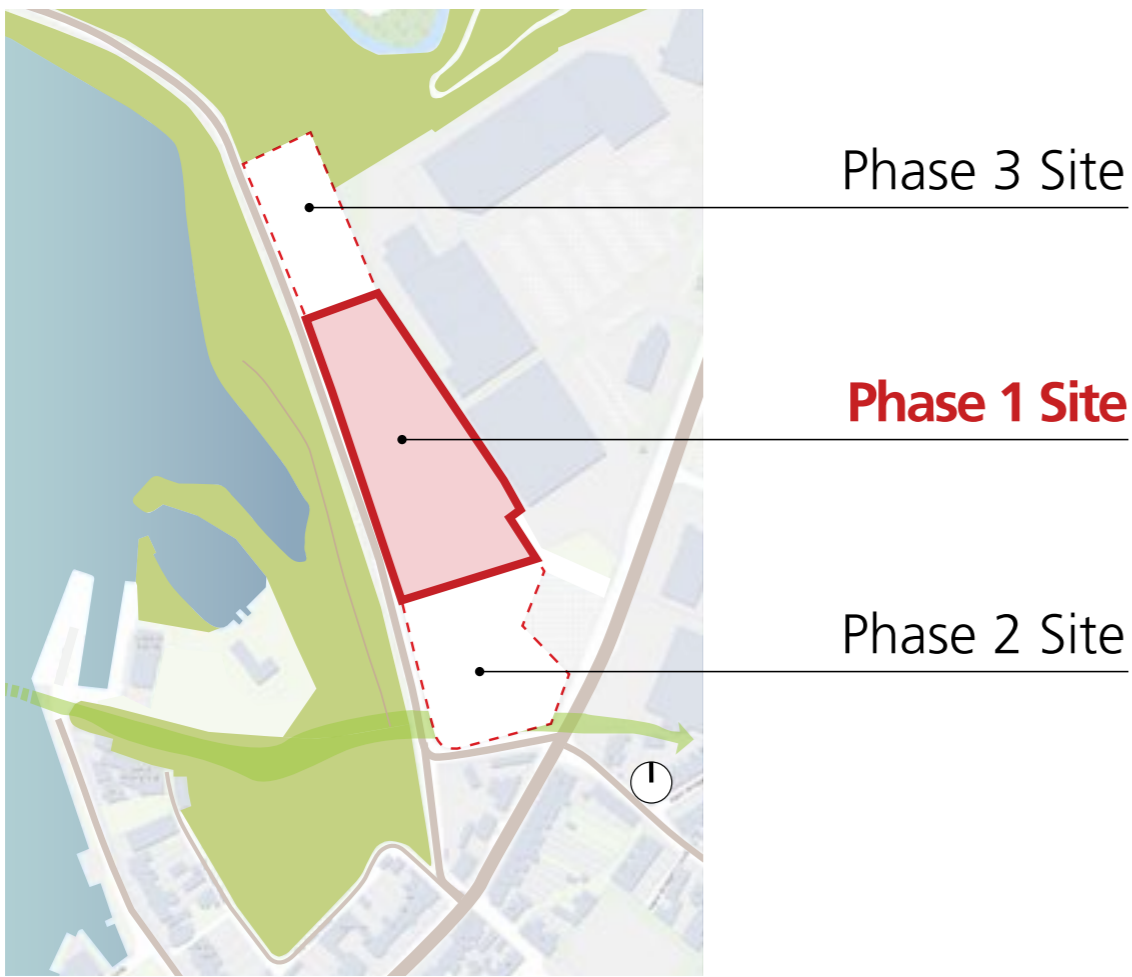


Fig. 11 (above): Phasing

The site is located along Dyke Road in the Headford Road area of Galway.

Phases 1, 2 and 3 are located at the centre, south and north of the site respectively.

Fig. 12 (opposite): Site Location Plan (Map data ©2023 Google)



1.0 INTRODUCTION
2.0 SITE ANALYSIS
3.0 VISION
4.0 FRAMEWORK
5.0 PHASES

## 2.2 Contextual Analysis

### 2.2.1 History

#### Medieval Times

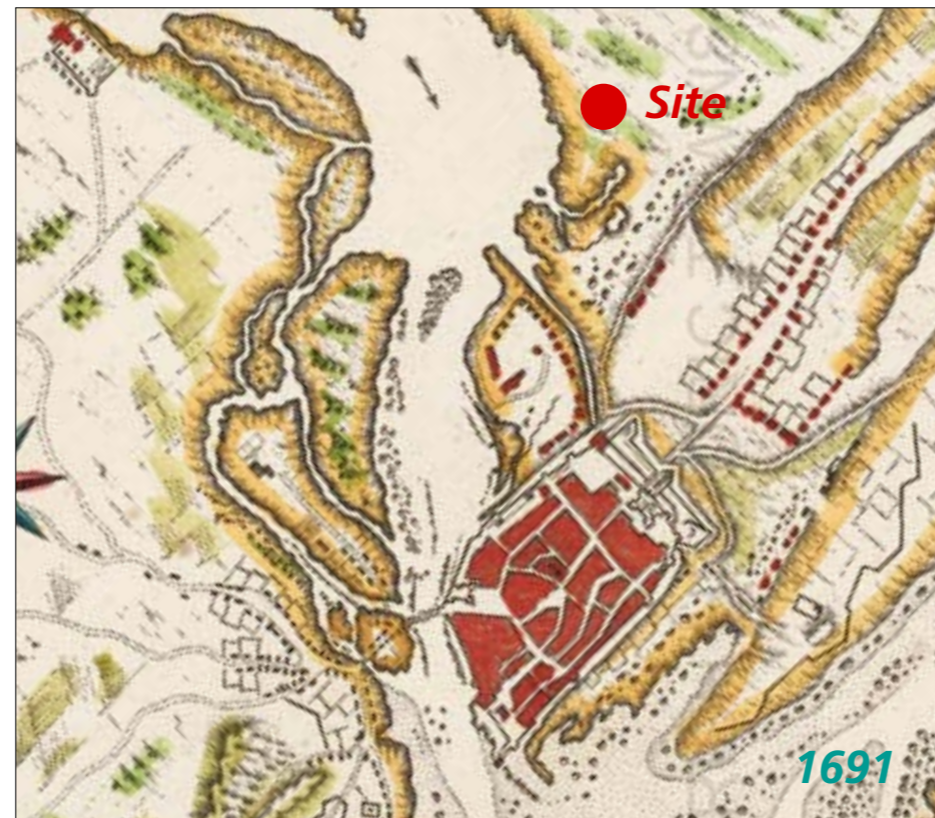
The project site is located just outside of Galway's Medieval Core, in low grounds near the Terryland River called Suckeen Bog.

An Bóthar Mór, the main road to Galway, which lies on higher grounds, is located to the south of the site.

#### Major Public Works during the 19th Century

The construction of an embankment along the River Corrib happened in the early 19th century and gave its name to Dyke Road.

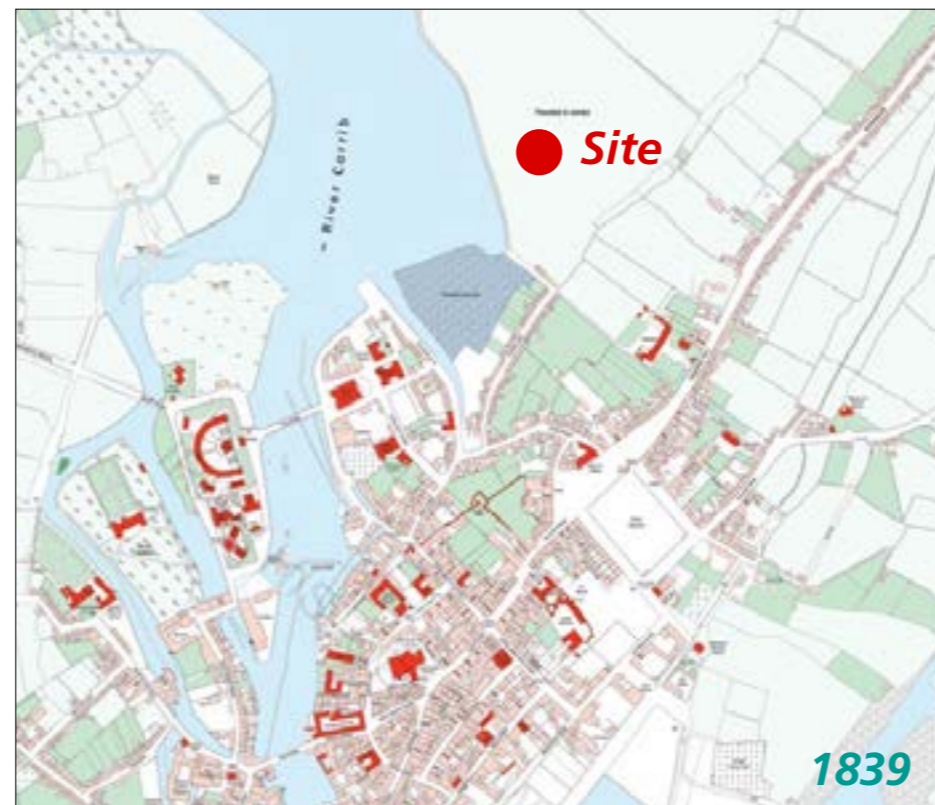
From that time, the Suckeen Bogs have gradually been reclaimed and built over.



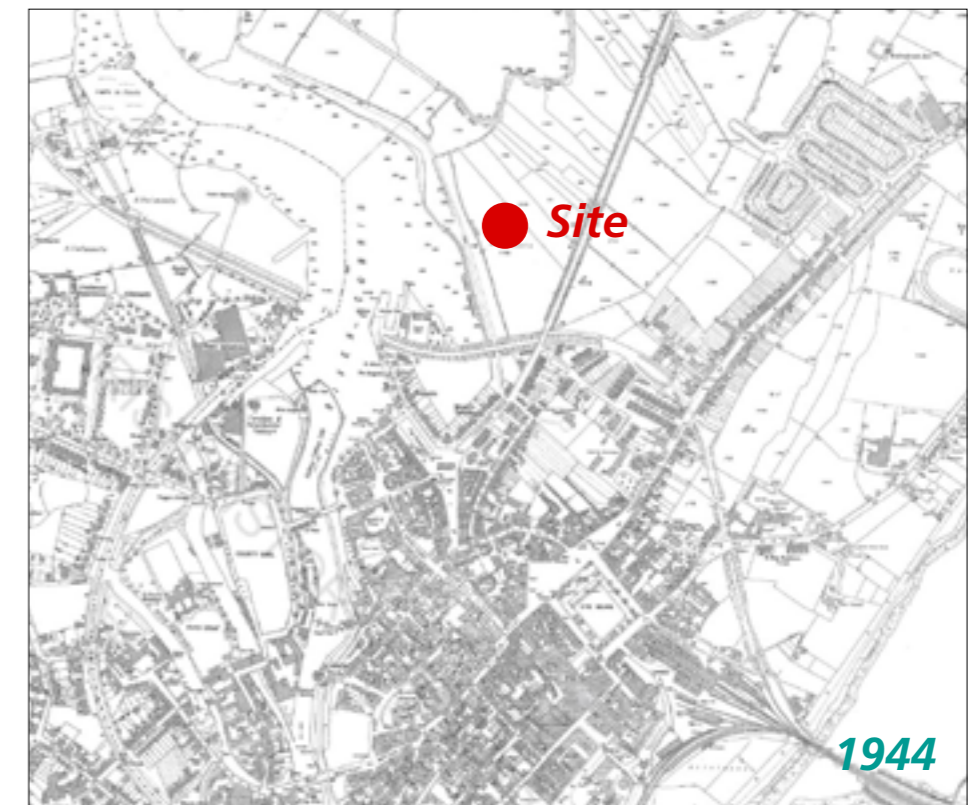
Source: National Library and National Archives, Map 18, from Irish Historic Towns Atlas, no. 28, Galway/Gaillimh (Royal Irish Academy, Dublin, 2016), Courtesy of the National Library of Ireland



Source: National Library and National Archives, Map 24, from Irish Historic Towns Atlas, no. 28, Galway/Gaillimh (Royal Irish Academy, Dublin, 2016)



Source: Map 2, Galway, 1839 from Irish Historic Towns Atlas, no. 28, Galway/Gaillimh (Royal Irish Academy, Dublin, 2016)



Source: Map 4, OS map of Galway, 1944 from Irish Historic Towns Atlas, no. 28, Galway/Gaillimh (Royal Irish Academy, Dublin, 2016)

## 2.2.2 Corrib River

- Corrib River - Sensitive Environment

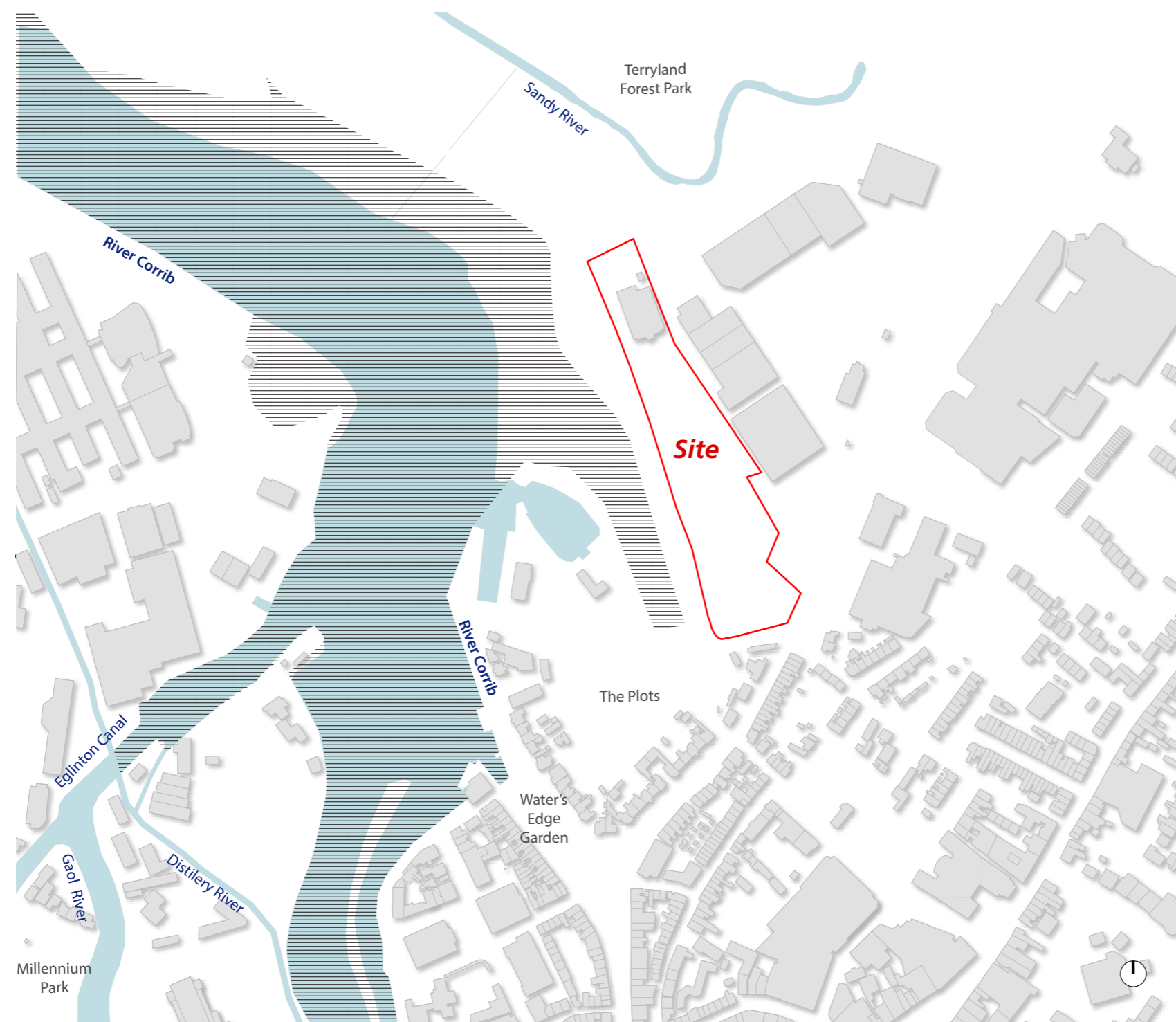


Fig. 14: River Corrib and Protection Areas

The River Corrib, as identified on the map opposite, is a sensitive ecological area. It is designated as a Special Area of Conservation (SAC) which is an area considered important for the habitats present or which holds species of plants and animals whose habitat needs protection.

South of the site is a Special Protection Area (SPA) in Lough Atalia. North west of the site is a Natural Heritage Area (pNHA).

### LEGEND



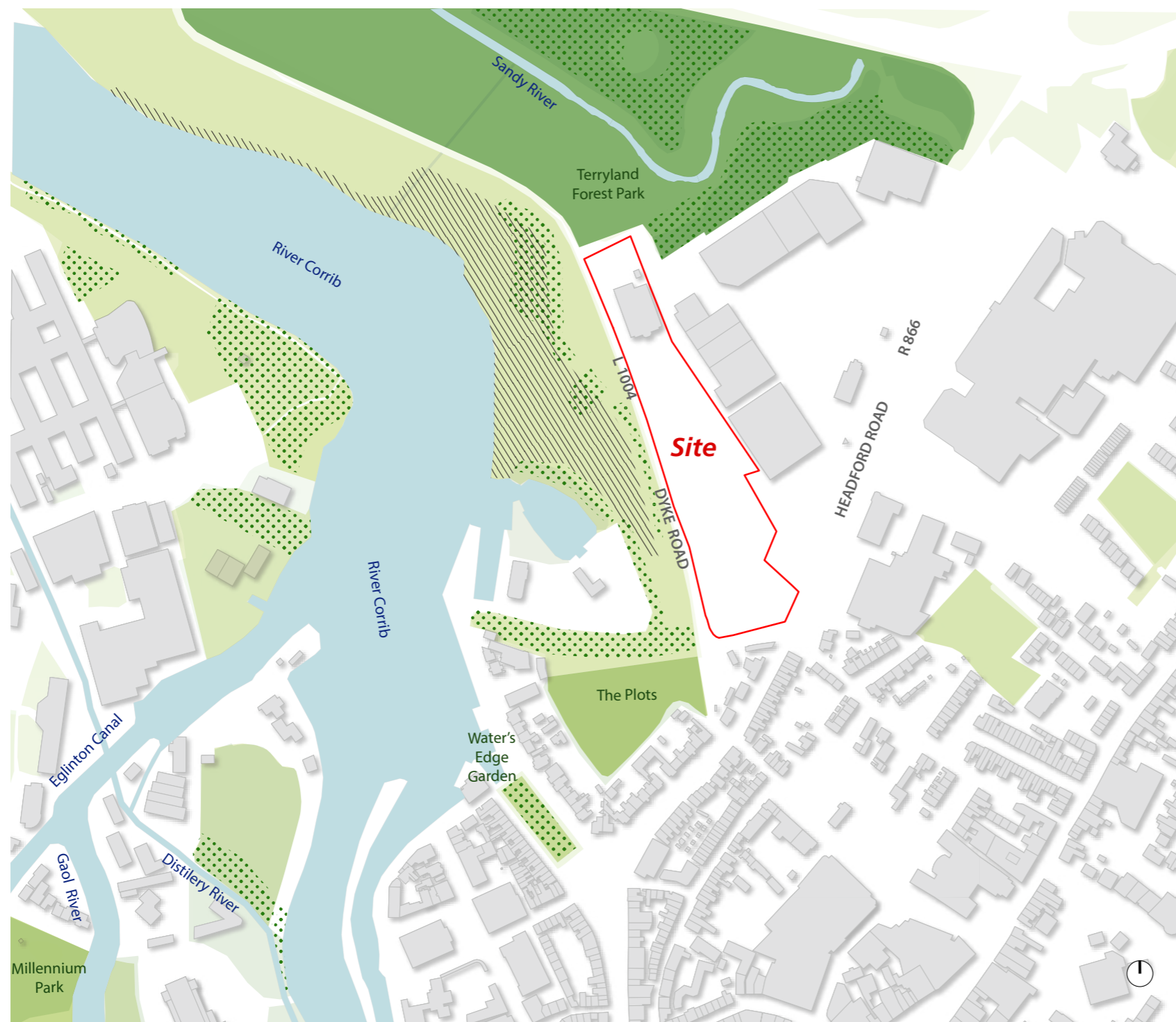
Site Boundary



Special Area of Conservation

## 2.2.3 Terryland Forest Park and Other Natural Infrastructure

- Terryland Forest Park and River Corrib Linear Park



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.

### LEGEND

<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span>	Site Boundary
<span style="display: inline-block; width: 15px; height: 10px; background-color: #2e7d32;"></span>	City parks
<span style="display: inline-block; width: 15px; height: 10px; background-color: #8bc34a;"></span>	Local Parks
<span style="display: inline-block; width: 15px; height: 10px; background-color: #c5e1a5;"></span>	Recreation and Amenity Green Open Space
<span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #ccc 2px, #ccc 4px);"></span>	Wetland/ Bog
<span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px dotted #2e7d32;"></span>	Woodland

Fig. 15: Natural Infrastructure

## 2.2.3 Terryland Forest Park and Other Natural Infrastructure

- River Corrib Linear Park and Terryland Forest Park



Fig. 16: Site Pictures

## 2.2.4 Land Use

- Retail, University and Town Centre at its Doorstep

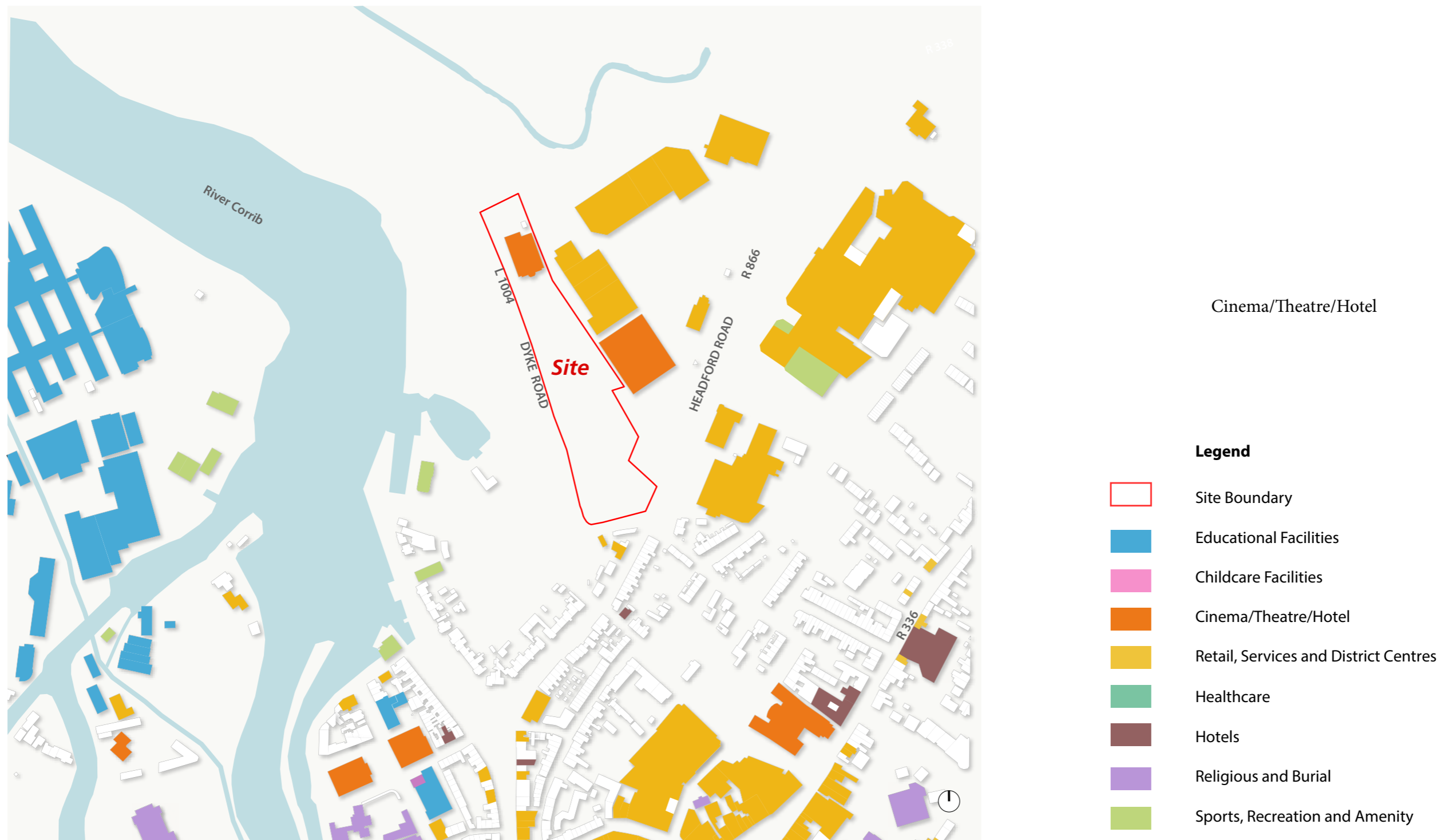


Fig. 17: Land Use

## 2.2.5 Townscape

- Building Height

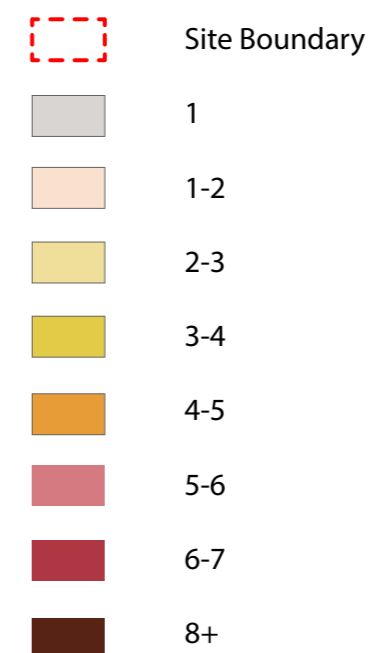


Fig. 18: Urban Grain and Building Height map (opposite)

## 2.2.5 Townscape

- Urban Grain and Massing



Fig. 19: Urban grain map

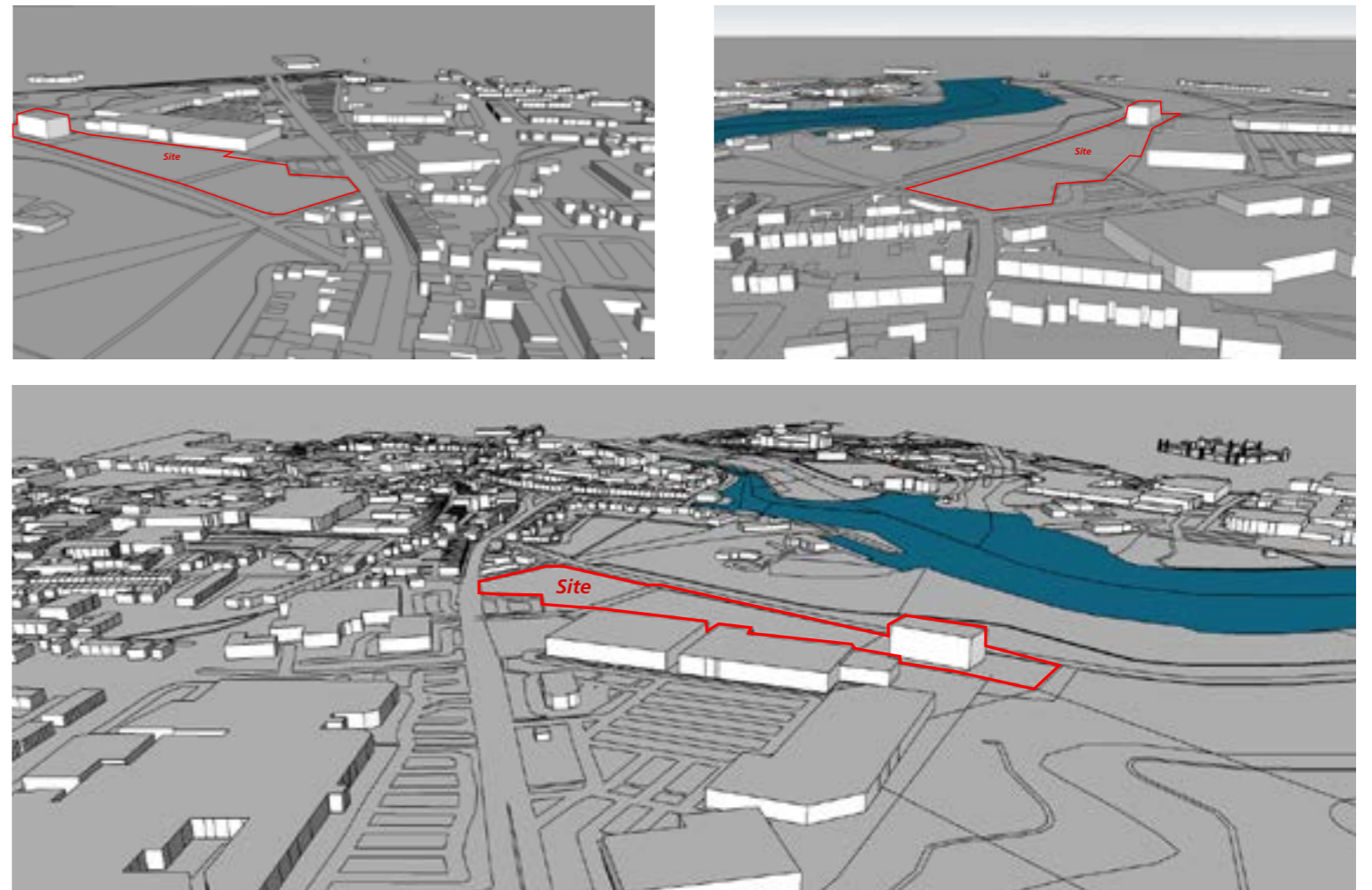
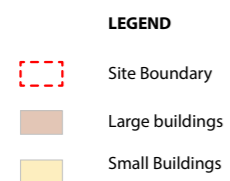


Fig. 20: 3D model: views from West, South and West.

## 2.2.5 Townscape

- Ground Floor Activation, Entrances, Permeability & Transparency



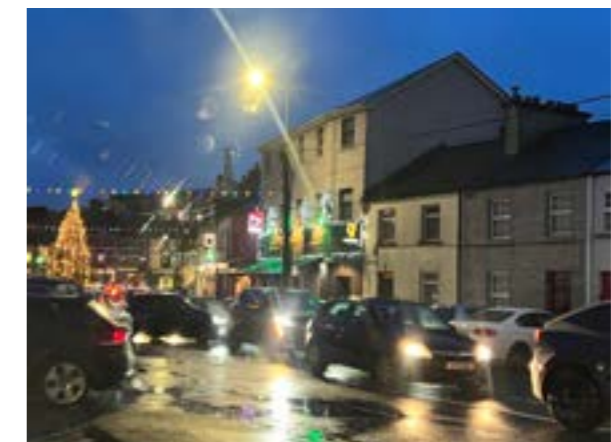
### LEGEND

- Site Boundary
- Blank Frontage
- Medium Active Frontage
- Active Frontage

Fig. 21: Ground Floor Activation map and pictures (opposite)

## 2.2.6 Public Realm

- Pedestrian Spaces, Squares and Parks



### LEGEND

- Site Boundary
- Key Public Realm Spaces
- City parks
- Local Parks
- Recreation and Amenity Green Open Space

Fig. 22: Public Realm map (above) and pictures (opposite)

## 2.2.6 Public Realm

- Public Realm Dedicated to Cars



Fig. 23: Space dedicated to cars and pictures (opposite)

Headford Road area and Galway Retail Park are Car Dominated Spaces.



## 2.2.7 Mobility

### • Pedestrian Movements



The site is located:

- 300m (3-minute walk) from Woodquay.
- 700m (7-minute walk) from Eyre Square.
- 800m (8-minute walk) from Ceannt Station.

#### LEGEND

- Site Boundary
- Existing Footways
- Possible New Links
- Signalised Pedestrian Crossing

Fig. 24: Pedestrian Movements

## 2.2.7 Mobility

- Cycle Access

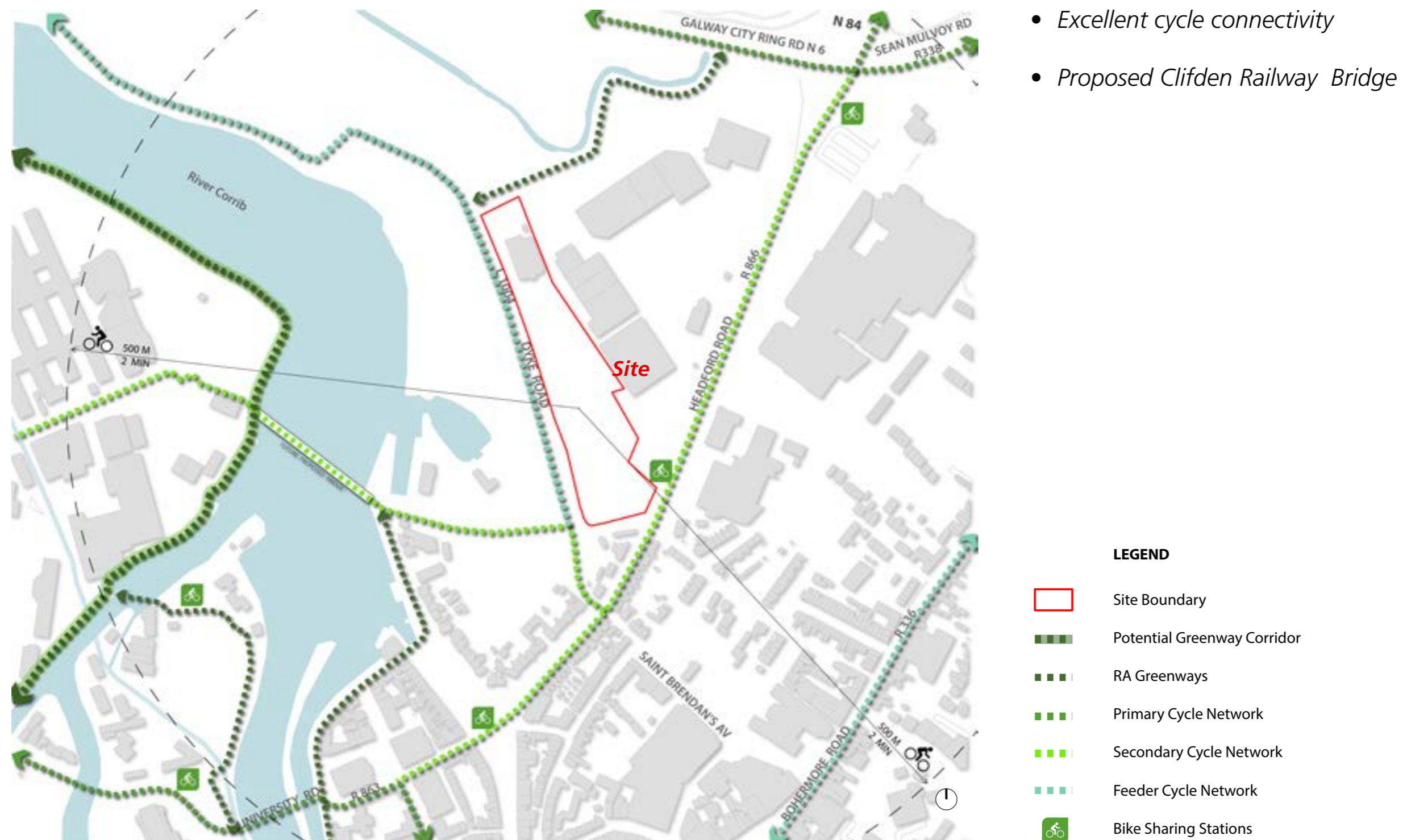


Fig. 25: Cycle Access

## 2.2.7 Mobility

### • Public Transport

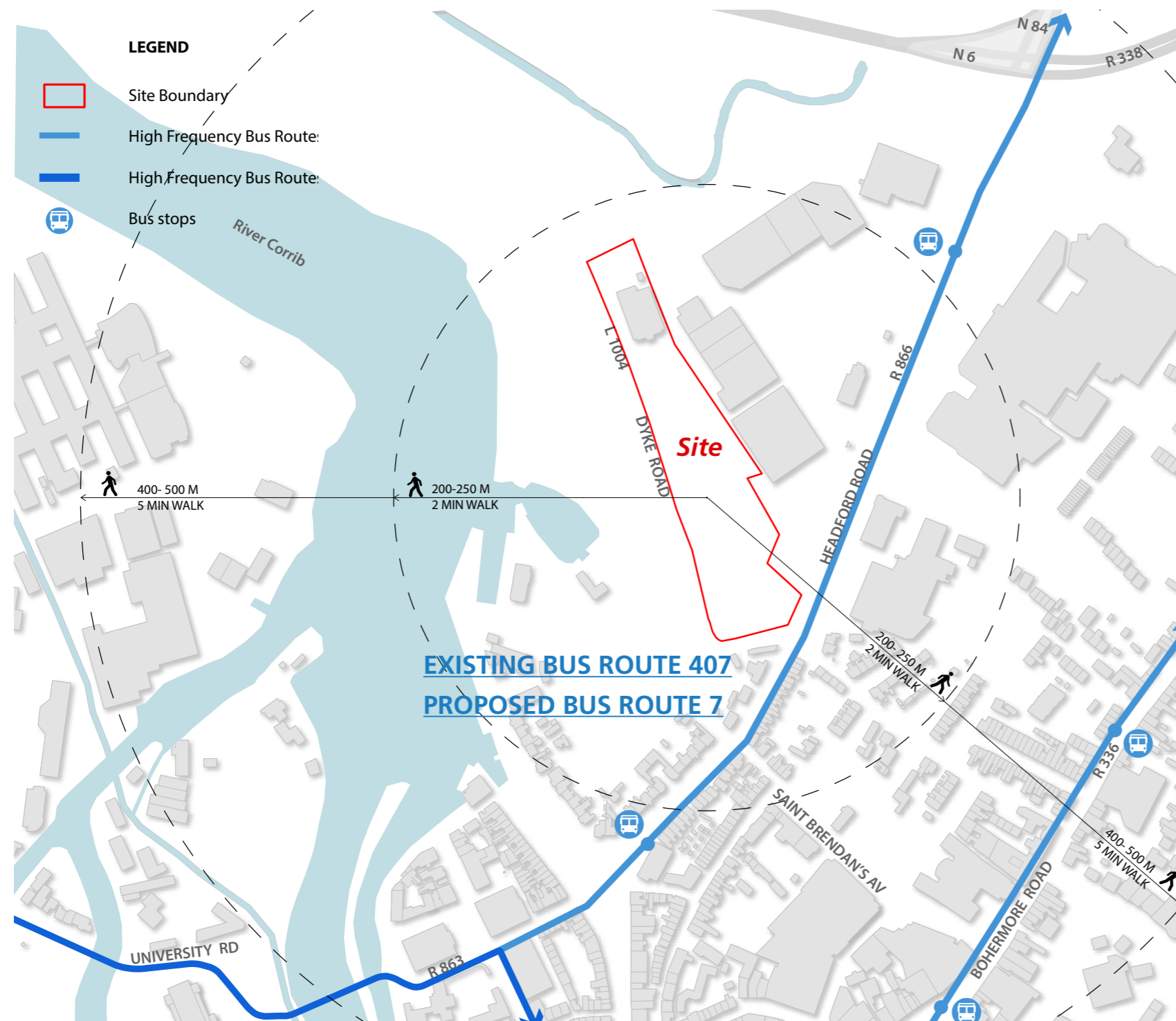


Fig. 26: Public Transport

- The site is located 300m (4-minute walk) from the closest bus stop (ID: 525411) at Woodquay Court.
- Route 407 services this bus stop. This route provides links to Ballinboyle, Headford Road, and Eyre Square with a 30 min frequency at peak time.
- The proposed Bus Connects Route 7 is planned for a 20minute frequency.
- Galway Ceannt Station is located 800m (11-minute walk) from the subject site. This station provides railway links to Ennis, Limerick, Cork, Athlone, and Dublin.



Fig. 27: Street Arrangement as part of BusConnect Works

## 2.2.7 Mobility

- Vehicular Access



Fig. 28: Vehicular Access