

# Appendix 1

## Consultation Outcomes







# Corrib Causeway - Consultation

## Corrib Causeway – Consultation and Stakeholder Engagement

In December 2024, the Land Development Agency published a Consultation and Stakeholder Engagement Report. This report documented the key themes which emerged from stakeholder engagement and consultation held between September 2023 and June 2024. The consultation activities comprised a series of meetings and workshops conducted over this period. Public submissions were also received by email and phone. The Consultation and Stakeholder Engagement Report can be viewed <https://lda.ie/projects/dyke-road-galway>.

## Purpose of Public Consultation and Stakeholder Engagement

In progressing 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.

Stakeholders vary and are diverse – the LDA is committed to finding resolutions that balance common concerns and reflect the wider public interest in a manner consistent with the goal to build sustainable, affordable / cost rental housing developments.

## Timeframe

A Consultation & Stakeholder Engagement Plan was developed in 2023 and a full public launch and consultation was undertaken in 2024. The below sets out the timeline to date:



There was significant interest in the Corrib Causeway project from the community.

## **Public Consultation & Engagement Results**

Over 150 people were directly engaged with (in person) during the consultation period which was reported as a positive experience for all. Others submitted their views, concerns, and suggestions via email and phone. The drop-in clinics were found to be a positive experience for the community, commercial and residential stakeholders, GCC and the LDA.

A summary of findings across a series of common themes is set out in the Consultation and Stakeholder Engagement Report and is presented under the key themes of Arts & Culture, Homes, Traffic and Connections, Environment & Sustainability, Community & Security, Environment & Sustainability and Local Business & Enterprise.

## **Consultation Outcomes**

The following sets out a summary of the themes raised during the consultation stages and the outcomes resulting within this planning application:

### ***Arts & Culture***

As the Black Box Theatre is presently located at the northern end of the Dyke Road site, the issue of its future and a wider discussion on arts and culture in Galway was a prominent theme. Several employees and artists associated with the Black Box Theatre attended the various drop-in clinics.

As part of this planning application, a Development Framework showing a vision for the regeneration of the entire Dyke Road Car Park site is shown. Phase 1 is a predominantly residential development subject of this application. The phase 2 site is

located to the south of the overall car park. This is to remain as an operational public car park in the short to medium term. Phase 2 would comprise civic, commercial and cultural uses. Regarding Phase 3, subject to an agreement and plan for the refurbishment or relocation of the Black Box theatre in a new purpose built facility, there is potential to develop an additional residential block overlooking Terryland Forest Park. In the meantime, the existing uses comprising the Black Box theatre will remain operational as normal.

There is presently no timeframe for delivery of phases 2 and 3. Galway City Council have committed to undertaking a cultural and arts audit for the city and hope to go to tender soon. This will help inform future plans for community and cultural uses and help determine a strategy regarding the Blackbox. Galway City Council are committed to engaging with interested parties regarding the future of the Blackbox.

### ***Housing/Homes***

Generally there was positive feedback regarding the proposal for affordable and social homes. There was mixed feedback on the heights proposed. One submission sought an increase in social housing and requested they be pepper potted throughout the development. Concern was raised regarding difficulty attaining insurance given proximity to the River Corrib.

The proposed development comprises 219 apartments, 90% are proposed as affordable cost-rental housing and 10% as social housing. An agreement in principle has been reached between the LDA and Galway City Council Housing Department in this regard. It is proposed that the social housing be located in a discrete block at Block A. These apartments will be tenure blind. The reason these apartments located in a central location is for easy of management and maintenance. This is the preferred solution

for GCC and LDA. The detail regarding the exact apartments and location proposed for social housing will be subject to an agreement to be discussed between both parties post receipt of planning permission.

### ***Traffic, Connections & Permeability***

Concern was raised regarding the loss of public car parking, loss of commuter parking and potential for overspill parking. Concern was raised about the loss of parking availability for a local bus service. Additional pedestrian crossings on Dyke Road were requested and concern was raised regarding traffic speed on the road.

This phase 1 application will necessitate the partial removal of the existing public car park. 164no. spaces will remain following the proposed development works. Approximately 390 spaces are to be removed for the phase 1 redevelopment. The application documentation includes a Traffic and Transport Assessment which includes an assessment of car park usage. It was found that the most heavily utilised area of the car park was the area to the south of the overall car park. The less utilised central and northern car park areas are proposed to be redeveloped in phase 1.

While the concern with reducing public parking is acknowledged, the site is identified for regeneration within the Development Plan and to do so necessitates the removal of a substantial tract of parking. The proposed development is focused on reducing car dependency for future residents and promotion of sustainable modes of transportation. The site also benefits from proximity to the Bus Connects Cross City Link which was recently granted planning permission and its route will pass along the Headford Road. A pedestrian crossing on the Dyke Road is proposed as part of the phase 1 development.

### ***Environment & Sustainability***

Feedback was received in relation to LDA's Sustainability Strategy, the importance of Terryland Forest Park, biodiversity protection. The National Parks and Wildlife Service welcomed the sustainability focus but also stressed bio-diversity sensitivity and the awareness of any impact on the Corrib River. Feedback was received in relation to local concerns regarding existing drainage issues as well subsidence.

The Corrib Causeway project is being developed in accordance with the LDA's Sustainability Strategy and key metrics include sustainable mobility, blue and green infrastructure and biodiversity net gain. The project scores well in biodiversity net gain due to its existing condition as an asphalt car park and due to proposed planting, open spaces, and SUDs measures. The submission of the NPWS is noted and has been considered by the project team. The LDA have engaged with Uisce Éireann regarding the feasibility of connection to foul water drainage systems and details of proposed works are contained in the enclosed AECOM Infrastructure Report. Regarding surface water, it is proposed to improve the existing run off rates and to incorporate SUDs measures to reduce the extent and speed of surface water run off into the existing system.

### ***Community/ Security***

There were concerns raised regarding apparent existing anti-social behaviour issues in the city and area and the potential for the proposed development to compound this.

The proposed development has been designed to reduce potential anti-social behaviour through lighting and passive overlooking. Active frontages are proposed to the south of the development at Block A through ground floor residential access and provision of a crèche. Public open space and a cycle route is proposed to the west of the along Dyke Road which will ensure activity and passive surveillance is provided to help prevent anti-social behaviour.

### ***Local Business and Enterprise***

Local business stakeholders were generally positive about the proposed development and potential increased customer base and footfall. Concerns were raised regarding the impact on construction, impact from existing and new pedestrian routes and removal of parking. Representatives from Cleveson Ltd., owners of the adjoining site where student accommodation was permitted, expressed concerns about the permeability and access to Headford Road from the retail park, along with public realm and effect on business concerns.

Details regarding proposed and future connections are contained with this Design Statement in Section 3. An Outline Construction Environmental Management Plan is submitted with the application. Should planning permission be granted, GCC & LDA will seek to appoint a contractor to carry out the phase 1 works. Adjoining stakeholders within the retail park will be kept informed regarding the proposed works. Measures to reduce construction impact will be employed as set out in the Outline CEMP.

### ***Next Steps***

Stakeholders are to be notified of submission of the phase 1 planning application where they will have a period of 6 weeks to make submissions under the statutory submission period to An Bord Pleanála. Subject to a grant of permission, further announcements will be made regarding the proposed construction.



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