

An Bord Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902

28th March 2025

Part X & XAB (Section 175 and 177AE) Planning Application

for a Proposed Residential Development for Phase 1 – Corrib Causeway – Dyke Road

Dear Sir/Madam,

We, Brock McClure Planning and Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, are acting on behalf of **Galway City Council, City Hall, College Road, Galway, H91 X4K8, in partnership with the Land Development Agency, 2nd Floor Ashford House, Tara Street, Dublin 2** to prepare and submit a planning application to An Bord Pleanála for a proposed new residential-led mixed-use development on lands located at **Dyke Road, Terryland, Galway.**

This planning application is made under Part X and XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended) (The Act). Planning applications where the Planning Authority, either in its own capacity or in partnership with another entity, proposes to carry out development within its functional area in which an Environmental Impact Assessment (EIAR) and Natura Impact Assessment (NIS) have been prepared. Such applications are made directly to An Bord Pleanála for assessment and decision.

The proposed development involves the construction of a new mixed-use residential development of 219 no. apartment units and a childcare facility (approx. 241 sqm) in the form of 1 no. new residential block (5 – 9 storeys over lower ground floor level) with associated car parking, bicycle parking, public and communal open spaces, and all ancillary works on a site area of 1.144 ha.

As per Article 249 of the Planning and Developments Regulations, 2001, as amended, 3 no. copies of the plans and particulars are issued to An Bord Pleanála. 1 no. soft copy is also enclosed, a USB in this case.

A copy of the application documentation (including EIAR and NIS) may also be viewed / inspected online at the following website: www.corribcausewaypart10.ie.

The planning application documentation, enclosed drawings, public notices, and application form have been prepared in accordance with the requirements of the Planning and Development Regulations, 2001 (as amended) and the Planning and Development Act, 2000 (as amended).

In addition, a copy of the planning application has been issued to the relevant prescribed bodies as set out under Article 121 of the Planning and Development Regulations, 2001 (as amended) as follows:



- An Chomhairle Ealaíon (The Arts Council)
- An Taisce
- Commission for Regulation of Utilities
- Córas Iompair Éireann
- Environmental Protection Agency
- Fáilte Ireland
- Galway City & County Childcare Committee
- Galway County Council
- Health and Safety Authority
- Health Service Executive
- Inland Fisheries Ireland
- Irish Aviation Authority
- Minister for Agriculture, Food and the Marine
- Minister of Education
- Minister of Environment, Climate and Communications
- Minister of Housing, Local Government and Heritage
- Minister of Tourism, Culture, Arts, Gaeltacht, Sport and Media
- National Transport Authority
- Northern and Western Regional Assembly
- Office of the Public Works
- The Heritage Council
- Transport Infrastructure Ireland
- Údarás na Gaeltachata
- Úisce Éireann
- Waterways Ireland

Please find enclosed the following supporting application documentation:

No.	Item	Responsible Consultant
Planning Admin and Enclosures		
1.	An Bord Pleanála Application Form for Strategic Infrastructure Development	BMC
2.	Site Notice erected 27 th March 2025	BMC
3.	Newspaper Notice published 27 th March 2025 in the Galway Advertiser	BMC
4.	Planning Report	BMC
5.	Social, Community and Cultural Infrastructure Audit	BMC
6.	Statement of Housing Mix	BMC
7.	EIAR Portal Confirmation Letter	Enviroguide
8.	Copy of Letters to Prescribed Bodies	BMC
9.	Letter of Consent from Galway City Council	GCC
10.	Letter of Support from Galway City Council	GCC
11.	Part V Letter	GCC
Architectural Drawings and Documents		
12.	OS Site Location Map	MOLA
13.	Proposed Site Layout Plan	MOLA
14.	Full Set of Architectural Drawings & Drawing Register	MOLA
15.	Development Framework	MOLA
16.	Architectural Design Statement	MOLA
17.	Universal Design Statement	MOLA





18.	Building Lifecycle Report	MOLA
19.	Schedule of Accommodation	MOLA
20.	Housing Quality Assessment	MOLA
21.	Shapefile – Site Location Drawing	MOLA
Engineering Drawings and Documents (Civil)		
22.	Engineering Drawings incl. Schedule of Drawings	AECOM
23.	Infrastructure Report	AECOM
24.	Site Specific Flood Risk Assessment <i>incl. Hydraulic Flood Modelling (ARUP) & Flood Emergency Plan and Evacuation Procedure Report (DCON) as appendices</i>	AECOM
Traffic & Transportation		
25.	Document Register	Punch
26.	Traffic & Transportation Assessment	Punch
27.	Public Transport Capacity Assessment	Punch
28.	Stage 1 Road Safety Audit	PMCE
29.	DMURS Compliance Statement	Punch
30.	Outline Mobility Management Plan	Punch
Landscape Architecture		
31.	Landscape Masterplan and Drawings incl. Drawing Register	Murray Landscape
32.	Landscape Design Statement	Murray Landscape
33.	Outline Landscape Specification and Management Plan	Murray Landscape
M&E and Sustainability		
34.	Lighting Impact Assessment Report incl. Public Lighting Layout Plan	HOB
35.	Preliminary Utilities Report for the Building Engineering Services & Drawings	HOB
36.	Energy Report	HOB
37.	Telecommunications Report	iSM
Environmental Documents / Other Inputs		
38.	Appropriate Assessment Screening Report	Scott Cawley
39.	Natura Impact Statement	Scott Cawley
40.	Climate Change Impact Assessment Report	Enviroguide
41.	Hydrological and Hydrogeological Risk Assessment Report	Enviroguide
42.	Water Framework Directive Assessment	Enviroguide
43.	Outline Construction & Environmental Management Plan	AECOM
44.	Outline Resource & Waste Management Plan	AECOM
45.	Operational Waste and Services Management Plan	AECOM
46.	Management Strategy Report	Savills
47.	Wind and Microclimate Study	IES
48.	Daylight and Sunlight Assessment Report	3D Design Bureau
49.	Verified Views and CGI Booklet	3D Design Bureau
Environmental Impact Assessment Report		
50.	Volume 1 - EIAR Non-Technical Summary	Enviroguide/ All





51.	Volume 2 - EIAR	Enviroguide / All
52.	Volume 3 - EIAR Appendices	Enviroguide / All
Planning Application Fee		
53.	ABP Fee Code: SA4: €30,000	EFT Receipt

We confirm that we are the acting agent for **Galway City Council in partnership with the Land Development Agency** and request that all future correspondence in relation to this matter be directed to our offices. If you have any queries, please do not hesitate to contact me directly.

Yours sincerely,

Linda McEllin

MRUP MIPI

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