



**Brock
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PLANNING & DEVELOPMENT CONSULTANTS

63 York Road,
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Planning Department,
An Chomhairle Ealaíon,
70 Merrion Square S,
Dublin 2,
D02 NY52

[via email: planning@artscouncil.ie]

27th 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 & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

This planning application is made under Part X and Part XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended). 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 development as described in the public notices is set out below:

“The proposed development will consist of the construction of a new residential development of 219 no. apartment units and a childcare facility (approx. 241 sq m) 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.

The proposed development will provide for:

- a) 219 no. residential apartment units (109 no. 1-bedroom units, 100 no. 2-bedroom units and 10 no. 3-bedroom units) each with an associated private open space area in the form of a balcony/terrace.
- b) A raised pedestrian boardwalk along the western elevation of the proposed building.
- c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children's play area and outdoor sports equipment.
- d) A childcare facility (approx. 241 sq m) at ground floor level with dedicated external play area (approx. 61 sqm) at surface level.



- e) A total of 33 no. new car parking spaces at surface level to serve the proposed residential development (including 2 no. accessible spaces). In addition, 2 no. set down / drop off spaces are proposed to serve the childcare facility.
- f) A total of 465 no. bicycle parking spaces to include 330 no. standard residential spaces, 100 no. visitor spaces, 25 no. cargo bicycle spaces and 10 no. bicycle parking spaces dedicated for the childcare facility staff, all at surface / lower ground floor level.
- g) Vehicular access to serve the development is proposed via Dyke Road at 2 no. new locations along the western site boundary (to the north west and south west of the main development site). Pedestrian and Cyclist access is also proposed throughout the site via Dyke Road and a new pedestrian crossing is also delivered at Dyke Road. The proposed development will extinguish the existing pedestrian connection between Galway Retail Park and the subject site as part of wider proposals for local improvements to permeability.
- h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.
- i) The extinguishment of the main existing vehicular entrance serving Car Park 1 and Car Park 2 at Dyke Road with provision made for a new vehicular access point (to the south of the main development site) to facilitate continued access to existing Car Park 2 and the remaining car parking spaces (165 no.).
- j) The removal of existing bring bank facilities including 2 no. clothing banks and 8 no. bottle banks from Dyke Road.
- k) 2 no. telecommunications lattice towers (overall height 6.45 m and 7.67 m) affixed to the rooftop supporting 9 no. 2m 2G/3G/4G antennas; 9 no. 0.8m 5G antennas; 6 no. 0.3m microwave transmission links; together with all associated telecommunications equipment and cabinets. The proposed overall building height including the telecommunications towers is approx. 38.18 m (+43.18 AOD).

The development will also provide for all associated site development works, infrastructure, excavation and clearance works including decommissioning the existing Black Box Theatre waste water pumping station, provision for a new pumping station complete with below ground emergency storage, all boundary treatment/retaining walls, public lighting, internal roads and pathways, ESB substations, switch rooms, water tank rooms, cleaner store and WC, meter rooms, facilities management office, parcel store, comms rooms, plant room, generator room / associated plant space, bin storage, bicycle stores, hard and soft landscaping, play equipment, below ground attenuation tanks, nature based SUDs features, green roofs, roof plant, new and replacement site services and connections for foul drainage, surface water drainage and water supply.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

The application documentation including the Environmental Impact Assessment Report and the Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from Tuesday 1st April 2025 to Monday 12th May 2025** at the following locations:

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Linda McEllin

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[via email: planning@antaisce.org
Cc advocacyqueries@antaisce.org]

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Commission for Regulation of Utilities
Planning Department,
The Grain House,
The Exchange,
Belgard Square North,
Dublin 24,
D24PXW0

[via email: planning@cru.ie]

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CIÉ Group Property Department,
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Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours sincerely,

Linda McEllin

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Environmental Protection Agency
PO Box 3000,
Johnstown Castle,
Co. Wexford,
Y35 W821

[via email: eiaplanning@epa.ie]

27th 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 & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

This planning application is made under Part X and Part XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended). 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 development as described in the public notices is set out below:

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The proposed development will provide for:

- a) 219 no. residential apartment units (109 no. 1-bedroom units, 100 no. 2-bedroom units and 10 no. 3-bedroom units) each with an associated private open space area in the form of a balcony/terrace.
- b) A raised pedestrian boardwalk along the western elevation of the proposed building.
- c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children’s play area and outdoor sports equipment.
- d) A childcare facility (approx. 241 sq m) at ground floor level with dedicated external play area (approx. 61 sqm) at surface level.



- e) A total of 33 no. new car parking spaces at surface level to serve the proposed residential development (including 2 no. accessible spaces). In addition, 2 no. set down / drop off spaces are proposed to serve the childcare facility.
- f) A total of 465 no. bicycle parking spaces to include 330 no. standard residential spaces, 100 no. visitor spaces, 25 no. cargo bicycle spaces and 10 no. bicycle parking spaces dedicated for the childcare facility staff, all at surface / lower ground floor level.
- g) Vehicular access to serve the development is proposed via Dyke Road at 2 no. new locations along the western site boundary (to the north west and south west of the main development site). Pedestrian and Cyclist access is also proposed throughout the site via Dyke Road and a new pedestrian crossing is also delivered at Dyke Road. The proposed development will extinguish the existing pedestrian connection between Galway Retail Park and the subject site as part of wider proposals for local improvements to permeability.
- h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.
- i) The extinguishment of the main existing vehicular entrance serving Car Park 1 and Car Park 2 at Dyke Road with provision made for a new vehicular access point (to the south of the main development site) to facilitate continued access to existing Car Park 2 and the remaining car parking spaces (165 no.).
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Linda McEllin

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linda@brockmcclure.ie

01 559 3859



Fáilte Ireland
88-95 Amiens Street,
Dublin 1,
D01 WR86

[via email: planning.applications@failteireland.ie]

27th 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 & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

This planning application is made under Part X and Part XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended). 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.

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- h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.
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Galway City & Council Childcare Committee
9b, Liosban Retail Centre,
Tuam Road,
Galway,
H91 Y6D2

[via email: mail@galwaychildcare.com]

27th March 2025

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

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

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Galway County Council
Planning Department,
Áras an Chontae,
Prospect Hill,
Galway,
H191H6KX

[via email: planning@galwaycoco.ie]

27th March 2025

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

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

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Yours sincerely,

Linda McEllin

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Health and Safety Authority
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Dublin 1,
D01 KoY8

[via email: tara_horigan@hsa.ie]

27th 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 & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

This planning application is made under Part X and Part XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended). 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.

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[via email: philip.mannion@hse.ie]

27th 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 & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

This planning application is made under Part X and Part XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended). 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.

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- b) A raised pedestrian boardwalk along the western elevation of the proposed building.
- c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children’s play area and outdoor sports equipment.
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[via email: galway@fisheriesireland.ie]

27th March 2025

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Irish Aviation Authority
The Times Building,
11-12 D'Olier Street,
Dublin 2,
D02 T449

[via email: planning@iaa.ie]

27th 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 & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

This planning application is made under Part X and Part XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended). 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 development as described in the public notices is set out below:

“The proposed development will consist of the construction of a new residential development of 219 no. apartment units and a childcare facility (approx. 241 sq m) 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.

The proposed development will provide for:

- a) 219 no. residential apartment units (109 no. 1-bedroom units, 100 no. 2-bedroom units and 10 no. 3-bedroom units) each with an associated private open space area in the form of a balcony/terrace.
- b) A raised pedestrian boardwalk along the western elevation of the proposed building.
- c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children's play area and outdoor sports equipment.
- d) A childcare facility (approx. 241 sq m) at ground floor level with dedicated external play area (approx. 61 sqm) at surface level.



- e) A total of 33 no. new car parking spaces at surface level to serve the proposed residential development (including 2 no. accessible spaces). In addition, 2 no. set down / drop off spaces are proposed to serve the childcare facility.
- f) A total of 465 no. bicycle parking spaces to include 330 no. standard residential spaces, 100 no. visitor spaces, 25 no. cargo bicycle spaces and 10 no. bicycle parking spaces dedicated for the childcare facility staff, all at surface / lower ground floor level.
- g) Vehicular access to serve the development is proposed via Dyke Road at 2 no. new locations along the western site boundary (to the north west and south west of the main development site). Pedestrian and Cyclist access is also proposed throughout the site via Dyke Road and a new pedestrian crossing is also delivered at Dyke Road. The proposed development will extinguish the existing pedestrian connection between Galway Retail Park and the subject site as part of wider proposals for local improvements to permeability.
- h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.
- i) The extinguishment of the main existing vehicular entrance serving Car Park 1 and Car Park 2 at Dyke Road with provision made for a new vehicular access point (to the south of the main development site) to facilitate continued access to existing Car Park 2 and the remaining car parking spaces (165 no.).
- j) The removal of existing bring bank facilities including 2 no. clothing banks and 8 no. bottle banks from Dyke Road.
- k) 2 no. telecommunications lattice towers (overall height 6.45 m and 7.67 m) affixed to the rooftop supporting 9 no. 2m 2G/3G/4G antennas; 9 no. 0.8m 5G antennas; 6 no. 0.3m microwave transmission links; together with all associated telecommunications equipment and cabinets. The proposed overall building height including the telecommunications towers is approx. 38.18 m (+43.18 AOD).

The development will also provide for all associated site development works, infrastructure, excavation and clearance works including decommissioning the existing Black Box Theatre waste water pumping station, provision for a new pumping station complete with below ground emergency storage, all boundary treatment/retaining walls, public lighting, internal roads and pathways, ESB substations, switch rooms, water tank rooms, cleaner store and WC, meter rooms, facilities management office, parcel store, comms rooms, plant room, generator room / associated plant space, bin storage, bicycle stores, hard and soft landscaping, play equipment, below ground attenuation tanks, nature based SUDs features, green roofs, roof plant, new and replacement site services and connections for foul drainage, surface water drainage and water supply.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

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The application (including EIAR and NIS) may also be viewed/downloaded at the following website www.corribcausewaypart10.ie.

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Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours sincerely,

Linda McEllin

MRUP MIPI

linda@brockmcclure.ie

01 559 3859





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Department of Agriculture, Food and the Marine
Agriculture House,
Kildare Street,
D02 WK12

[via email: info@agriculture.gov.ie]

27th March 2025

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

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

Dear Martin Heydon,

We, Brock McClure Planning & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

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Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours sincerely,

Linda McEllin

MRUP MIPI

linda@brockmcclure.ie

01 559 3859





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Minister's Office,
Department of Environment,
Climate and Communications,
29-31 Adelaide Road,
Dublin 2,
D02 X285

[via email: customer.service@decc.gov.ie]

27th March 2025

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

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

Dear Darragh O'Brien,

We, Brock McClure Planning & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

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- d) A childcare facility (approx. 241 sq m) at ground floor level with dedicated external play area (approx. 61 sqm) at surface level.
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- h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.
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Yours sincerely,

Linda McEllin

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D01 RC96

[via email: info@education.gov.ie]

27th March 2025

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

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

Dear Helen McEntee,

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Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also be made through the Board's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>) to be received on or before 5.30 p.m. on **Monday 12th May 2025** relating to:





(i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned;

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Should you have any queries in relation to the planning application, please do not hesitate to contact the undersigned.

Yours sincerely,

Linda McEllin

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Minister's Office,
Department of Housing,
Local Government and Heritage,
Custom House,
Dublin,
D01 W6X0

[via email: minister@housing.gov.ie]

27th March 2025

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

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

Dear James O'Brien,

We, Brock McClure Planning & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

This planning application is made under Part X and Part XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended). 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 development as described in the public notices is set out below:

"The proposed development will consist of the construction of a new residential development of 219 no. apartment units and a childcare facility (approx. 241 sq m) 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.

The proposed development will provide for:

- a) 219 no. residential apartment units (109 no. 1-bedroom units, 100 no. 2-bedroom units and 10 no. 3-bedroom units) each with an associated private open space area in the form of a balcony/terrace.
- b) A raised pedestrian boardwalk along the western elevation of the proposed building.
- c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children's play area and outdoor sports equipment.
- d) A childcare facility (approx. 241 sq m) at ground floor level with dedicated external play area (approx. 61 sqm) at surface level.



- e) A total of 33 no. new car parking spaces at surface level to serve the proposed residential development (including 2 no. accessible spaces). In addition, 2 no. set down / drop off spaces are proposed to serve the childcare facility.
- f) A total of 465 no. bicycle parking spaces to include 330 no. standard residential spaces, 100 no. visitor spaces, 25 no. cargo bicycle spaces and 10 no. bicycle parking spaces dedicated for the childcare facility staff, all at surface / lower ground floor level.
- g) Vehicular access to serve the development is proposed via Dyke Road at 2 no. new locations along the western site boundary (to the north west and south west of the main development site). Pedestrian and Cyclist access is also proposed throughout the site via Dyke Road and a new pedestrian crossing is also delivered at Dyke Road. The proposed development will extinguish the existing pedestrian connection between Galway Retail Park and the subject site as part of wider proposals for local improvements to permeability.
- h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.
- i) The extinguishment of the main existing vehicular entrance serving Car Park 1 and Car Park 2 at Dyke Road with provision made for a new vehicular access point (to the south of the main development site) to facilitate continued access to existing Car Park 2 and the remaining car parking spaces (165 no.).
- j) The removal of existing bring bank facilities including 2 no. clothing banks and 8 no. bottle banks from Dyke Road.
- k) 2 no. telecommunications lattice towers (overall height 6.45 m and 7.67 m) affixed to the rooftop supporting 9 no. 2m 2G/3G/4G antennas; 9 no. 0.8m 5G antennas; 6 no. 0.3m microwave transmission links; together with all associated telecommunications equipment and cabinets. The proposed overall building height including the telecommunications towers is approx. 38.18 m (+43.18 AOD).

The development will also provide for all associated site development works, infrastructure, excavation and clearance works including decommissioning the existing Black Box Theatre waste water pumping station, provision for a new pumping station complete with below ground emergency storage, all boundary treatment/retaining walls, public lighting, internal roads and pathways, ESB substations, switch rooms, water tank rooms, cleaner store and WC, meter rooms, facilities management office, parcel store, comms rooms, plant room, generator room / associated plant space, bin storage, bicycle stores, hard and soft landscaping, play equipment, below ground attenuation tanks, nature based SUDs features, green roofs, roof plant, new and replacement site services and connections for foul drainage, surface water drainage and water supply.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

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Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
23 Kildare Street,
Dublin 2,
D02 TD30

[via email: ministers.office@tcagsm.gov.ie]

27th March 2025

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

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

Dear Patrick O'Donovan,

We, Brock McClure Planning & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

This planning application is made under Part X and Part XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended). 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.

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The proposed development will provide for:

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- h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.
- i) The extinguishment of the main existing vehicular entrance serving Car Park 1 and Car Park 2 at Dyke Road with provision made for a new vehicular access point (to the south of the main development site) to facilitate continued access to existing Car Park 2 and the remaining car parking spaces (165 no.).
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- k) 2 no. telecommunications lattice towers (overall height 6.45 m and 7.67 m) affixed to the rooftop supporting 9 no. 2m 2G/3G/4G antennas; 9 no. 0.8m 5G antennas; 6 no. 0.3m microwave transmission links; together with all associated telecommunications equipment and cabinets. The proposed overall building height including the telecommunications towers is approx. 38.18 m (+43.18 AOD).

The development will also provide for all associated site development works, infrastructure, excavation and clearance works including decommissioning the existing Black Box Theatre waste water pumping station, provision for a new pumping station complete with below ground emergency storage, all boundary treatment/retaining walls, public lighting, internal roads and pathways, ESB substations, switch rooms, water tank rooms, cleaner store and WC, meter rooms, facilities management office, parcel store, comms rooms, plant room, generator room / associated plant space, bin storage, bicycle stores, hard and soft landscaping, play equipment, below ground attenuation tanks, nature based SUDs features, green roofs, roof plant, new and replacement site services and connections for foul drainage, surface water drainage and water supply.

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Yours sincerely,

Linda McEllin

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linda@brockmcclure.ie

01 559 3859





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63 York Road,
Dun Laoghaire,
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National Transport Authority
Planning Department,
Dún Scéine,
Harcourt Lane,
Dublin 2,
D02 WT20

[via email: planning@nationaltransport.ie]

27th 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 & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

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- c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children's play area and outdoor sports equipment.



- d) A childcare facility (approx. 241 sq m) at ground floor level with dedicated external play area (approx. 61 sqm) at surface level.
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Northern & Western Regional Assembly
Dillon House
Ballaghaderreen
Co. Roscommon
F45 WY26

[via email: info@nwra.ie]

27th March 2025

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

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

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Linda McEllin

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Office of the Public Works
Jonathan Swift Street,
Trim,
Co. Meath,
C15 NX36

[via email: info@opw.ie]

27th 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 & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

This planning application is made under Part X and Part XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended). 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.

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The Heritage Council
Áran na hOidreachta,
Church Lane,
Kilkenny,
R95 X264

[via email: planning@heritagecouncil.ie]

27th 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 & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

This planning application is made under Part X and Part XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended). 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.

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- c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children’s play area and outdoor sports equipment.
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Land Use Planning,
Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

[via email: landuseplanning@tii.ie]

27th March 2025

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

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**Brock
McClure**

PLANNING & DEVELOPMENT CONSULTANTS

63 York Road,
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Galway Regional Office
Údarás na Gaeltachta
Na Forbacha
Co. na Gaillimhe

[via email: gaillimh@udaras.ie]

27th 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 & 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, D02 VX67**, to prepare and submit a planning application to An Bord Pleanála for a proposed new residential development on Galway City Council owners lands of approx. 1.144 ha located at **Dyke Road, Terryland, Galway**.

This planning application is made under Part X and Part XAB Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended). 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 development as described in the public notices is set out below:

“The proposed development will consist of the construction of a new residential development of 219 no. apartment units and a childcare facility (approx. 241 sq m) 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.

The proposed development will provide for:

- a) 219 no. residential apartment units (109 no. 1-bedroom units, 100 no. 2-bedroom units and 10 no. 3-bedroom units) each with an associated private open space area in the form of a balcony/terrace.
- b) A raised pedestrian boardwalk along the western elevation of the proposed building.
- c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children's play area and outdoor sports equipment.
- d) A childcare facility (approx. 241 sq m) at ground floor level with dedicated external play area (approx. 61 sqm) at surface level.



- e) A total of 33 no. new car parking spaces at surface level to serve the proposed residential development (including 2 no. accessible spaces). In addition, 2 no. set down / drop off spaces are proposed to serve the childcare facility.
- f) A total of 465 no. bicycle parking spaces to include 330 no. standard residential spaces, 100 no. visitor spaces, 25 no. cargo bicycle spaces and 10 no. bicycle parking spaces dedicated for the childcare facility staff, all at surface / lower ground floor level.
- g) Vehicular access to serve the development is proposed via Dyke Road at 2 no. new locations along the western site boundary (to the north west and south west of the main development site). Pedestrian and Cyclist access is also proposed throughout the site via Dyke Road and a new pedestrian crossing is also delivered at Dyke Road. The proposed development will extinguish the existing pedestrian connection between Galway Retail Park and the subject site as part of wider proposals for local improvements to permeability.
- h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.
- i) The extinguishment of the main existing vehicular entrance serving Car Park 1 and Car Park 2 at Dyke Road with provision made for a new vehicular access point (to the south of the main development site) to facilitate continued access to existing Car Park 2 and the remaining car parking spaces (165 no.).
- j) The removal of existing bring bank facilities including 2 no. clothing banks and 8 no. bottle banks from Dyke Road.
- k) 2 no. telecommunications lattice towers (overall height 6.45 m and 7.67 m) affixed to the rooftop supporting 9 no. 2m 2G/3G/4G antennas; 9 no. 0.8m 5G antennas; 6 no. 0.3m microwave transmission links; together with all associated telecommunications equipment and cabinets. The proposed overall building height including the telecommunications towers is approx. 38.18 m (+43.18 AOD).

The development will also provide for all associated site development works, infrastructure, excavation and clearance works including decommissioning the existing Black Box Theatre waste water pumping station, provision for a new pumping station complete with below ground emergency storage, all boundary treatment/retaining walls, public lighting, internal roads and pathways, ESB substations, switch rooms, water tank rooms, cleaner store and WC, meter rooms, facilities management office, parcel store, comms rooms, plant room, generator room / associated plant space, bin storage, bicycle stores, hard and soft landscaping, play equipment, below ground attenuation tanks, nature based SUDs features, green roofs, roof plant, new and replacement site services and connections for foul drainage, surface water drainage and water supply.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

The application documentation including the Environmental Impact Assessment Report and the Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from Tuesday 1st April 2025 to Monday 12th May 2025** at the following locations:

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(i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned;

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Yours sincerely,

Linda McEllin

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D01 NP86

[via email: planning@water.ie]

27th March 2025

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- c) Open Space (approx. 2,778 sq m) is proposed in the form of (a) public open space (approx. 1,183 sq m) to the west of the proposed building fronting on to Dyke Road accommodating outdoor seating, planting, a sunken garden and pedestrian pathways and connections; and (b) communal open space (approx. 1,605 sq m) to the east of the proposed building in the form of a courtyard including outdoor seating, planting, a children’s play area and outdoor sports equipment.
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- h) The removal of 389 no. existing car parking spaces (311 no. from Car Park 1 and 78 no. from Car Park 2) is proposed to provide for the new development. An overall total of 165 no. existing car parking spaces will be maintained in Car Park 2.
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Waterways Ireland
Floor 2 Block C,
Ashtown,
Navan Road,
Dublin 15,
D15 Y3EK

[via email: corporate@waterways.org]

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