

An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	S175 and S177AE of the Planning and Development Act 2000 (as amended)
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2. **Applicant:**

Name of Applicant:	Galway City Council in partnership with the Land Development Agency
Address:	Galway City Council Land Development Agency, City Hall, 2 nd Floor Ashford House, College Road, Tara Street, Galway Dublin 2 H91 X4K8. D02 VX67.
Telephone No:	086 107 9698
Email Address (if any):	nobyne@lda.ie

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	N/A
Registered Address (of company)	N/A
Company Registration No.	N/A
Telephone No.	N/A
Email Address (if any)	N/A

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Linda McEllin
Address:	Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin
Telephone No.	01 559 3859
Mobile No. (if any)	087 630 1678
Email address (if any)	linda@brockmcclure.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [☒] No: [☐]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Niall O’Byrne

nobyrne@lda.ie

086 107 9698

5. Person responsible for preparation of Drawings and Plans:

Name:	Ralph Bingham
Firm / Company:	MOLA Architecture
Address:	2 Donnybrook Road, Dublin, D04 NN50
Telephone No:	01 218 3900
Mobile No:	086 604 2081
Email Address (if any):	ralph@mola.ie

Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.

We refer to the accompanying cover letter and accompanying schedules of drawings for a list of enclosures.

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Dyke Road, Terryland, Galway. The site is bounded by the Black Box Theatre to the north; an existing car park to the south; Dyke Road to the west; and Galway Retail Park to the east.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	X,Y = 529857.70525, 725946.66295 Sheets = 3345-23, 3408-03	
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p>A CAD file in .dwg format is provided for application site boundary in the accompanying USB digital submission format.</p>		
Area of site to which the application relates in hectares	1.144 ha	
Site zoning in current Development Plan for the area:	'CI – Enterprise, Light Industry and Commercial'	
Existing use of the site & proposed use of the site:	<p>Existing Use: Surface Car Park</p> <p>Proposed Use: Mixed-use residential-led development including a childcare facility</p>	
Name of the Planning Authority(s) in whose functional area the site is situated:	Galway City Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner X	Occupier
	Other	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Galway City Council are the full site owner and the Land Development Agency are working in partnership with the Planning Authority.		
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
N/A		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Galway City Council owns adjoining / abutting / adjacent lands. Please refer to the accompanying Site Location Map for details on the application and adjoining ownership boundaries.		

8. Site History:

Details regarding site history (if known):
<p>Has the site in question ever, to your knowledge, been flooded?</p> <p>Yes: [] No: [X]</p> <p>If yes, please give details e.g. year, extent:</p> <p>Are you aware of previous uses of the site e.g. dumping or quarrying?</p> <p>Yes: [] No: [X]</p> <p>If yes, please give details:</p>

Are you aware of any valid planning applications previously made in respect of this land / structure?		
Yes: [] No: [X]		
If yes, please state planning register reference number(s) of same if known and details of applications		
Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
N/A	N/A	N/A
If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.		
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?		
Yes: [] No:[X]		
If yes please specify		
An Bord Pleanála Reference No.: _____ N/A_____		

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p><i>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.</i></p> <p><i>The proposed development will provide for:</i></p> <ul style="list-style-type: none"> <i>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.</i> <i>b) A raised pedestrian boardwalk along the western elevation of the proposed building.</i> <i>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.</i> <i>d) A childcare facility (approx. 241 sq m) at ground floor level with dedicated external play area (approx. 61 sqm) at surface level.</i> <i>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.</i> <i>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.</i> <i>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.</i> <i>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> <i>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</i>
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	<p>facilitate continued access to existing Car Park 2 and the remaining car parking spaces (165 no.).</p> <p>j) The removal of existing bring bank facilities including 2 no. clothing banks and 8 no. bottle banks from Dyke Road.</p> <p>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).</p> <p>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.</p>
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m²
Residential	17,787 sqm
Childcare Facility	241 sqm

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	0 sqm
Gross floor space of proposed works in m ²	18,874 sqm
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	N/A

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses	0	0	0	0	0	0	0
Apartments	0	109	100	10	0	0	219
Number of car-parking spaces to be provided		Existing: 389	Proposed: 33			Total: 33	

13. Social Housing:

Please tick appropriate box:	Yes	No
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i></p>		<p>x</p> <p>(The proposed scheme is delivered by Galway City Council in partnership with the Land Development Agency and includes the provision of a mix of social / affordable and cost rental units, and hence falls in line with the legislative and policy framework of the Affordable Housing Act.)</p>

If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.

If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
Surface Car Park
Proposed use (or use it is proposed to retain)
Mixed use residential-led development including childcare facility
Nature and extent of any such proposed use (or use it is proposed to retain).
Residential 17,787 sqm GFA Childcare Facility 241 sqm GFA

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		X	
Does the development require the preparation of a Natura Impact Statement?		X	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		X	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			X
Do the Major Accident Regulations apply to the proposed development?			X
Does the application relate to a development in a Strategic Development Zone?			X
Does the proposed development involve the demolition of any habitable house?			X

16. Services:

Proposed Source of Water Supply:

Existing connection: ☐ New Connection: ☒

Public Mains: ☒ Group Water Scheme: ☐ Private Well:☐

Other (please specify):

_____N/A_____

Name of Group Water Scheme (where applicable):

_____N/A_____

Proposed Wastewater Management / Treatment:

Existing: ☐ New:☒

Public Sewer: ☒ Conventional septic tank system: ☐

Other on site treatment system: ☒ Please Specify:

Decommission the existing wastewater pumping station that serves the Black Box Theatre and new wastewater pumping station to be constructed and install a new gravity sewer network to serve the development.

Proposed Surface Water Disposal:

Public Sewer / Drain:☒ Soakpit:☐

Watercourse: ☒ Other: ☒ Please specify:

Provision of 2 no. shallow concrete attenuation tanks, SuDS measures including intensive green roof, exfiltration permeable paving and lengths of raingardens / swales. New separate gravity surface water drainage network. The new network will discharge into the existing 525 mm concrete pipe and continue north to the discharge point into the Terryland Stream. Diversion of the surface water sewer serving the Galway Retail Park on Headford Road around the proposed building to reconnect to the 525 mm concrete pipe. It is also proposed to relay approx. 155 m of the 525 mm concrete trunk surface water pipe that runs through the site.

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Published: Galway Advertiser 27 March 2025
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Location: On Site at 7 locations as per the OS Site Location Map enclosed. Date of Erection: 27 March 2025
Details of other forms of public notification, if appropriate e.g. website
Newspaper: Galway Advertiser 27 March 2025 Website domain: www.corribcausewaypart10.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. <i>Enclosed: Please refer to the Planning Report for details relating to pre-application consultation meetings.</i> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

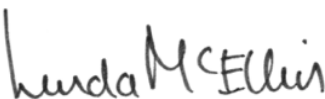
19. Confirmation Notice:

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

20. Application Fee:

Fee Payable	€30,000
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	
Date:	28 March 2025

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018