

## **SITE NOTICE**

### **NOTICE PURSUANT TO SECTION 175 (4) and 177AE (4) OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED) AND THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)**

#### **PHASE 1 – CORRIB CAUSEWAY – DYKE ROAD**

#### **NOTICE OF PLANNING APPLICATION TO AN BORD PLEANÁLA**

Notice is hereby given that Galway City Council in partnership with the Land Development Agency intends to make an application for approval to An Bord Pleanála under Section 175 (3) and Section 177AE (3) of the Planning and Development Act, 2000 (as amended) and the Planning and Development Regulations, 2001 (as amended) to carry out the following proposed development on a site of approx. 1.144 ha at 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.

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. 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 1<sup>st</sup> April 2025 to Monday 12<sup>th</sup> May 2025** at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15 am and 5.30 pm Monday to Friday);
- Galway City Council, Public Counter, Planning Department, Galway City Council, City Hall, College Road, Galway, H91 X4K8 (between 9.00 am and 4.00 pm, Monday to Friday);

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

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 12<sup>th</sup> 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;
- (ii) the likely effects on the environment of the proposed development, if carried out; and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision by An Bord Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading Legal Notices - Judicial Review Notice on the An Bord Pleanála website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information website [www.citizensinformation.ie](http://www.citizensinformation.ie)

Signed:



**Agent: Linda McEllin**

Brock McClure Planning & Development Consultants  
63 York Road,  
Dún Laoghaire,  
Co. Dublin

**Date of Erection of Site Notice: 27<sup>th</sup> March 2025**