

Our Case Number: ABP-318220-23

Your Reference: JFC Property Developments Ltd
and John Concannon



An
Coimisiún
Pleanála

The Planning Partnership
Chapel Street
Castlebar
Co. Mayo
F23 WF84

Date: 13 August 2025

Re: N6 Galway City Ring Road
Galway.

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above-mentioned proposed road development. Please accept this letter as a receipt for the fee of €50 that you have paid.

If you have any queries in relation to this matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

PP Lauren Griffin
Executive Officer
Direct Line: 01-8737244

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SUBMISSION ON SIGNIFICANT ADDITIONAL DATA IN RELATION TO CASE REFERENCE NUMBER ABP-318220-23 (AND ABP-318217-23)

An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1

Thursday, 31st July 2025
[Online]

Dear Sir/Madam,

RE: SUBMISSION ON PROPOSED N6 GALWAY CITY RING ROAD - ABP-318220-23 (AND ABP-318217-23)

1.0 INTRODUCTION & SUMMARY

The Planning Partnership, Chapel Street, Castlebar, Co. Mayo have been retained by JFC Property Developments Ltd. and John Concannon, both with an address of JFC Tuam Business Park, Weir Road, Tuam, Galway, H54 RX46, to make this submission on the *Significant Additional Data In Relation To Case Reference Number ABP-318220-23 (and ABP-318217-23*, insofar as is relevant) in relation to lands in their ownership at Mincloon, Clybaun Road, Galway (see Figures 1 & 2).

The subject lands generally relate to a residential landbank in a key residential suburb / district of the city, where significant residential development is ongoing and planned to occur, including on the subject lands, given their *Residential R* land use zoning.

Our client will imminently lodge a planning application for substantial housing development on the subject lands, where we note that the consent process for which could likely be concluded in advance of any outcome on this proposed road development process.

Our clients core objective in terms of their engagement in this process is that the deliverability of a housing scheme on the subject lands, as is an active objective under the Development Plan in accordance with its *Residential R* land use zoning, will not be undermined.

We also emphasise that the Plan highlights the sensitivity of boundary / transitional areas, where neighbouring uses (such as the proposed road) should respect adjoining uses (such as residential, or future residential).¹

Our client considers that the *Proposed N6 Galway City Ring Road* can be compatible with a housing development on the subject lands, but only if assurances and requirements are put in place to mitigate the potential impact of the road project. For instance:

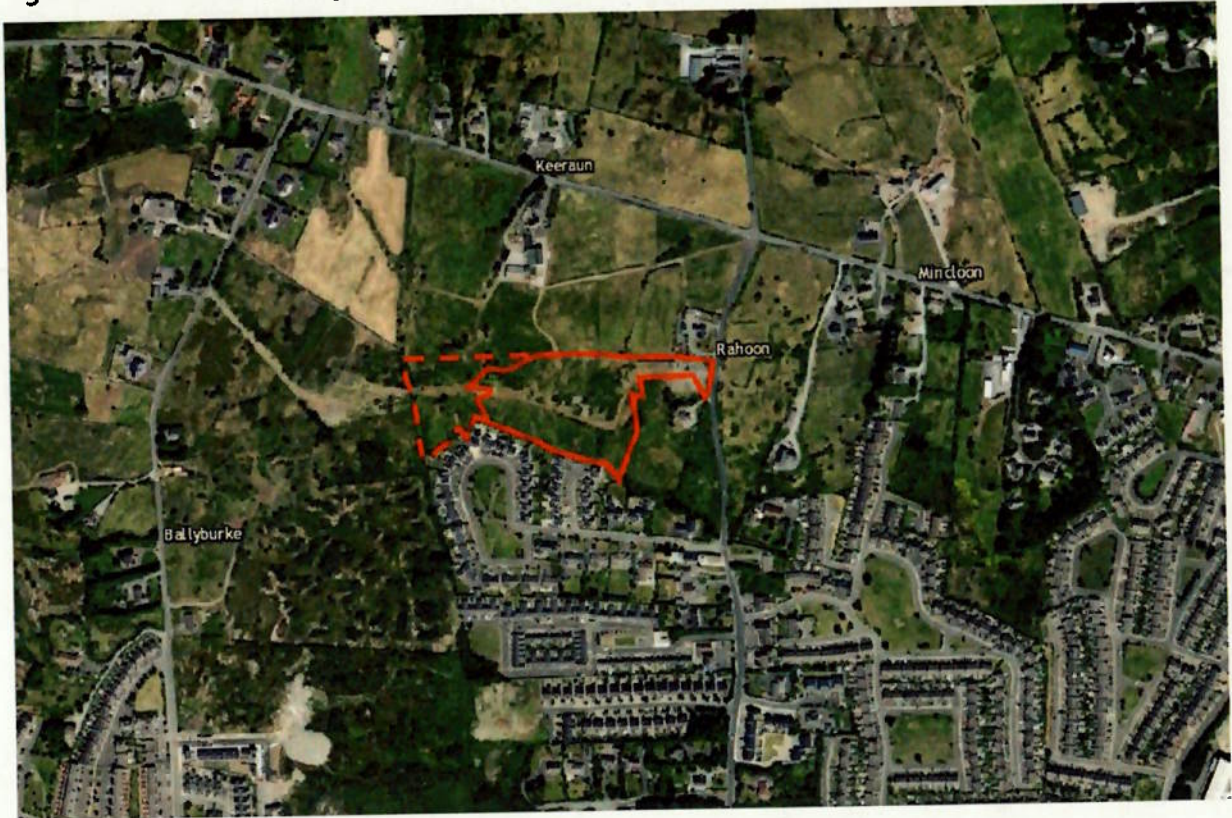
1. Noise mitigation through extended noise barriers along the full extent of the subject lands (and beyond as required to avoid any lateral noise pathways). It appears that the noise assessments contained within the RFI response do not treat zoned but currently undeveloped residential land as being noise sensitive, which they should. The road should not prejudice the realisation of the zoning objective;
2. Surface water management such that surface water leaving the ring road lands are attenuated to greenfield rates, in line with good practice and the standards imposed on all modern urban development; and,
3. Blasting mitigation, if relevant, in that the subject lands be treated as an extant housing site (similar to adjoining developments (e.g. Árd Na Gaoithe)).

¹ Section 11.2 states: "In the boundary areas of adjoining zones it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zones. For instance, in areas abutting residential zones a particular proposal may not be acceptable which could be acceptable in other parts of the zone."

With the inclusion of the above amendments, the potential of the subject lands can be realised. In the absence of the amendments proposed herein, the development of the subject lands could be undermined.

The subject lands (relevant to this submission) are outlined in solid red in Figures 1 & 2 whilst the dashed red line outline denotes additional lands in our clients ownership that are within the corridor of road project and to be subject to compulsory purchase as part of the road project.

Figure 1: Aerial View of Subject Site (Boundaries Approximately Outlined in Red) – Not to Scale



Source: ESRI Ireland

Figure 2: Aerial View of Subject Site (Boundaries Approximately Outlined in Red) – Not to Scale



Source: ESRI Ireland

2.0 CONCLUSION & SUMMARY OUTCOME SOUGHT

In summary, our client seeks that the developability of the subject lands be protected, to allow the objectives of the Development Plan to be realised.

A key part of the Request for Further Information from the Coimisiún was to consider the implications of the Development Plan for the road project.

The realisation of the city's residential landbank should be a key element of any response to that request.

From a review of the Response, it is not apparent that the subject lands and other residential landbank areas have been given the appropriate weighting in terms of ensuring their future development is not compromised.

We reiterate our clients view that the *Proposed N6 Galway City Ring Road* can be compatible with a housing development on the subject lands, but only if assurances and requirements are put in place to mitigate the potential impact of the road project, in particular in relation to noise, drainage and construction impacts / disturbance, where it is appropriate to assume that the subject lands would be developed in advance of any road project.

The timeline for completion of the planning and construction process for a road project is exponentially longer than that of a housing project, and as such the consent process for this road project should pre-empt that the subject lands will be an occupied residential site at the time of construction of any road project.

To consider otherwise would be to affect a degree of sterilisation on the subject site. Even if only temporary, such would have a detrimental effect on the realisation of housing objectives in the midst of a long standing housing crisis.

Therefore, the subject land should be treated as if it were developed for residential use at the time of the Coimisiún's determination, in order to allow the objectives of the Development Plan to not be undermined.

We trust the above is of interest and should you have any queries or wish to discuss further please do not hesitate to contact us.

Yours faithfully



The Planning Partnership