

Newcastle Community Centre

Part 8 Planning Report.

September 2025

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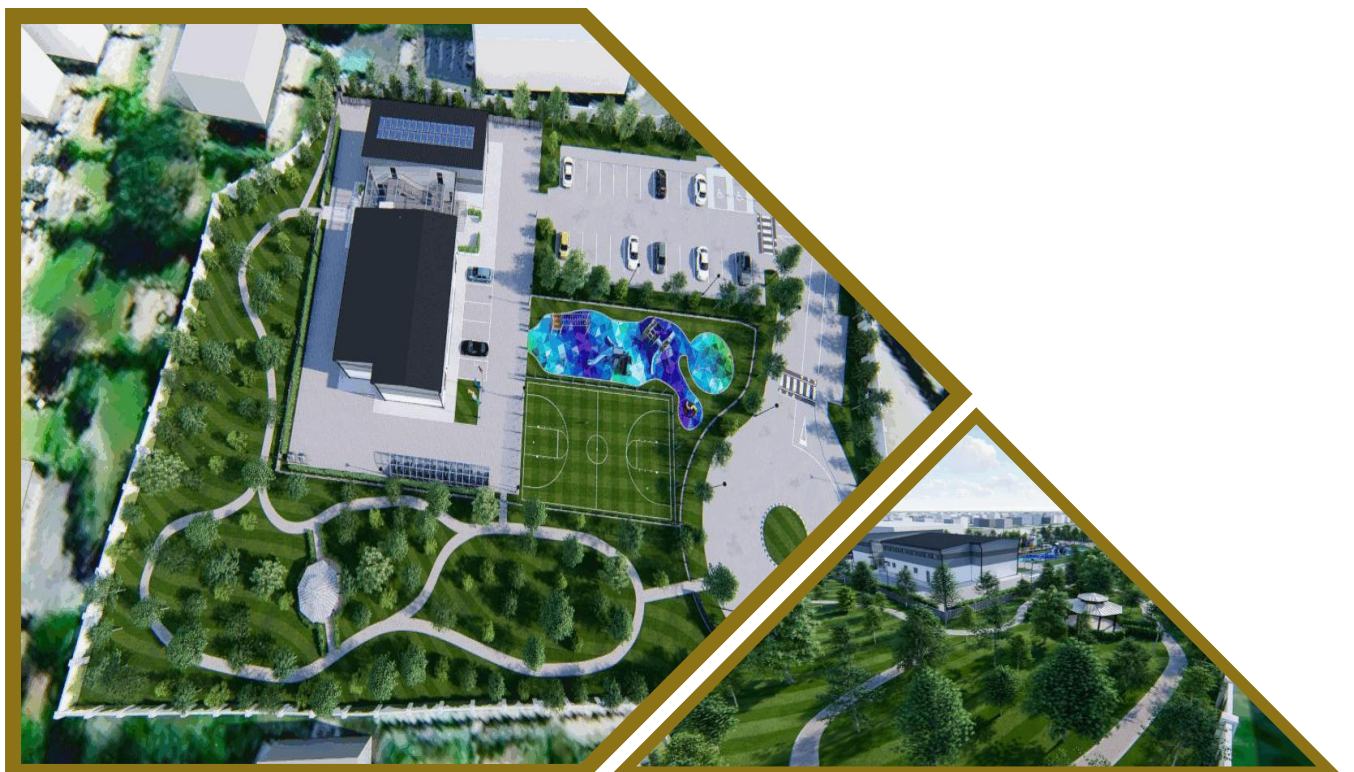


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1 Introduction

Galway City Council is applying for planning permission under Part 8 of the Planning & Development Act (2000) for the construction of a community building comprising of meeting rooms, sports/general purpose hall, ancillary accommodation, including AstroTurf playing pitch and play area and all associated site works at Moyola Park Lane, Newcastle Galway City.

This Planning Report provides a summary of the previous planning history of the site, the site ownership, zoning objectives, proposed works and engineering services associated with the development and lists documentation submitted as part of the Planning Application.

It is anticipated, should planning permission be granted, that works will commence in 2025 with the community facility opening in 2026.

1.1 List of Documentation submitted with Planning Application

The planning application pack consists of 1 copy of the following documentation:

1. Planning Report (this document)
2. Drawings
 - a. Site Location Map
 - b. Site Layout Plan
 - c. Proposed Plans, Elevations and Sections
 - d. Proposed Plans and Elevations
3. Landscape Design
 - a. Landscaping Plan
4. Engineering Drawings Consisting of:
 - a. Proposed Water main layout plan
 - b. Proposed Storm and Foul Water Layout Plan
 - c. Proposed Storm and Foul Water Long sections
 - d. Proposed Attenuation Tank – Details
 - i. Sheet 1 of 3
 - ii. Sheet 2 of 3
 - iii. Sheet 3 of 3
5. Screening for Appropriate Assessment
6. Letter of Consent – Newcastle Combined Community Association
7. Site Notice
8. Newspaper Advertisement

2 Project history

In 2003 the Newcastle Combined Community Association (NCCA) was established to develop a Community Centre in Newcastle. The NCCA carried out fundraising activities from 2004 to 2008. In 2008 the association formed a company limited by guarantee – N.C.C.A. Limited. The NCCA acquired land at Moyola Lane, Newcastle on 100-year lease from Galway City Council, the site of the proposed development. The lease was modified as the NCCA agreed with Galway City Councils request to assign part of the land to Croí for the development of the current Croí Heart & Stroke Unit.

In October 2015 NCCA submitted and received planning permission for a Community Centre (Planning Ref 15153). In 2018 the NCCA entered into a Licence Agreement with Department of Education & Skills (DES) for the development and shared use of the entrance to the NCCA site with Educate Together National School. This included a 28-space car park plus a 2.4 metre perimeter wall and trees around the NCCA site.

In 2019 a newly formed NCCA Board and Committee engaged in a detailed consultation process with residents, institutions, Galway City Council and Politicians. A new Business Plan was launched. New plans for the development were drawn up and planning permission received from Galway City Council. (Planning Ref 19264)

In 2023 Galway City Council (GCC) submitted a proposal for funding to the Department of Rural and Community Development (The Department) for the construction of the Newcastle Community Centre under the Community Centre Investment Fund (CCIF) – New Builds 2023.

Galway City Council were awarded total funding in the amount of €4,343,255 inclusive of VAT. This figure makes up 90% of the project with the remaining 10% subject to match-funding from GCC.

2.1 Previous planning history

Ref No.	Applicant	Development Description	Decision
05/879	Thomas Kelly on behalf of Fairlands Pk, Newcastle Combined Community Association	Permission to construct meeting rooms, sports/general purpose hall, ancillary accommodation and car parking accessed from Thomas Hynes Road	Granted Conditional
13/81	Thomas Kelly (On behalf of Newcastle Community Association)	Permission to construct meeting rooms, sports/general purpose hall, ancillary accommodation and car parking	Withdrawn
15/153	Thomas Kelly (on behalf of Newcastle Community Association Ltd)	Permission to construct meeting rooms, sports/general purpose hall, ancillary accommodation,	Granted Conditional

		tennis court, roundabout and car parking	
17/388	Department of Education & Skills	Permission for development which will consist of: (a) The construction of a new plastered and capped blockwork wall (approximate height 2.4m above existing ground level) to the eastern and north eastern boundaries (b) The provision of surface water soakaway of 169 metre cubed (c) The retention of existing attenuation tank	Granted Conditional
	Seamus Davey Chairman, N.C.C.A	Permission is being sought for change of plans for community Centre previously approved under planning permission Ref: 15/153 on revised site boundaries, including revisions to landscaping and external play areas and all associated services	Granted Conditional

2.1.1 Statutory consents received.

Fire Safety Certificate

Local Authority: Galway City Council / **Reference Number:** FS129/20

Description: Application for Fire Safety Certificate in respect of: Construction of a new building: 2 Storey Community Centre at Fairlands Park, Newcastle Galway.

The proposed works are subject to the requirements of the FSC, FSC compliance report prepared by Shane Hanniffy Consulting Engineers.

Disability Access Certificate:

Local Authority: Galway City Council / **Reference Number:** FS130/20

Description: Application for Disability Access Certificate in respect of: Construction of a new building: 2 Storey Community Centre at Fairlands Park, Newcastle Galway.

The proposed works are subject to the requirements of the DAC, DAC compliance report prepared by Shane Hanniffy Consulting Engineers

2.2 Site Ownership

The site is owned by Galway City Council and leased to N.C.C.A Limited for the term of 99 years from 19 February 2010.

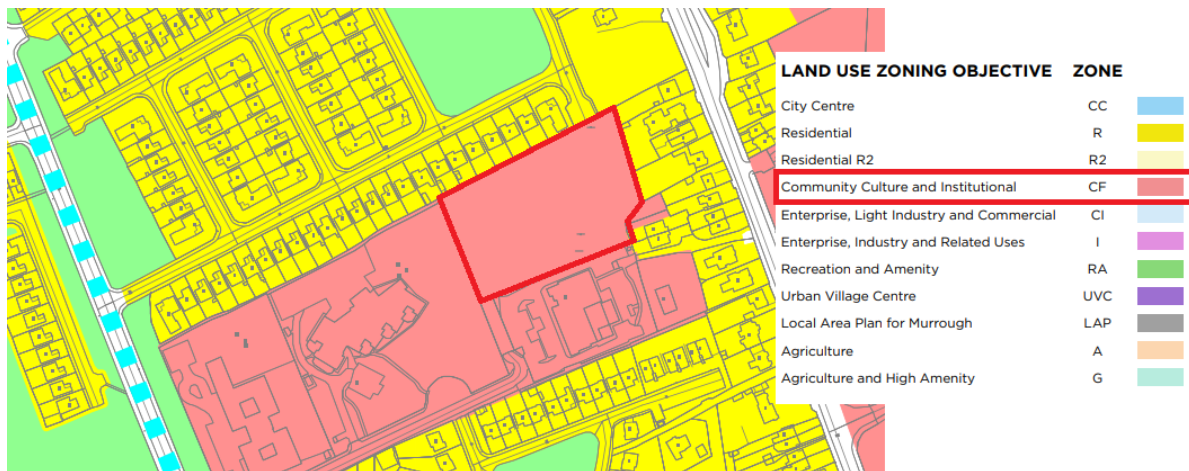
2.3 Site Details & Project Location

The site is located in the townland of Newcastle, Galway City. Newcastle is west of the River Corrib and the site is accessed via Moyola Park Road to the east side of the Thomas Hynes Road (N59), See figure 1 below. The site itself is located to the North of the existing Croí Building and to the East of the Galway Educate Together National School. The site also abuts the rear of dwellings in Fairlands Park to the north and Newcastle Road to the east.

The site is a largely a greenfield site with some brownfield elements due to previous construction activity in neighbouring sites. A portion of the site was previously used as a site compound for construction works associated with the extension of the neighbouring school. The works associated with the school extension and enabling works completed are listed in Section 3.1 below.

2.4 Zoning Objective

The subject site is zoned in the Galway City Development Plan 2023 – 2029 as “CF”: Community Culture and Institutional, which is accompanied by the following zoning objective: ‘To provide for and facilitate the sustainable development of community, cultural and institutional uses and development of infrastructure for the benefit of the citizens of the city.’



Zoning Objective CF

To provide for and facilitate the sustainable development of community, cultural and institutional uses and development of infrastructure for the benefit of the citizens of the city.

Uses which are compatible with and contribute to the zoning objective, for example:

- Buildings for the care of the health, safety or welfare of the public
- Residential institutions
- Educational establishments
- Places of public worship
- Community and cultural buildings
- Burial grounds and associated services
- Outdoor recreational use
- Accommodation for Travellers
- Childcare facilities
- Public utilities

Figure 1 & 2 Extract from Galway City Development Plan 2023-2029 Land Zoning Map (site)

3 Proposed Works

The proposed works, include a 825m² two storey building (GF = 550sq.m, FF 275sq.m) including a main entrance hallway, sports/general purpose hall, Café, welfare facilities and dedicated meeting rooms. External works include paving to front of building (car parking, DAC access etc.) and fencing as required. External works also include the completion of the park area, Gazebo and all associated site works). See site outline in site location map drawing accompanying this application. Drawing 0461-MFA-XX-ZZ-DR-C-200-001- Site Location Map

All site services will form part of the development including connection to existing foul water sewer, connection to existing water mains, and connection to surface water drainage system in proximity to the site.

3.1 Existing Works completed on site.

Preparatory work has been carried out on the 0.8217 hectares site acquired by NCCA for the Community Centre as follows:

- An entrance road, roundabout and 28 carpark spaces for shared use with neighbouring School
- Perimeter wall to secure the site - 240 metres long x 2.4 metres high
- Planting of trees and scrubs inside the perimeter wall
- Overhead powerline diversion
- Existing Stormwater system diverted to the perimeter of the site (connects to existing SW system on Sylvan Close)

4 Screening for Appropriate Assessment

A Screening for AA, in Accordance with The EU Habitats Directive, has been carried out on the proposed development and it has been concluded that there is no potential for likely significant effect on any European Natura 2000 sites. The details of the stage 1 Screening for AA are attached available to view within the planning pack.

5 Engineering services

5.1 Site investigations

Site investigations were carried out to establish any abnormal ground conditions that may influence the foundations for the proposed works. The investigations took place in June 2025. Several trial holes and slit trenches were excavated. Rock was encountered across the site at depths ranging from 0.60mbgl to 2.00mbgl, underlain with bedrock providing a competent bearing stratum. Made ground encountered in some areas of the site will need to be removed under foundations and replaced with an engineering fill or lean-mix concrete to the competent layers to ensure consistent bearing and avoid soft spots. Foundations will be formed by conventional reinforced concrete raft foundation with localised deepening's for columns

Soil classification testing was carried out on samples across the site, the results concluded that These samples meet the requirements of being "Inert" based on the WAC data and can be accepted at licensed waste facilities within the island of Ireland.

5.2 Site Services

An underground utility survey was completed by Metroscan Utility Locating Ltd in June 2025. This ground penetrating radar (GPR) survey indicates the location of the existing services as determined by the equipment and methodology employed by the surveyor. The survey provides information on service locations, indicative depth and the nature (type) of the underground service/utility. The survey confirms the location of ESB and UÉ infrastructure. The survey also confirms the location of previously constructed storm water network diversion and overhead powerline diversion to the perimeter of the site.

5.2.1 Water

Uisce Éireann have issued the NCCA with a water network connection offer for the proposed development. Existing 100mm uPVC watermains are located on Moyola Park Lane, it is proposed to tie into this existing watermain to the west of the proposed building to provide a watermain feed. A sluice valve and water meter will be provided prior to connection to the new building as indicated in drawing 0461-MFA-XX-ZZ-DR-C-200-010 - Proposed SWFW Layout Plan.

5.2.2 Foul Water

Uisce Éireann have issued the NCCA with a wastewater connection offer for the proposed development. The building will be serviced by a 150mm dia. Foul water network that will outfall to an existing foul water network located in the NCCA car park.

5.2.3 Storm Water

The proposed development is to be served by a gravity surface water drainage network discharging to an attenuation tank onsite before a controlled discharge to the existing surface water network to Sylvan Drive. The design flow of the proposed hydro brake flow control system is 4.5l/s. A hydrocarbon interceptor will be provided prior to the attenuation areas. A Class1 Bypass Hydrocarbon Interceptor is proposed. An Ecobloc attenuation tank is proposed with an effective storage capacity of 68.3m³.