

Planning Report

Part 8 - Proposed External and Internal Works for the new Galway City Council Office at Block C, Crown Square, Monivea Road, Galway.





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1. INTRODUCTION

1.1 Preamble

McCarthy Keville O'Sullivan (referred to as MKO hereinafter) have been appointed by Galway City Council (the Applicant) to apply for a **planning permission for proposed external works to the new Galway City Council Office located within the Crown Square Mixed-use Development**. The application was granted planning permission under **Pl. Ref. 18/363** subject to **27 no. conditions** and is located on this site at Crown Square, Monivea Road and Joyces Road, Mervue, Galway.

This site has previously been granted planning permission by Galway City Council (GCC) under Pl Ref 18/363 for a commercial development including basement / infrastructural works. *The development consisted of: (1) 5 no. blocks of commercial offices which range in height from 3-6 stories over ground floor level (40,405 sqm). (2) A hotel development with 5 floors over ground floor level, comprising 175 no. bedrooms, conferencing facilities and restaurant/bar areas (8,675 sqm). (3) A double basement which includes a 'high bay' area for service, delivery and waste management vehicles; in addition to the provision of plant, car and bicycle parking, changing/shower areas and locker/amenity facilities (62,175 sqm) incorporating alterations to the existing structures on site permitted under Pl. Ref. 06/223/ ABP Ref, PL, 61.220893. (4) Public realm and landscaping works, including pedestrian and cyclist linkages. (5) The provision of vehicular access/egress via Monivea Road and Joyces Road, public transport set-down areas and cycle lanes. (6) The provision of substations and associated ancillary works. (7) All other associated site development and servicing works. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.*

This application was granted a 7-year planning permission on 10th May 2019.

This planning application is in response to the condition nos. 6, and 7 of the planning application consented under Pl. Ref. 18/363, which requires:

"6. No signage, advertising structures / advertisements, security shutters or other projecting elements, including flagpoles, shall be erected within the site unless authorised by a further grant of planning permission.

7. The developer shall submit all signage relating to the entire development on the offices and hotel buildings for written agreement with the Planning Authority..." (p. 2 of the Chief Executive's Order).

1.2 Brief Description of the Scheme

The masterplan vision for the development site comprises residential, leisure, local services and ancillary accommodation on an integrated campus with commercial office, technology and hotel use. The proposal for the scheme was sought permission on a phased basis. The permitted Phase I scheme was granted planning permission under Pl. ref. 18/36 and comprises of commercial and basement / infrastructural works. The permitted Phase II scheme was granted planning permission under ABP Ref. 310348-21 and comprises residential, leisure and local service elements.

Phase II of the scheme constituted a Strategic Housing Development under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act, 2016. The masterplan vision for Phase II included a mix of uses that are mutually compatible and support the viable completion of development on site, in addition to completing the existing adjacent land uses.

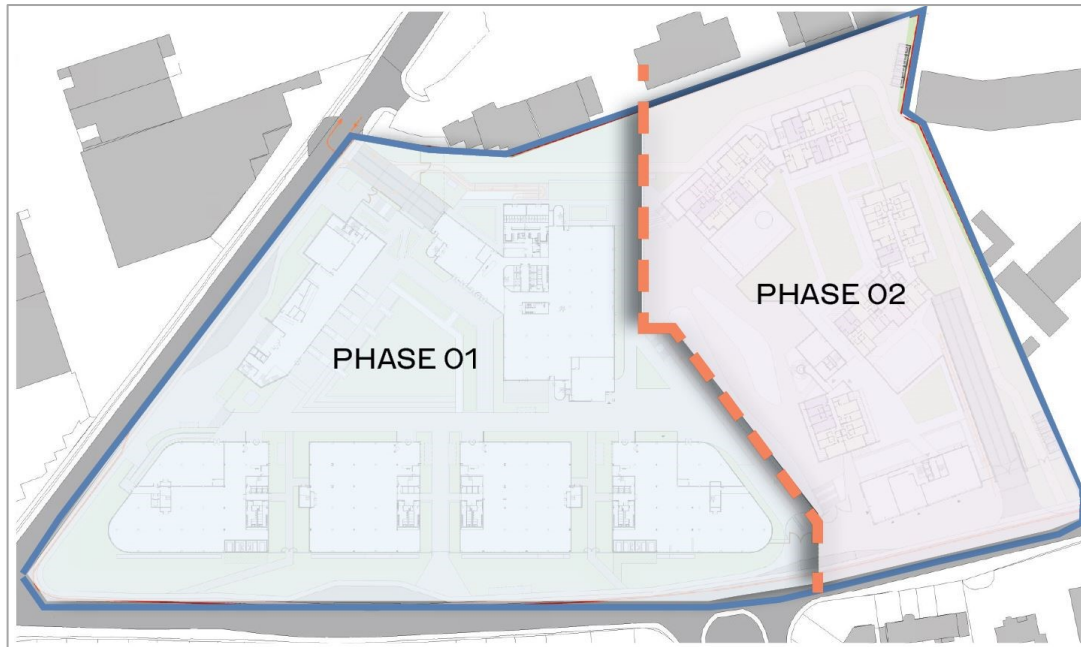


Figure 1-1 Phase I and Phase II of the Development Site

This planning application under Part 8 of the Planning and Development Regulations 2001 (as amended) and Section 179 of the Planning and Development Act 2000 (as amended) seeks to propose some external works to Block C of the Crown Square Development consented under Pl. Ref. 18/363. The proposed external works is for the new Galway City Council office located within this block.

1.3

Overview of External and Internal Works Proposed

External Works:

The external works proposed under this application is for the 'Office C' block, which will be occupied by Galway City Council. This has been detailed in the drawings prepared by Henry J Lyons Architects and submitted along with this application and briefly illustrated in Figure 1-2, below.

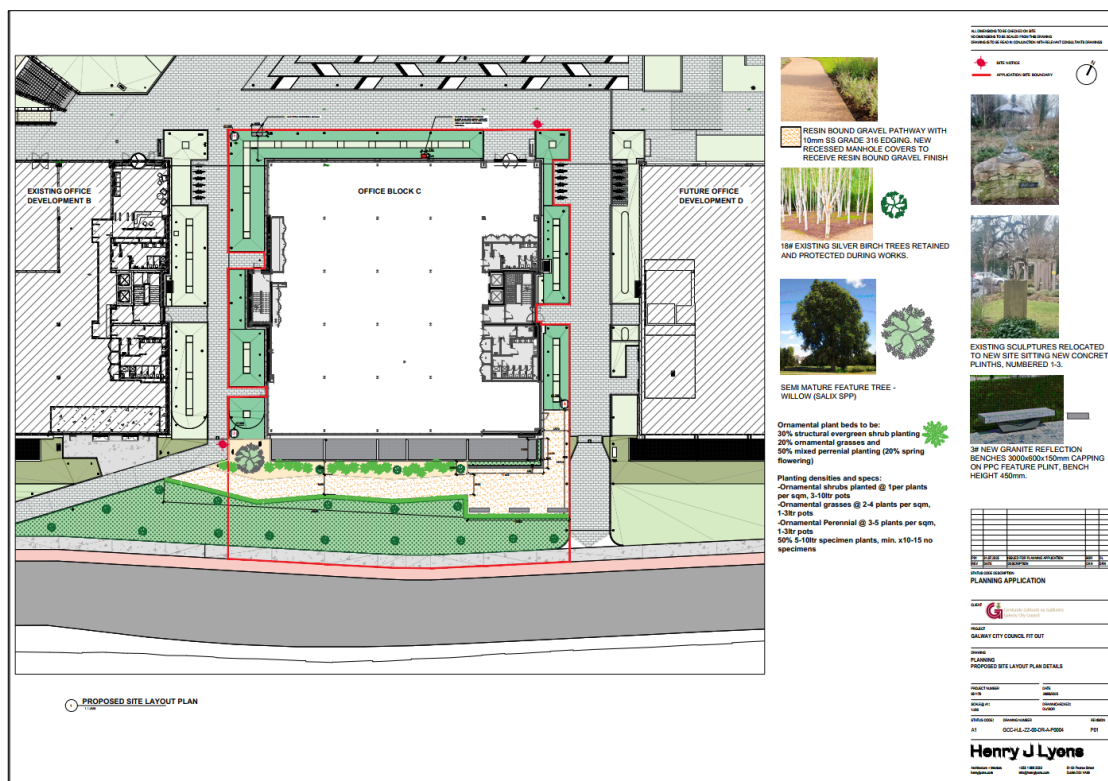


Figure 1-2 Site Plan with Area and Details of External Works Proposed Annotated. (Source: HJL Architects)

The proposed works include installation of the ‘Galway City Council’ crest on the south and west elevation; installation of a logo on the ‘Photo Opp’ wall to the south; way finding sign to the north; proposed new flag poles; new ventilation at roof level and proposed vents to the façade on the west elevation; proposed pedestrian and landscaping works which includes modification to existing pavement and landscaping up to new door on the eastern façade; hard landscaping and seating to be incorporated into the area along southern façade.

Internal Works:

The proposed internal works includes alterations to the internal design at the Basement 1&2, minor modifications to the internal layout works at ground floor level and first-second-third floor levels and at roof levels.

Please refer to Section 4 of this Report and statutory notices, for a detailed description of the development.

1.4 The Project Team

The applicant Galway City Council have instructed McCarthy Keville O’Sullivan (MKO) Planning and Environmental Consultants, in association with Henry J Lyons Architects to submit this Part 8 application for approval of proposed external and internal works to the new Galway City Council office located within the Crown Square mixed-use scheme, as outlined above and further detailed under Section 4 of this Planning Report.

1.5 Structure of the Report

Following this Introduction section, this report is set out as follows:

- Section 2 Provides a description of the site’s context within the surrounding area.
- Section 3 Itemises the relevant planning history of the application site and surrounding area
- Section 4 Details of the Proposed External and Internal Works under this Application



Section 5	Provides an overview of the relevant Planning Policy Context for this application
Section 6	Includes a Planning Assessment in relation to standards / requirements applicable to the proposed external works
Section 7	Concludes

2.

CONTEXT: DEVELOPMENT SITE

2.1

Site Location

The subject site extends to c. 5.1 ha and is located to the north-east of Galway City in Mervue, at the junction of the Monivea Road and Joyces Road (also known as Connolly's Avenue). The IDA Business Park and Mervue Industrial Estate are located to the west/south-west of the site and the Eircom Telecommunications site immediately borders the subject site to the north-east. The site is bound by residential development to the east along Monivea Road. The site has vehicular access from Joyce's Road and Monivea Road.

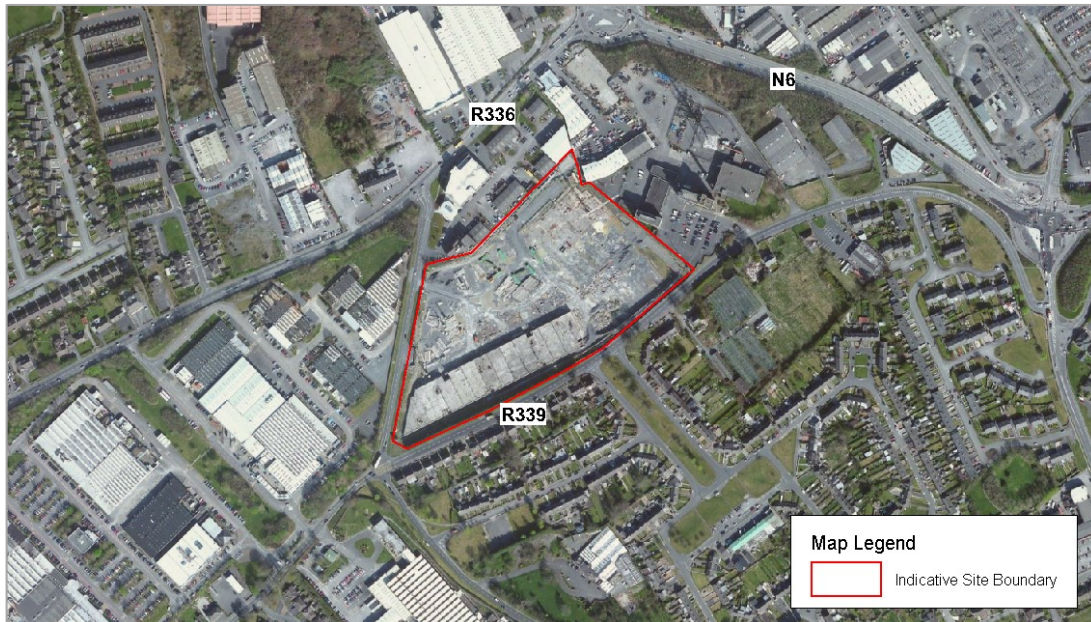


Figure 2-1 Site Location and Context

There are no Protected Structures or Recorded Monuments on the proposed site. The nearest Recorded Monument to the subject site is located c. 200m south of the site and comprises of a 18th / 19th Century House (Recorded Number GA082-088).

The Galway Bay Complex Special Area of Conservation (Site Code 000268) and Inner Bay Special Protection Area (Site Code 004031) is located circa 1km southwest of the proposed site.

2.2

Site Description

The site had a substantial amount of works commenced from an initial permission under Pl. Ref. 06/223; ABP Ref. PL 61.220893 which included site excavations through rock to a structural formation level. The planning permission under Phase I and Phase 2 each noted that given the extent of the structure, the intention is to retain, adapt and re-use to deliver a sustainable development. Phase I and Phase II of the development have been granted planning permission under Pl. Ref. 18/363 and ABP Ref. 310348-21 respectively. While Phase I of the scheme is at near completion stage, Phase II has commenced alongside the necessary condition compliance procedures underway. A summary of the site's planning history is provided below in Section 3 of this Report for reference.

The subject lands have been zoned 'CI - Enterprise, Light Industry and Commercial' in the Galway City Development Plan 2023-2029 ('GCDP') with an objective, *"To provide for enterprise, light industry and commercial uses other than those reserved to the CC zone"* (see Figure 2-2).

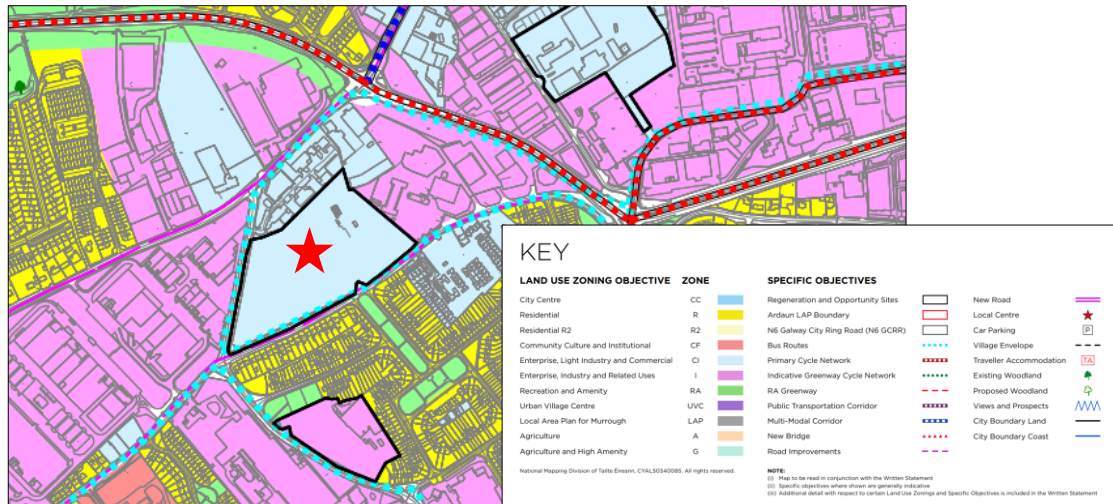


Figure 2-2 Zoning Designation 'CT' of the Subject Lands under Galway City Development Plan 2023-2029

The zoning designation for the site remains unchanged from the previous Galway City Development Plan 2017-2023, under which both Phase I and Phase II of the lands have been consented by the Planning Authority and An Bord Pleanála in 2019 and 2021 respectively. Further information on the planning policy context relevant to the proposed development (external works) has been set out under Section 5 of this Report.

3.

PLANNING HISTORY

3.1

Planning History of the Subject Site

Table 3-1 outlines the relevant planning history for the development site. The site had number of previous planning applications prior to the existing permission under Phase I and Phase II scheme.

Table 3-1 Overview of the Planning History for the Subject Site.

Planning Reference	Applicant	Description	Decision
Pl. Ref. 25/60155	Crown Square Developments Ltd.	The proposed development will comprise: 1. A change of use of part of an existing café / restaurant unit (c. 166 sq. m.) on the ground floor of Block B (Áras 2), to office use and the relocation of the double entrance doors serving the café / restaurant unit. 2. A change of use of part of an existing office unit on the ground floor of Block E (Áras 5), to enlarge the previously permitted convenience retail store by c. 168.4 sq. m.	A Decision to Grant Permission was made by Galway City Council on 21/07/2025 subject to 2 no. conditions.
Pl. Ref. 25/60057	Crown Square Developments Ltd.	The development will consist of a modification to the permitted Strategic Housing Development (ABP-310348-21). The proposed development forms part of a larger landholding which extends to 51,148 sqm in total. The proposed development will comprise: 1. A change of use of c. 666 sq. m. of communal spaces consented across Blocks G, H1 and H2 at Lower Basement Level (under ABP-310348-21), to include 9 no. additional apartments (6 no. two-bed and 3 no. one-bed) with a total floorspace of c. 666 sq. m., and the total associated amenity space is c. 61 sqm: a. Block G: Change of use of amenity space to include 1 no. two-bed apartment (c. 79 sqm) and associated private amenity space; b. Block H1: Change of previously permitted residential lounge, kitchenette, workstations, meeting rooms and community gathering space to include 1 no. two-bed apartment (c. 78 sqm.), 2 no. two-bed apartments (c. 73 sqm., each), 1 no. one-bed apartment (c. 59 sqm.) and associated private amenity space; change of previously permitted residential concierge area to include 1 no. two-bed apartment (c. 77.3 sqm.) and associated amenity space; reconfiguration of residential concierge area and relocation of refuse store to include 1 no. one-bed apartment (c. 49 sqm.) and associated amenity space; c. Block H2: Change or previously permitted amenity game space, comms room and landlord security room to include 1 no. one-bed apartment (c. 51.6 sqm.) and 1 no. two-bed apartment (c. 73.6 sqm.). 2. Reconfiguration and extension of gym area by c. 44.6 sqm. (c. 243 sqm. permitted to c.286.8 sqm.). 3. Other minor alterations include the reduction of the B1 podium (c. 62 sqm.); reconfiguration and extension of Block J core at lower basement level to facilitate the relocation of bicycle storage to Block J car park at B2 level and increase in bicycle parking by c. 20 spaces to a total of 1,187 spaces; relocation of external stairs & ramp between B1 and B2 with associated minor landscaping amendments; removal of water tank and stair enclosures at roof level and relocation of water tank to lower basement level within Blocks G, H1 & H2, and J	Permission was Granted subject to 4 no. conditions

Planning Reference	Applicant	Description	Decision
		and associated elevational changes. at Former Crown Equipment Site, Junction of Monivea Road and Joyces Road, Mervue, Galway.	
Pl. Ref. 24/60223	Crown Square Developments Ltd.	Permission for development which consists of; Crown Square Developments Ltd seek Retention Planning Permission for amendments to the hotel building (Block F) of the previously granted permissions Pl Ref 18/363 and 20/102 located at the Crown Square (formerly known as the Crown Equipment site), at the junction of Monivea Road and Joyces Road, Mervue, Galway. The development consists of: a) Internal alterations/amendments to the ground floor level reception, bar-restaurant and ancillary service areas. b) Internal alterations/amendments to the upper basement level B1 meeting rooms and ancillary service areas. c) Internal alterations/amendments of 30m2 to the lower basement level B2 staff and service areas d) Extension of lounge at 6th floor of 47.7 m2 over previously permitted terrace areas. e) Internal alterations at fifth floor level replacing 6 no. bedrooms with 3 no. bedroom suites, reducing the number of bedrooms from 180 to 177 The site coverage of the building above ground has been retained as per the scheme granted under Pl Ref 18/363 and 20/102. f) Escape corridor at sixth floor amended to be external covered walkway, a decrease of 65.2m2. g) The gross floor area of the proposed hotel is 10,270.88 m2, an increase of 12.5 m2. h) Relocation of the permitted open entrance canopy at ground floor east elevation. i) Internally illuminated Hotel signage at sixth floor level on the north and south gable walls and on entrance canopies to west and east elevations. j) Elevational changes to accommodate d, h, and i, above.	Permission was Granted subject to 2 no. conditions. (07/10/2024)
ABP Ref. 310348-21	Crown Square Developments Ltd.	345 no. Build to Rent apartments and associated site works.	Permission was Granted subject to 19 no. conditions. (13.09.2021) Parent Scheme
Pl. Ref. 20/292	Crown Square Developments Ltd.	Permission for development which will consist of amendments to PL Ref: 18/363 - a mixed-use development located at the former Crown Equipment site. The proposed development comprises amendments to the public realm, a reduction in car parking and the relocation of a site access. This application forms part of the wider amendments to the overall scheme which will be subject to a separate Strategic Housing Development application in the future. The proposed development consists of the following amendments: To the public realm, A reduction in the size of the basement levels from 62,175sqm to 50,766sqm and a reduction in car parking from 1377 to 1012 spaces, The relocation of the Monivea Road vehicular, pedestrian and cyclist access, and all other associated and ancillary site development works.	Permission was Granted subject to 5 no. conditions. (26.02.2021)
Pl. Ref. 20/102	Crown Square Developments Ltd.	Permission is sought for the development which will consist of amendments to the hotel building (Block F) of the previously granted permission Pl Ref 18/363. The overall footprint of the building	Permission was Granted subject to 4 no. conditions.

Planning Reference	Applicant	Description	Decision
		has been retained as per the scheme granted under PL Ref 18/363. The gross floor area of the proposed hotel in 10,258sqm, an increase of 1,583sqm. The development consists of A) Provision of an additional floor at 6th floor level incorporating a lounge, kitchen area, ancillary facilities and 2 no. outdoor seating areas on the south-eastern and western elevations; B) Internal alterations to existing bedroom sizes on all levels resulting in an extra bedroom per floor, which equates to 180 bedrooms in total; C) An increase in the permitted floor to floor heights. The overall height of the proposed development, including the proposed additional floor at 6th floor level extends to circa 25.5 metres above ground floor level; D) Minor internal amendments to the first to fifth floor levels including the provision of additional linen stores and plant areas; E) Elevational changes to accommodate the above, including the use of self-finished acrylic render, stone and curtain wall glazing, in lieu of the previously permitted stone and curtain wall glazing; F) Amendments to the upper basement level B1 including internal alterations to the meetings rooms; G) Amendments to the lower basement level B2 to include additional storage rooms, communication room and staff room and waste storage facilities, resulting in a decrease of 24 no. car parking spaces at this level and H) All associated site services.	(24.08.2020)
ABP Ref. 304928-19	Crown Square Developments Ltd.	288 no. apartments, neighbourhood facility, creche and associated site works.	Permission was Granted subject to 27 no. conditions. (30.10.2019)
Pl. Ref. 18/363; ABP Ref. 304182-19	Crown Square Developments Ltd.	Permission for a ten-year planning permission for a mixed-use development located at the former Crown Equipment site, at the junction of Monivea Road and Joyces Road, Mervue, Galway. The proposed development comprises Phase 1 of a mixed-use scheme and forms part of a larger landholding which extends to 51,148sqm in total. The development consists of: (1) 5 no. blocks of commercial offices which range in height from 3-6 stories over ground floor level (40,405 sqm). (2) A hotel development with 5 floors over ground floor level, comprising 175 no. bedrooms, conferencing facilities and restaurant/bar areas (8,675 sqm). (3) A double basement which includes a 'high bay' area for service, delivery and waste management vehicles; in addition to the provision of plant, car and bicycle parking, changing/shower areas and locker/amenity facilities (62,175 sqm) incorporating alterations to the existing structures on site permitted under Pl. Ref. 06/223/ ABP Ref, PL, 61.220893. (4) Public realm and landscaping works, including pedestrian and cyclist linkages. (5) The provision of vehicular access/egress via Monivea Road and Joyces Road, public transport set-down areas and cycle lanes. (6) The provision of substations and associated ancillary works. (7) All other associated site development and servicing works. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.	Permission was Granted subject to 27 conditions. (10.05.2019) This planning application was under appeal with the Board, which was subsequently withdrawn on 17.04.2019.

Planning Reference	Applicant	Description	Decision
Pl. Ref. 12/277	Kieran Wallace & Patrick Horkan, Joint Statutory Receivers	E.o.D on Planning Permission 06/223 -Permission for the redevelopment of the existing Crown Equipment Site (5.12 Hectares).	Permission was Granted with no conditions until 12.09.2017. (11.12.2012)
Pl Ref. 08/580	Padraic Rhatigan & Walter King	Permission for the construction of ESB Substations and associated Meter Switch Rooms at the previously approved Crown Square Development site (Pl. Ref. No. 06/223). A total of 7 no. ESB Substations with associated Meter Switch Rooms are proposed which amount to 253 sqm gross floor area. These are to be positioned in four different locations on site as follows; (a) Substation No.'s 1 & 2 are to be located to the north eastern / northern corner of the site, (b) Substation No. 3 is to be located at the south eastern corner of the site adjacent to the Monivea Road, (c) Substation No.'s 4 & 5 are to be along the Monivea road and (d) Substation No.'s 6 & 7 are to be positioned to the south western corner of the site near the junction of Joyces Road / Old Monivea Road.	Permission was Granted subject to 3 no. conditions. (10.12.2008).
Pl. Ref. 06/223 /ABP Ref. PL 61.220893	Stephen Harris Bernard McKeon & Walter King	Permission for the redevelopment of the existing Crown Equipment Site (5.12 Hectares). The new development consists of the construction of a mixed-use development (56,751sqm), consisting primarily of bulky goods retail, offices, 134 no. residential units, Motor sales, Hotel, Leisure Centre, Creche, foodcourt with some small-scale retail uses for local needs along with ancillary parking (1340 no. spaces) and all associated landscaping, site works and services. The height of the proposal will be two storeys overground along Monivea road and rising to four storeys overground towards the northwestern and northeastern perimeter of the site, with the entire development over two basement levels. All vehicular and pedestrian access is to be taken from Joyces Road only. The development comprises of the following elements: The Lower Basement consists of parking for 686 No. vehicles, bicycle parking, storage, plant rooms and vertical circulation Lobbies. The Upper Basement consists of parking for 500 No. vehicles, bicycle parking, storage and plant rooms (to include ESB substation), delivery/service Road with docking bays, Motor Show Rooms, Lobbies for Retail Units and vertical circulation. The Ground Floor consists of 8 no. Bulky Retail Units including a Catalogue shop (Retail Unit No. 2), Motor Show Rooms, a local Mini Supermarket, a Mini- Retail Warehouse with Garden centre and surface level Delivery Yard, a Crèche with external play area, a Hotel Catering Unit (Retail Unit No. 8), an Atrium and Mall / food court with small shops, Offices, on site parking for 154 No. vehicles, taxi set down areas, bicycle parking and a Public Piazza for limited civic events with small market Kiosks and all associated hard and soft landscaping. The First Floor consists of Offices, a part of Hotel with associated Restaurant/ Bar with multi-purpose rooms/ community centre, Leisure Centre, 16 No. 3 Bed apartments, 27 No. 2 Bed apartments, 12 No. 1 Bed apartments, with private and common Roof Gardens around landscaped courtyards. The Second Floor consists of Offices, part of Hotel with 20 rooms, Leisure Centre with mezzanine level, 16	Permission was Granted subject to 43 no. conditions. The decision was subject to a First-Party Appeal requesting reconsideration of conditions 20 and 23. (13.09.2007) The Board subsequently directed the Planning Authority to amend the said conditions. (20.08.2007)

Planning Reference	Applicant	Description	Decision
		No. 3 Bed apartments, 27 No. 2 Bed apartments, 12 No. 1 Bed apartments. The Third Floor consists of Offices, 2 No. 3 Bed apartments, 19 No. 2 Bed apartments, 9 No. 1 Bed apartments. In addition, permission is sought for Retail signage along the Joyces road and Monivea road (An EIS accompanies this application)	
Pl. Ref. 93/45	Crown Equipment	Permission for extension to the existing factory	Permission Granted with no conditions

4.

PROPOSED DEVELOPMENT

The proposed development includes a series of external and internal works within 'Office C' Block of the Crown Square Mixed-use Development. This has been set out as below:

4.1

Proposed External Works:

The external works proposed under this application is for the 'Office C' block, which will be occupied by Galway City Council. This has been detailed in the drawings prepared by Henry J Lyons Architects and submitted along with this application and briefly illustrated in Figure 4-1, below.

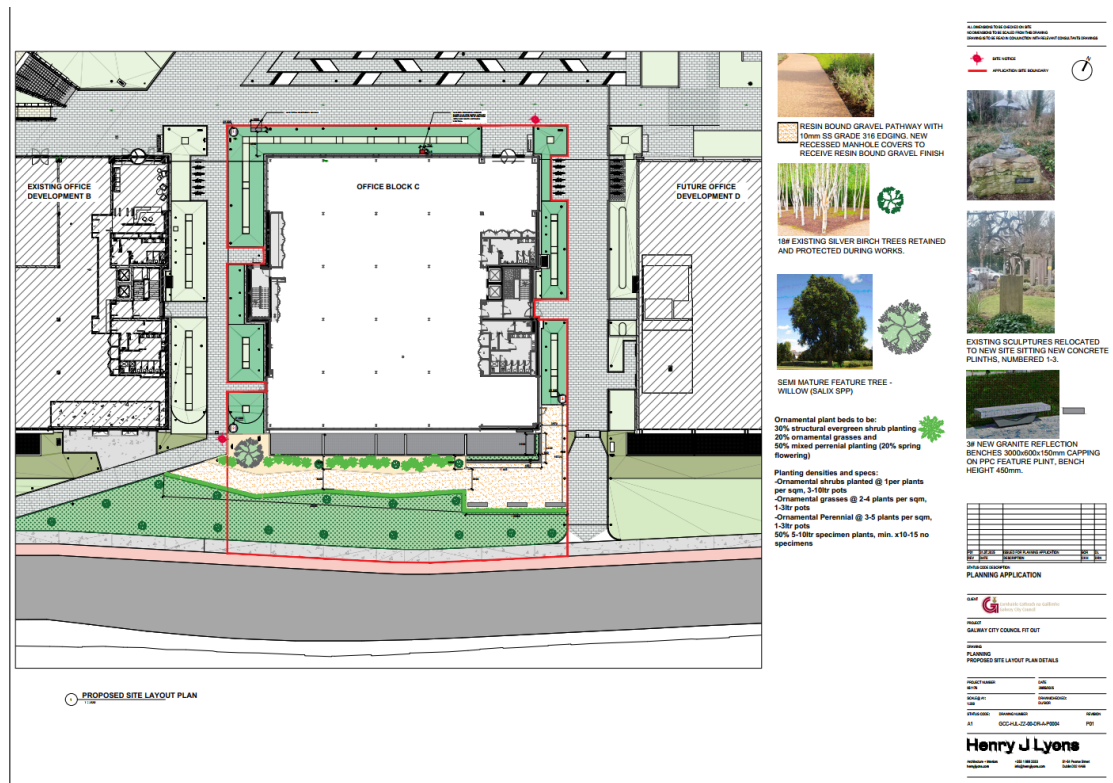


Figure 4-1 Site Plan with Area and Details of External Works Proposed Annotated. (Source: HJL Architects)

The proposed works include new back illuminated Galway City Council Crest on the south and west elevations; installation of a logo on the 'Photo Opp' wall to the south; way finding sign to the north; proposed new flag poles; new ventilation at roof level and proposed vents to the façade on the west elevation; proposed pedestrian and landscaping works including modifications to existing pavement and landscaping up to new door on the eastern façade; hard landscaping and seating to be incorporated into the area along southern façade.

The proposed works for each of the façade details have been further detailed as below:

Western Façade: 3nr louvered facade panels to be relocated to northeast façade; new back illuminated GCC crest surface mounted to face off existing stone; proposed roof plant to M&E specifications; new louvers to match existing louvers installed.

Northern Façade: proposed roof plant to M&E specifications; PPC metal GCC signage surface mounted to existing roof canopy; new ope to be formed in slab to basement area for new fire extract shaft; new grille face to be applied to the ope matching existing grille faces; new totem way finding signage.

Eastern Façade: Existing facade panel to be replaced with new door matching curtain wall system; 3no. fixed panels to be relocated to southwest façade; proposed roof plant to M&E specifications; new door

matching curtain wall system; modifications to existing pavement and landscaping up to new door; 3 louvered panels matching existing louvered panels on the west façade.

Southern Façade: New back illuminated GCC crest surface mounted to face off existing stone; new powder coated flag poles with foundation details in accordance with S/E details; new back illuminated GCC logo surface mounted to new stone photo op wall; the wall to match finish of existing stone facade with pad foundation to S/E details. Hard landscaping and seating to be incorporated into area.

This section should be read in conjunction with the schedule and drawings included in the Architectural Pack by Henry J Lyons Architects, submitted along with this planning application.

4.2

Proposed Internal Works:

Basement 1:

- **Removal / modifications:** Existing car parking spaces and paint to be removed; Existing ramp to be infilled and new ramp demolished out of slab, handrails to be modified as required and reinstated; Existing road markings to be removed including the handpump; Existing crash barrier to be removed and replaced with new walls; Partial demolition of solid walls and full removal of lobby door and fixed glazing.
- **Replacement / inclusions:** Post-room; Porter Facilities Office Workshop; Stationary Store; Cleaning Storeroom; Accessible Changing Facilities; WC and Shower Rooms; Community Warden Room; and Circulation Space.
- All associated access areas.
- c. 6 no. car parking spaces including 2 no. EV charging spaces have been retained.

Basement 2:

- **Removal / modifications:** Existing car parking spaces (c. 12no.) and paint to be removed; Existing Road markings to be removed.
- **Replacement / inclusions:** File Store; Archive Store; Facilities Store; Office; Goods-Receiving Room; Cold-room and Freezer; Dry Goods and Non-Food Store; Beverage Store; Chemical / Cleaner Store; and Circulation Space.
- All associated access areas.
- c. 6no. car parking spaces have been retained.

Ground Floor Level:

- Existing door and wall leading to the stairwell to be demolished; Existing block wall infill with associated linings and services to be removed; Existing lobby wall to be removed including doors and services; Existing façade panel to the southeast to be replaced with new door matching curtain wall system.

First-Second-and-Third Floor Levels:

- Existing lobby wall including doors and services to be removed.

Roof Level:

- **Removal / modifications:** Existing green roof to be removed.
- **Replacement / inclusions:** Proposed solar PV panels, c. 91no. 600W modules power all over the roof; New duct pop up from floors; and New mechanical duct to L3 kitchen.

This section should be read in conjunction with the schedule and drawings included in the Architectural Pack by Henry J Lyons Architects, submitted along with this planning application.

4.3

Development Description

“Pursuant to the requirements of Part XI of the Planning & Development Act 2000 (as amended) and Part 8 Article 81 of the Planning and Development Regulations 2001 to 2025, Galway City Council hereby gives notice that it intends to carry out the following development located at:

Crown Square, at the junction of Monivea Road and Joyce’s Road, Mervue, Galway. The development will consist of proposed external and internal works to Block C of the scheme (previously consented under Pl. Ref. 18/363), which will be occupied by Galway City Council. The proposed development forms part of a larger landholding which extends to 51,148 sqm in total.

The proposed development will comprise:

- 1. 1 no. back illuminated Galway City Council Crest proposed high up on stone façade, and 1 no. logo proposed on the ‘Photo Opp’ wall (surface mounted), to the south elevation of the block; 3 no. flagpoles proposed to south of the block;*
- 2. 1 no. back illuminated Galway City Council Crest proposed high up on stone façade of west elevation.*
- 3. 1 no. back illuminated totem way finding signage at the podium level to the north elevation of the block and new opening to be formed in slab to basement area for new fire extract shaft.*
- 4. Proposed ventilation at roof level for the block; Proposed vents to the façade (west elevation) for internal ventilation, consistent with the existing.*
- 5. New door to façade to the southwest elevation with paved footpath; New footpath connecting to the existing footpath to the south of the block.*
- 6. Internal works which includes alterations to the internal design at the Basement Level 1&2, minor modifications to the internal layout at ground floor level and first-second-third floor levels.*
- 7. Roof level includes proposed solar PV panels (91no. 600W Module Power); new duct pop up from floors and new mechanical duct to L3 kitchen.*

All associated hard and soft landscaping works with seating.”

A Planning Assessment limited to the proposed external works in line with the requirements of Galway City Development Plan 2023-2029 has been set out in the below **Section 6** of this Planning Report.

5. COMPLIANCE WITH PLANNING POLICY

5.1 Local Planning Policy

5.1.1 Galway City Development Plan 2023-2029

The current statutory planning policy document for the subject site is the Galway City Development Plan 2023-2029 (GCDP), which was adopted by the City Council in November 2022 and came into effect on 4th January 2023. The GCDP includes a Core Strategy and Settlement Strategy that supports the city to transition to a low carbon, climate resilient city, which can be achieved by implementation of compact growth approach. The GCDP notes that there are a number of locations in the city that accommodates offices with more recent development phases of growth reflecting international and national policy direction trends for larger office type businesses to establish at locations closer to and adjoining inner city core. This also includes district, neighbourhood and local centre locations where office accommodation is supported of a nature and scale that does not detract from the primacy of the city centre and doesn't prejudice the development of a balanced mix of uses at these locations.

The GCDP also notes that large plate technology driven offices or specialist offices which have a high density of employment have capacity to develop further and expand in the business parks on lands zoned for industry and commercial/industry. It is noted that currently these office types are located at Ballybrit, Rahoon, Parkmore, Tuam Road, Monivea Road. Chapter 10 of the GCDP, reflecting the NPF agenda for compact growth, mixed use development and regeneration has identified a number of city centre and near city centre sites that are suitable for large scale development that can accommodate large floorplate office developments.

In addition, the core strategy also recognises in line with the NPF and RSES/MASP direction, the significant potential for a number of brownfield sites in the city to contribute to the delivery of housing. The GCDP under section 1.5.3 notes that the development of housing in these locations in conjunction with other mix of uses can improve the general environment and revitalise and transform these to vibrant, living locations. In that regard, the location of the priority sites in the neighbourhoods of the City Centre and **Inner and Established suburbs** will contribute significantly to achieving the national and regional planning strategy particularly that as guided by NPO 3 (b), NPO 6 and RPO 3.6.2 and 3.6.4.

Section 10.11, Ch.10 of the GCDP has identified the subject site as one of the (19) opportunity sites which will deliver on the core strategy objectives, therefore supporting the national and regional policies.

The subject lands are designated 'Enterprise, Light Industry and Commercial' (CI) with the stated objective 'to provide for enterprise, light industry and commercial uses other than those reserved to the City Centre zone'. The proposed site is also designated as a Level 5 'Neighbourhood Centre' as provided for in the Retail Strategy, Ch. 6, Section 6.5 of the GCDP. Neighbourhood Centres are described as providing shopping at a local level ('top up shopping') and perform important functions in supporting communities and are normally very accessible. In that regard, the development plan notes that 'it is policy to facilitate the development of new neighbourhood centres and also to allow for expansion in existing neighbourhood centres...'.

The proposed external and internal works under this Part 8 application for the scheme granted planning permission under Pl. Ref. 18/363 does not alter the principal use of the consented scheme nor does it contravene the zoning objectives for the site. The proposed external works are fully in compliance with the requirements under the GCDP as set out under the zoning objectives for the site.

Section 6 provides a detailed discussion on the proposed scheme's compliance with the GCDP, limited to the proposed alterations proposed where relevant.

6.

PLANNING ASSESSMENT

The Galway City Development Plan 2023-2029 (GCDP) sets out the vision for Galway City to be a successful, sustainable, competitive city of scale that supports a high quality of life and in relation to residential development is to deliver high quality, sustainable living environment which are attractive, safe and vibrant and meet the needs of the residents and community.

In planning for future development and in assessing future development proposals in areas defined as 'Established Suburbs', the GCDP notes that the character of these areas is varied but each area has an important function in the support of neighbourhoods through provision of homes and essential local services and community facilities. As indicated in the Core Strategy, there is opportunity to further consolidate these neighbourhoods through development of Regeneration and Opportunity Sites at Westside, Sandy Road, Crown Square and Renmore for residential and mixed uses. The development of these sites will provide opportunities to enhance the vitality of these neighbourhoods and support the 15-minute city concept being in areas that have a significant legacy of accessible services. Within these Regeneration and Opportunity Sites there are opportunities to enhance services and amenities by encouraging the development of a range of mixed uses, good public realm and the creation of new linkages and connections to the green network. These sites, when redeveloped with appropriate densities and high-quality design, have potential to become exemplars of good urban design and placemaking and will add to the value of the neighbourhood.

The proposed site is also designated as a Level 5 'Neighbourhood Centre' as provided for in the Retail Strategy, Ch. 6, Section 6.5 of the GCDP. Neighbourhood Centres are described as providing shopping at a local level ('top up shopping') and perform important functions in supporting communities and are normally very accessible. In that regard, the development plan notes that 'it is policy to facilitate the development of new neighbourhood centres and also to allow for expansion in existing neighbourhood centres...'

These criteria are detailed in policy terms, through the objectives of the plan as well as through the various other policy/guidance documents at local and national levels. Having reviewed these documents in the context of the proposed development, we consider that the key issues relating to the proposed development are:

- Principle of the development, including compliance with the GCDP 'CI' zoning objective (Section 6.1);
- Design standards in relation to advertisements & signage, landscaping and façade materials (Section 6.2);

6.1

Principle of Development

It is submitted that the parent application consented under Pl. Ref. 18/363 was assessed and subsequently granted planning permission subject to the requirements of the Galway City Development Plan 2017-2023. The zoning objective for the site has been retained as CI in both the previous and current development plans and it should be noted that the proposed alterations for Block C of the Crown Square Development remains consistent with the vision for the consented scheme and principles of the current development plan.

6.1.1

Compliance with Zoning Objective

The subject lands are designated 'Enterprise, Light Industry and Commercial' (CI) with a stated objective 'to provide for enterprise, light industry and commercial uses other than those reserved to the City Centre zone'. Figure 6-1 illustrates the zoning designation of the subject lands under the Galway City Development Plan 2023-2029.

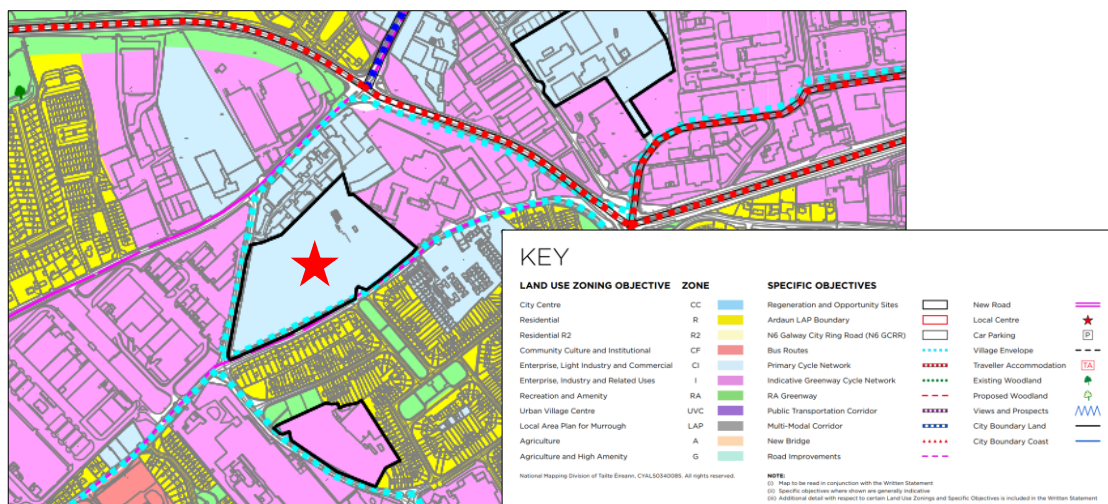


Figure 6-1 Zoning Designation 'CI' of the Subject Lands under Galway City Development Plan 2023-2029

The uses permitted in principle and open for consideration on 'CI' zoned lands include, inter alia (consistent with the previous City Development Plan):

- Specialist offices
- Offices of a type and of a scale appropriate to the function and character of the area
- Residential content of a scale that would not unduly interfere with the primary use of the land for CI purposes and would accord with the principles of sustainable neighbourhoods outlined in Chapter 3...
- Childcare facilities

The proposed alterations is for Block C of the development consented under Pl. Ref. 18/363, which will be the new Galway City Council Office.

This Report submits that the proposed external and landscaping works align with the GCDP's 'CI' zoning for the site and does not mat. It is also considered that the overall provision of commercial services in the

6.2 Design and Standards

Galway City Council have been provided a block within the new Crown Square Development granted under Pl. Ref. 18/363 for a mixed-use development with offices and commercial uses permitted under this Planning Application for Phase 1 of the scheme. The new Galway City Council office will be within Block C of the development.

The existing property as handed over to the Council consists of a new four-storey building, in shell and core condition with an existing two-level car park. At the roof level, an existing plant space extends over the level of the building parapet. The existing facades are comprised primarily of a double-glazed windows and Orion White Limestone in a matt finish. Facades to levels one and two include perforated metal panels providing solar shading. The existing main entrance has a single story glazed facade with a revolving door and part M compliance entrance doors to either side. The entrance is covered by a flat roof comprising a metal fascia edging. Existing external landscaping includes brick paving with soft landscaped areas surrounding the building.

6.2.1 Design Layout

It is submitted that proposed modifications to the design / layout of the scheme is limited to the internal layout and therefore does not materially affect the overall footprint of the development as consented under Pl. Ref. 18/363. The proposed uses within the basement levels are ancillary to the primary office use which will be the new Galway City Council offices. Therefore, it is submitted that the internal works proposed under this planning application does not affect the overall design, plot ratio, or site coverage of the previously consented scheme and as such this does not need to be assessed.

6.2.2 Advertisements and Signage

Galway City Development Plan 2023-2029 ('GCDP') is the current statutory plan for the administrative area where the subject site is located. The GCDP sets out the general requirements for 'Advertisements and Signage' under **Section 11.6**,

- *New signage or advertisements shall respect the scale, character and setting of the building to which it is attached and have regard to the extent of existing signage on the site.*
- *No large scale internally illuminated signs or digital display signs or projecting spotlights shall be permitted.*
- *Lettering shall only be permitted when it is in proportion to the size of the fascia.*
- *In general signage or advertisement shall not be permitted on upper floors.*
- *In general, no projecting signs shall be permitted, consideration will only be given to small scale projecting signs that are integral to the shop front.*
- *Particular consideration will be given to the incorporation of bi-lingual wording in signage and advertising.*
- *Further detailed design guidance on signage and their siting is given in the City Council's Galway Shop Front and Design Guidelines (2012) and in the Public Realm Strategy (2019).*

The signage proposed to the south elevation for the Galway City Council Logo and crest has had regard to the guidance set out under Section 11.6 of the GCDP and is consistent with the requirements. Both the GCC logo and crest have been designed to match the existing stone façade with back illumination and surface mounted to the south elevation of Block C. Therefore, the proposed signage is in line with the scale, character and setting of the building to which it is attached and the design for the same would be consistent with the existing signage on site.

6.2.3 Elevations

The proposed works includes some minor changes to the west elevation as a result of new louvres being introduced for internal ventilation. The new louvres will match the design of the existing louvres that have already been installed for this block.

Please refer to the Architectural Drawing booklet submitted by Henry J Lyons with this planning application for further details on the elevation.

6.2.4 Hard and Soft Landscaping

The external work proposed will have subsequent hard and soft landscaping works including modifications to existing pavement and landscaping up to new door on the eastern façade; hard landscaping and seating to be incorporated into the area along southern façade. This would be in line with the requirements of **Policy 6.6 Office Sector** under Chapter 6 of the GCDP to,

"Encourage a high quality of workplace environment through architectural design, layout, landscaping and facilities where these can contribute positively to the health and wellness of the workforce and to the urban landscape..." (p.164)

In addition, Section 8.8 on Urban Design and Placemaking of the GCDP under Chapter 8 sets out 'other mechanisms to achieve principles of good design' which, under public realm notes that it is essential to incorporate appropriate public realm, amenity, landscaping and rest spaces to a high standard.

Please refer to the Architectural Design Statement and Drawing Set submitted by Henry J Lyons Architect with the existing and proposed plans and layout in relation to this planning application. This Planning Cover Letter should be read in conjunction with the drawings submitted.

6.2.5 Proposed PV Panels

The Planning and Development (Solar Safeguarding Zone) Regulations 2022 set out 43 Solar Safeguarding Zones (SSZs). A SSZ is an area around an airport, aerodrome or helipad in which there is a potential for glint and glare from solar panels to impact aviation safety. A square metre limit on rooftop solar panels applies within these zones.

The proposal also includes the provision 91 no. 600W module power solar PV panels and ancillary duct work at the roof level. This does not result in any changes to the existing / permitted elevation of the block. It is further submitted that the subject site falls outside of the Solar Safety Zone and therefore, does not require a glint and glare assessment to be undertaken for the proposed solar PV panels.

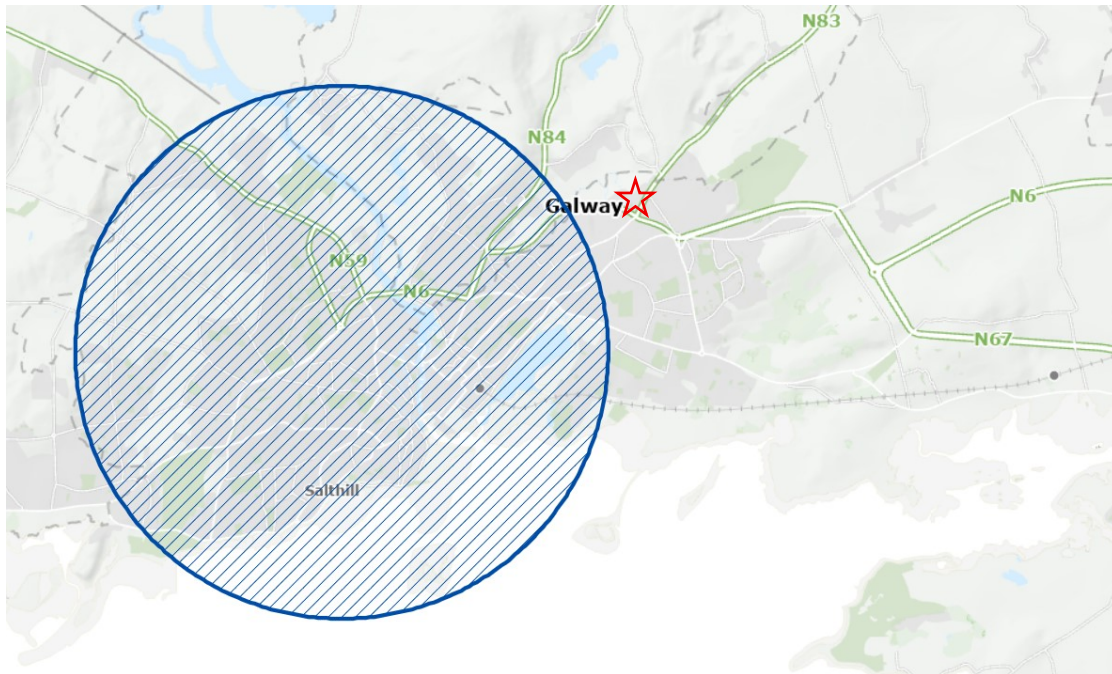


Figure 6-2 Solar Safeguarding Zones, with Application Site Annotated in Red. (Source: [Solar Safeguarding Zones Map](#))

Please refer to the Drawing Set submitted by Henry J Lyons Architect with the existing and proposed plans and layout in relation to this planning application. This Planning Cover Letter should be read in conjunction with the drawings submitted.

6.2.6 Façade and Materials

The proposed extension to the south façade wall created to install the 3no. proposed flagpoles has been designed to match the existing wall and materials. See Figure 6-3 for the photomontage of the existing and proposed details to the southern façade.



Figure 6-3 Photomontage of the Southern Facade, illustrating the proposed external works. (Source: HJL Architectural Design Statement).

The wall has been designed to match finish of existing stone facade with pad foundation. There will be no impact as a result of the proposed external works or extension of the wall / façade for installation of the flagpoles, to the existing façade details of the building.

6.3

EIA and AA Screening Determination

The parent planning application submitted under Pl. Ref. 18/363 was subject of the appropriate ecological and environmental assessments – an Environmental Impact Assessment and a Natura Impact Statement was submitted as part of the planning application.

In accordance with Articles 81 and 120 of the Planning & Development Regulations 2001 (as amended), it has been concluded from a preliminary examination by Galway City Council, that no significant effects on the environment are likely as a result of the proposed development which constitute of minor external and internal works, and that Environmental Impact Assessment Screening is not required.

It is also submitted the nature of the proposed works are very minor and this planning application is made in line with the conditions of the grant under the parent permission vis-à-vis *signage, advertising structures / advertisements, security shutters or other projecting elements, including flagpoles...*. Therefore, the proposal under this Part 8 planning application does not result in significant impact to the findings of the Environmental Impact Assessment, or the Natura Impact Statement submitted under the parent permission and will adhere to any relevant mitigation measures set out as required in implementing the external works.

As such it is considered that there is no requirement to carry out an Environmental Impact Assessment Screening or AA Screening for the proposed external works.

7.

CONCLUSION

This Report has been prepared by MKO on behalf of Galway City Council for a Part 8 Planning Application for external and internal works to Block C of the consented Crown Square Development on lands located at the former Crown Equipment site, at the junction of Monivea Road and Joyce's Road, Mervue, Galway.

This planning application relates to proposed external and internal works. The proposed external works include installation of the 'Galway City Council' crest on the north, south and west elevation; installation of a logo on the 'Photo Opp' wall to the south; way finding sign to the north; proposed new flag poles; new ventilation at roof level and proposed vents to the façade on the west elevation; proposed pedestrian and landscaping works. The proposed internal works includes alterations to the internal design at the Basement 1&2, minor modifications to the internal layout works at ground floor level and first-second-third floor levels and at roof levels.

This Report includes details in respect of the proposed development in relation to the site location and context, development description and the relevant planning history. This report also provides an assessment of the proposed development's consistency with the relevant planning policies under the Galway City Development Plan 2023-2029.

In summary, it is submitted that the proposed development results in a development which accords with the proper planning and development of the area while providing an attractive, high quality, contemporary development which enhances the development of the western area of the city.

