

The Department of Housing, Local
Government and Heritage
Development Applications Unit,
Newtown Road,
Wexford, Y35 AP90

Our ref: 230108
Your ref: N/A

Date: 27th September 2024

Re: Section 177AE of the Planning and Development Act 2000, as amended – Planning Application to An Bord Pleanála for enhancement measures to existing Woodquay Park to include; highways improvements, parking, new paths and paving, seating, lighting, public art, sustainable urban drainage, tree removals and new biodiverse planting by Galway City Council.

Dear Sir/Madam,

On behalf of our client, Galway City Council, of City Hall, College Road, Galway, H91 X4K8, please find enclosed a copy of a planning application for the renovation and expansion of the existing Woodquay Park in Galway City. The planning application constitutes an application for Local Authority Own Development Requiring Appropriate Assessment under Section 177(AE) of the Planning and Development Act of 2000 (as amended) due to the necessity of a providing Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application (colloquially known as a Part 10 application). As a result, the application has been made directly to An Bord Pleanála. You have received a copy of the application as a noted Prescribed Body.

The Development Description as set out in the public notices is as follows,

- “i. Upgrades and expansion of the Woodquay park including the provision of:*
 - a. Hard and soft landscaping including rain gardens, seating areas, natural play landform, and planting of Molina meadow, spring bulbs, hedge row, and ground cover;*
 - b. Removal of 1 no. ‘Class C’, and 1 no. ‘Class B’ trees. Planting of 4 no. new ‘Golden Alder’ trees;*
 - c. Relocation and reduction in size of existing bike share station;*
 - d. Galway Orb Sculpture and Light Feature;*
 - e. Litter Bins;*
 - f. Bollards;*
 - g. Flexible Events and Open Space Area;*
 - h. Enhanced Public Lighting;*
 - i. Enhanced SuDS based surface water management,*
 - j. Relocation of existing ICA memorial; and*
 - k. All other associated and ancillary works;*
- ii. Provision of 4 no. pedestrian crossings including 2 no. across Riverside, 1 no. across Waterside, and 1 no. across Corrib Terrace;*

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Dublin - MKO, 9C Beckett Way, Park West Business Park, Dublin, D12 XN9W

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- iii. *Hard and soft landscaping adjacent to the park (across Riverside) to provide enhanced public realm including: public lighting, drainage rain garden, seating areas, and all other associated and ancillary works;*
- iv. *Vehicular parking consisting of relocation of 2 no. EV parking spaces, relocation of 2 no. accessible parking spaces, retention of approx. 10 no. on street parking spaces on Corrib Terrace with modifications for new pedestrian crossings, and relocation of 4 no. motorcycle spaces. This is a net removal of 11 no. existing car spaces.*
- v. *Hard and soft landscaping adjacent to the park (across Waterside) to enable a continuation of paving type, wider footpaths, enhanced lighting, and consistent public realm design;*
- vi. *All other associated and ancillary development and site works.*

A Natura Impact Statement (NIS) has been prepared in respect of the Proposed Development."

The documents listed below are included in the application pack:

Planning Application Documentation

- **This Cover Letter** prepared by MKO Planning and Environmental Consultants
- **Copy of the Site Notice** (as erected on site on the 19th September 2024);
- **Copy of the Newspaper Notice:** The Galway Advertiser (dated 19th September 2024);
- **Letter of Consent** from Galway City Council
- **Letter of Consent for Roadworks** from the Galway City Council Roads Division

Planning Application Drawings (Full drawing schedule included with each disciplines pack)

- **Site Location Map** prepared by LUC
- **Site Layout Plan** prepared by LUC
- **Landscape Design Drawings** provided by LUC Landscape Architects
- **Tree Constraints Drawing** by Tom Brandford Arborist Services
- **Civil Engineering and Drainage Drawings** provided by PUNCH Consulting Engineers
- **Lighting Design Drawings** provided by Don O'Malley & Partners Consulting Engineers

Technical reports

- **Landscape Design Report** provided by LUC Landscape Architects
- **Tree Constraints Plan** provided by Tom Brandford Arborist Services
- **Engineering Planning Report** provided by PUNCH Consulting Engineers
- **Stage 1&2 Road Safety Audit** provided by PMCE Consulting Engineers
- **Quality Audit** provided by PMCE Consulting Engineers
- **Site Specific Flood Risk Assessment** provided by PUNCH
- **Public Lighting Report** provided by Don O'Malley & Partners Consulting Engineers
- **Electrical Services Planning Report** provided by Don O'Malley & Partners Consulting Engineers
- **Planning Report** provided by MKO Planning and Environmental Consultants
- **Public Consultation Report** provided by MKO Planning and Environmental Consultants
- **Construction and Environmental Management Plan** provided by MKO Planning and Environmental Consultants
- **Ecological Impact Assessment** provided by MKO Planning and Environmental Consultants
- **Natura Impact Statement with Appropriate Assessment Screening Report** provided by MKO Planning and Environmental Consultants
- **Architectural Heritage Impact Assessment** provided by ACP Conservation Architects
- **Archaeological Impact Assessment** provided by TOBAR Archaeological Services

Plans and particulars of the proposed development and the Natura Impact Statement can be viewed and will be available for inspection or for purchase for a fee not exceeding the reasonable cost of

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making a copy, for a period of 6 weeks (excluding bank holidays) from 27/09/2024 until 11/11/2024, at the following locations:

- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1 between the hours of 9:15am and 5:30pm Monday to Friday (excluding public holidays).
- The offices of Galway City Council, City Hall, College Road, Galway, H91 X4K8 during its public opening hours

An electronic copy of the plans and particulars and the NIS may also be viewed and downloaded at the following website from 27/09/2024 until 11/11/2024:

<https://www.galwaycity.ie/WoodquayParkEnhancement>

Submissions or observations may be made only to An Bord Pleanála (“The Board”) 64 Marlborough Street, Dublin 1, not later than 5:30pm on 11/11/2024 relating to the following:

- i. the implications of the proposed development for proper planning and sustainable development in the area concerned,
- ii. the likely effects on the environment of the proposed development, and
- iii. the likely significant effects of the proposed development on a European site

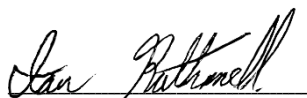
The Board may in respect of an application for permission decide to:

- a. Grant the permission, or (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the Proposed Development as so modified, or (iii) grant permission in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without planning conditions, or
- b. Refuse to grant the permission.

Any person may question the validity of any such decision 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 by S.I. No. 691 of 2011), in accordance with section 50 of the Planning and Development Act 2000 (as amended). Practical information on the review mechanism can be accessed under the heading ‘information on cases/ weekly lists – Judicial Review of Planning Decisions’ on the Boards website www.pleanala.ie or in the Citizens Information Service website www.citizensinformation.ie.

The deadline for receipt of submissions or observations to An Bord Pleanála is 11/11/2024 at 5:30 PM.

Yours sincerely,



Ian Rathmell,
Planner,
MKO

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