



Comhairle Cathrach na Gaillimhe
Galway City Council

Application Form (Form 19)

Large-scale Residential Developments (LRD)

Form to be included with a Large-scale Residential Development (LRD)
planning application to Galway City Council.

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING
Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.



Supplementary information to accompany an application for a Large-scale Residential Development

1. Applicant:

| | |
|--------------------|-----------------------------|
| Name of Applicant: | The Land Development Agency |
|--------------------|-----------------------------|

2. Contact details of person authorised to operate on behalf of the Applicant (Applicant or Agent): (Not for Public release)

| | |
|--|---|
| Name: | Daniel Moody |
| Correspondence Address: | Thornton O'Connor Town Planning, No. 1 Kilmacud Road Upper, Dundrum, Dublin 14, D14 EA89. |
| Telephone: | 01 205 1490 |
| Email: | info@toctownplanning.ie |
| Is the Council to send all correspondence to the above person/agent acting on behalf of applicant? (Please tick appropriate box) | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address) |

4. Site of Proposed Development:

| | |
|---|--|
| Postal Address/Townland/ Location of the Proposed Development (sufficient to identify the site in question) | A site of 1.621 Ha in Galway Port at Dock Road and Lough Atalia Road, Galway City, and extending to include parts of both roads for road infrastructure works and water services infrastructure works. |
|---|--|

| | | | |
|---|--|----|--|
| Ordnance Survey Map Ref. No. (and the Grid Reference where available). | 3408-08, 3408-13, 3408-B, 3408-09. | | |
| Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. | | | |
| Area of site to which the application relates in hectares: | 1.621 | ha | |
| Site zoning under current Galway City Council Development Plan: | CC - City Centre, with part of Lough Atalia Road 'unzoned' | | |
| Existing use(s) of the site and proposed use(s) of the site: | <p>Existing: Bus depot, office and parking and port-related activity.</p> <p>Proposed: Residential, crèche, retail, café/restaurant.</p> | | |

5. Applicant's Interest in the Site:

| | | | |
|---|--|----------|-------|
| Please tick appropriate box to show applicant's legal interest in the land or structure: | Owner | Occupier | Other |
| | | | ✓ |
| Where legal interest is "Other", please expand further on your interest in the land or structure. | | | |
| Letters of consent provided by Galway Harbour Company and Galway City Council. | | | |
| State Name and Address of the Site Owner: If you are not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner or any other relevant party. | Galway Harbour Company, Dock Road, The Docks, Galway, H91 PD37. Galway City Council, City Hall, College Road, Galway, H91 X4K8. | | |

6. Pre-Application Consultations

(A) Section 247 Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

| | |
|--------------------------------------|------------|
| Planning Authority reference number: | LRD 04/24 |
| Meeting date(s): | 10/10/2024 |

(B) LRD Meeting with Planning Authority:

State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:

| | |
|--------------------------------------|---|
| Planning Authority reference number: | LRD 24/04 (a minor variation on the PPC Ref. No.) |
| Meeting date(s): | 11/03/2025 |

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with prescribed authorities or with the public:

The Applicant engaged in consultation with the public between 28th May 2025 and 30th June 2025..

The Applicant also engaged with the Health and Safety Authority over several months via e-mail during H2 2024. An online meeting was held on 10th October 2024.

7. Characteristics of Proposed Development:

- a) Please provide a brief description of the nature and purpose of the proposed development, including-
- The number of proposed houses or student accommodation units, as the case may be, and, in the case of student accommodation units, the combined number of bed spaces, and any other uses to which those units may be put,
 - Proposed services ancillary to residential development, and
 - Other proposed uses in the development of the land, the zoning of which facilitates such use:

The proposed development principally consists of: the demolition of the existing office / bus depot building (370.2 sq m) and ancillary building (26.0 sq m); the partial demolition of the existing ESB sub-station and ancillary building (67.4 sq m); the demolition of existing boundary walls at the south-west and north-west; and the construction of a mixed-use development.

The proposed mixed-use development primarily comprises: 356 No. residential apartments (172 No. 1-bed, 169 No. 2-bed and 15 No. 3-bed); crèche (255.9 sq m); 2 No. café/restaurant units (totalling 428.4 sq m); and 1 No. retail unit (156.0 sq m).

The development has a total floor area of 32,096.0 sq m and is primarily proposed in 4 No. blocks (identified as A–D) that generally range in height from 6 No. to 13 No. storeys: Block A ranges from 6 No. to 9 No. storeys; Block B ranges from 6 No. to 11 No. storeys; Block C is 6 No. storeys; and Block D ranges from 6 No. to 13 No. storeys.

The proposed development also includes: new internal street and pedestrian network, including a one-way vehicular route at the north-western side of the site and new junctions with Dock Road at the south-west and with the access road from Lough Atalia at the north-west; upgrades to Lough Atalia Road and the access road from it at the north-west of the site, including the provision of a new toucan pedestrian/cycle crossing at Lough Atalia Road; upgrades to the footpath and road interface with Dock Road to the south-west; 37 No. car parking spaces; 1 No. set-down/delivery bay; 741 No. cycle parking spaces; hard and soft landscaping, including as public open spaces and communal amenity spaces; private amenity spaces as balconies and terraces facing all directions; boundary treatments; public lighting; bin stores; double sub-station; plant rooms; green roofs; rooftop lift overruns and plant; rooftop telecommunications, plant and enclosure at Block C; recladding of the existing sub-station and pumping station; and all associated works above and below ground.

8. Proposed Residential Development

Provide an indicative breakdown of proposed residential content:

| Houses | | |
|------------------|---------------------|---|
| Unit Type | No. of Units | Gross floor space in m² |
| 1 bed | | |
| 2 bed | | |
| 3 bed | | |
| 4 bed | | |
| 4+ bed | | |
| Total | | |

| Apartments (include duplex) | | |
|------------------------------------|---------------------|--|
| Unit Type | No. of Units | Gross floor space in m² |
| Studio | 0 | 0 |
| 1 bed | 172 | 8,582.8 |
| 2 bed | 169 | 12,330.9 |
| 3 bed | 15 | 1,494.0 |
| 4 bed | 0 | 0 |
| 4+ bed | 0 | 0 |
| Total | 356 | 22,407.3 (Difference compared to the SoA is due to rounding.) |

| Student Accommodation | | |
|--|---------------------|---|
| Unit Type | No. of Units | Gross floor space in m² |
| Studio | | |
| 1 bed | | |
| 2 bed | | |
| 3 bed | | |
| 4 bed | | |
| 4+ bed | | |
| Total | | |
| State total number of residential units in proposed development: | | 356 |

9. LRD Floor Space

| Class of Development | Gross Floor Space in m² |
|--|---|
| (A) State cumulative gross floor space of residential accommodation, in m ² : | 31,255.7 |
| (B) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below: | 0 |
| (i) e.g. Parking of vehicles by persons occupying the proposed development or for purposes incidental to the primary purpose of the development | 0 |
| (ii) e.g. Childcare | 0 |
| (iii) e.g. Gym | 0 |
| (iv) | 0 |
| (v) | 0 |
| | |
| | |
| (C) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (B) above) and provide the details of the different classes below: | 840.3 |
| Class of Development | Gross Floor Space in m² |
| (i) Crèche (Not considered ancillary due to its size, capacity and the limited demand expected to be generated by the proposed development. | 255.9 |
| (ii) Café/restaurant units (2 No.) | 428.4 |
| (iii) Retail unit | 156.0 |
| (D) State the total LRD Floor space as per the definition in section 2 of the Act ((A) plus (C)) | 32,096.0 |
| | Percentage % |
| (E) Express (A) as a percentage of (D): | 97.4 |
| (F) Express (C) as a percentage of (D): | 2.6 |
| (G) Plus (F) | 100.0 |

10. Where the Proposed Development Relates to Existing Building(s)/ Structure(s):

| | |
|--|-----------------|
| State estimated gross floor space of any existing building(s) / structure(s) in m ² : | 540.9 |
| State estimated gross floor space of any proposed demolition, in m ² : | 463.6 |
| State estimated gross floor space of any building(s)/structure(s) to be retained in m ² : | 77.3 |
| State total gross floor space of development in m ² : | 32,173.3 |

11. Application Requirements

| | | |
|---|--|---|
| (a) Is a copy of the page from the newspaper containing the notice relating to the proposed development enclosed with this application? | | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication: | Galway Advertiser, 19 th September 2025 | |
| (b) Is a copy of the site notice relating to the proposed development enclosed with this application? | | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| If the answer to above is "Yes", state date on which the site notice(s) was erected: | | 17 th September 2025 |
| Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. | | |
| (c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development? | | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] No mandatory requirement based on legislative thresholds. However, a voluntary EIAR has been prepared. |
| If the answer to above is "Yes", is an EIAR enclosed with this application? | | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |

| | |
|---|---|
| Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application. | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| (d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| (e) Is a Natura Impact Statement (NIS) required for the proposed development? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| If the answer to above is "Yes", is an NIS enclosed with this application? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| (f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention? | Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] |

12. Supporting Documents

| Please provide a brief description of the proposed development, which should include information, drawings or representations on the following: | |
|--|---|
| Information | Enclosed |
| a) Site location map sufficient to identify the land, at appropriate scale. | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| b) Layout plan of the proposed development, at appropriate scale. | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| c) Statement of consistency with the Development Plan | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion. | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| e) Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application. | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |

| | |
|--|---|
| Design | |
| f) A design statement that addresses the sites location and context and the proposed design strategy. | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| g) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect. | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| Water Services | |
| h) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome. | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| i) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development. | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| j) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.). | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| k) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate. | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| l) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets. | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| Traffic and Transport | |
| m) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| n) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| Taking in Charge | |
| o) Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |

| | |
|---|--|
| plan clearly showing area(s) intended for taking in charge. | |
| Maps Plans and Drawings | |
| p) List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number. | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to Section 7 of the enclosed <i>Planning Report and Statement of Consistency</i> . |
| Universal Design | |
| q) Please provide a statement as to how the proposed development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to the enclosed <i>Architectural Design Statement</i> . |

13. Large-scale Residential Development Details

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

| | |
|--|---|
| a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please primarily refer to the enclosed <i>Planning Report and Statement of Consistency</i> and <i>Architectural Design Statement</i> . |
| b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please primarily refer to the enclosed <i>Planning Report and Statement of Consistency</i> , <i>Architectural Design Statement</i> , <i>Traffic and Transport Assessment Report</i> and <i>Landscape Design Proposal</i> . |

| | |
|--|--|
| <p>c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p> | <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please primarily refer to the enclosed <i>Planning Report and Statement of Consistency, Architectural Design Statement, Traffic and Transport Assessment Report and Landscape Design Proposal.</i></p> |
| <p>d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p> | <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please primarily refer to the enclosed <i>Telecommunications Report</i>, lighting documents and <i>Climate Action Energy Statement.</i></p> |
| <p>e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p> | <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p> |
| <p>f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If “Yes”, enclose details with this application.</p> | <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p> |
| <p>g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p> | <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>The Planning Application includes a <i>Statement of Response to LRD Opinion</i> and a full suite of reports and drawings to address matters raised during the LRD Meeting and in the <i>LRD Opinion.</i></p> |

14. Person Responsible for Preparation of Drawings and Plans:

| | |
|----------|-----------------|
| Name: | Patrick Tay |
| Company: | ALTU Architects |

15. Services:**Proposed Source of Water Supply:**

Please indicate as appropriate:

(a) Existing Connection: ☐ New Connection: ☒

(b) Public Mains: ☒

Group Water Scheme: ☐ Name of Scheme: _____

Private Well: ☐

Other (please specify): _____

Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: ☐ New Connection: ☒

(b) Public Sewer: ☒

Conventional septic tank system: ☐

Other on-site treatment system: ☐ Please specify: _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: ☒

Soakpit: ☐

Watercourse: ☐


Other: ☐ Please specify: _____

| | |
|---|---|
| Irish Water Requirements: | |
| Please submit a current / valid Confirmation of Feasibility statement (COF) from Irish Water in response to a Pre-Connection Enquiry (PCE) in relation to <u>the proposed development</u> . (i.e. evidence that Irish Water has determined that it is feasible to provide a water and/or wastewater service and that there is capacity to connect to an Irish Water Network). | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| Traffic and Transportation and Associated Infrastructure: | |
| Please submit a statement on how the proposed development would address traffic and transportation issues, including road infrastructure, traffic generation, pedestrian and cyclist linkages and safety, public transport availability and capacity, and where applicable, issues regarding scoping of a Traffic / Transportation Impact Assessment. | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| Please submit a statement indicating, in the applicant's opinion, the proposal is consistent with the Design Manual for Urban Roads and Streets (Department of Transport, Tourism and Sport & Department of Environment, Community and Local Government, 2013). | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |

16. Request Fee:

| | |
|--|---|
| Fee Payable: | € 72,335.20 |
| Is the required fee enclosed with the request? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |

17. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.

| | |
|--|---|
| Signed: (Applicant or agent as appropriate) |  |
| Date: | 19 th September 2025 |

Planning Authority (Official Use only)

| | |
|----------------------------------|--|
| Planning Reference | |
| Planning Authority Stamp: | |

Contact Details- (Not to be Published)**Applicant(s):**

| | |
|--|-----------------------------|
| First Name: | The Land Development Agency |
| Surname: | - |
| Address Line 1: | Ashford House |
| Address Line 2: | Tara Street |
| Address Line 3: | - |
| Town / City: | Dublin 2 |
| County: | Dublin |
| Country: | Ireland |
| Eircode: | - |
| E-mail address (if any): | - |
| Primary Telephone Number: | 01 910 3400 |
| Other / Mobile Number (if any): | - |

Where the Applicant(s) is a Company:

| | |
|---|--|
| Name(s) of Company Director(s): | C O'Rourke, J Coleman, A Markey, G Smith, J O'Connor, B Keogh, S Neely, J Palmer, J Connors. |
| Company Registration Number (CRO): | 710453 |
| Contact Name: | Niall O'Byrne |
| Primary Telephone Number: | 01 910 3400 |
| Other / Mobile Number (if any): | - |
| E-mail address: | info@lda.ie |

Person/Agent (if any) acting on behalf of the Applicant(s):

| | |
|--|--|
| First Name: | Daniel |
| Surname: | Moody |
| Address Line 1: | Thornton O'Connor Town Planning |
| Address Line 2: | No. 1 Kilmacud Road Upper |
| Address Line 3: | Dundrum |
| Town / City: | Dublin 14 |
| County: | Dublin |
| Country: | Ireland |
| Eircode: | - |
| E-mail address (if any): | info@toctownplanning.ie |
| Primary Telephone Number: | 01 205 1490 |
| Other / Mobile Number (if any): | - |

Person responsible for preparation of maps, plans and drawings:

| | |
|--|--|
| First Name: | Patrick |
| Surname: | Tay |
| Address Line 1: | ALTU Architects |
| Address Line 2: | Nos. 14–15 Camden Street Lower |
| Address Line 3: | Camden Street |
| Town / City: | Dublin 2 |
| County: | Dublin |
| Country: | Ireland |
| Eircode: | - |
| E-mail address (if any): | info@altuarchitects.ie |
| Primary Telephone Number: | 01 254 6996 |
| Other / Mobile Number (if any): | - |

Contact for arranging entry on site, if required:

| | |
|------------------------|--|
| Name: | Niall O'Byrne |
| Mobile Number: | 01 910 3400 |
| E-mail address: | info@lda.ie |