

PLANNING APPLICATION FORM

Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

PLANNING APPLICATION FORM (Part 1)

1. Name of Relevant Planning Authority: Galway City Council

2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure 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)	x4-see drawing Grid Eastings: 530,167 Grid Northings: 725,004

3. Type of planning permission (please tick appropriate box):

☒ Permission

☐ Permission for retention

☐ Outline Permission

☐ Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

5. Applicant ²

Name(s)	The Land Development Agency
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	Contact details of Applicant to be supplied at Question ²³
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6. Where Applicant is a Company (registered under the Companies Acts):

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.
Registered Address (of company)	Ashford House Tara Street Dublin 2 D02 VX67
Company Registration No.	710453

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

Name	Daniel Moody
	Address to be supplied at the end of this form. (Question 24)

8. Person responsible for preparation of Drawings and Plans: ^{3 & 16}

Name	Patrick Tay
Firm/Company	ALTU Architects

9. Description of Proposed Development:

Brief description of nature and extent of development ⁴	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.
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10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Occupier
	C. Other X	
Where legal interest is 'Other', please expand further on your interest in the land or structure.	Letters of consent provided by: Brian Madden of Galway City Council, City Hall, College Road, Galway, H91 X4K8. Conor O'Dowd of Galway Harbour Company, Dock Road, The Docks, Galway, H91 PD37.	
If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.	See details above. See details above.	

11. Site Area:

Area of site to which the application relates in hectares	1.621
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in sq m	540.90
Gross floor space of proposed works in sq m	32,096.00
Gross floor space of work to be retained in sq m (if appropriate)	77.30
Gross floor space of any demolition in sq m (if appropriate)	463.60

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in sq m
class14	255.9
class14	428.4
class14	156
class14	31255.7

14. In the case of residential development please provide the following,

(a) Breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	0	0	0	0	0
Apartments	0	172	169	15	0	0	356
Number of car parking spaces to be provided							Total: 37

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use ⁶ (or previous use where retention permission is sought)	Bus depot, office and parking and port-related activity.
Proposed use (or use it is proposed to retain)	Residential, creche, retail, cafe/restaurants.
Nature and extent of any such proposed use (or use it is proposed to retain)	Residential, creche, retail, cafe/restaurants.

16. Social and Affordable Housing

Please tick appropriate	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? ⁷	X	

If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act."

(iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.

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Please see enclosed: proposal in Section 5.21 of ALTU's Architectural Design Statement, suite of architectural drawings, costings and letter from Galway City Council.

If the answer to the above question is **“yes”** but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, as amended ⁸ , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is **“no”** by virtue of section 96(13) of the Planning and Development Act 2000, as amended ⁹ , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

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17. Development Details

Please tick appropriate	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 ¹⁰	X	
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ?	X	
Does the application relate to work within or close to a European Site or a Natural Heritage Area ¹² ?	X	
Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		X
Do the Major Accident Regulations apply to the proposed development?	X	
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any structure?	X	

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?
 Yes [] No [X]
 If yes, please give details e.g. year, extent:
 Are you aware of previous uses of the site e.g. dumping or quarrying?
 Yes [] No [X]
 If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [X] No []
 If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: 97575	Date: 17/09/1997
Reference No.: 03695	Date: 25/07/2003
Reference No.: 07421	Date: 01/06/2007
Reference No.:	Date:

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001, as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³ ?

Yes [] No [X].
 An Bord Pleanála Reference No.: .

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development ¹⁴ ?

Yes [X] No []
 If yes, please give details: Please refer to Section 1.2 of the enclosed Planning Report and Statement of Consistency.

Reference No. (if any): LRD 04/24

Date(s) of consultation: 2024-10-10

Persons involved: Insufficient space provided. Please refer to Section 1.2 of the enclosed Planning Report and Statement of Consistency.

20. Services

Proposed Source of Water Supply

Please indicate whether existing or new:

Existing ☐ New ☒ Not Applicable ☐

Public Mains ☒ Group Water Scheme ☐ Private Well ☐ Other (please specify) ☐

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing ☐ New ☒ Not Applicable ☐

Public Sewer ☒ Conventional septic tank system ☐ Other on-site treatment system
(Please specify) ☐

Proposed Surface Water Disposal
Public Sewer/Drain ☒ Soakpit ☐ Watercourse ☐ Other (Please specify) ☐ Not Applicable ☐

21. Details of Public Notice

Approved newspaper in which notice was published	Galway Advertiser
Date of publication	18-09-2025
Date on which site notice was erected ¹⁷	17-09-2025

22. Application Fee

Fee Payable ¹⁸	72,335.20
Basis of Calculation	356 No. units x €130 per unit = €46,280.00 841 sq of non-residential floorspace (rounded-up from 840.3 sq m) = €6,055.20 EIAR included = €10,000.00 NIS included = €10,000.00 Total = €72,335.20 Please see proof of payment as Appendix A to the Planning Report and Statement of Consistency.

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 & Development Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

To be signed by applicant(s) or agent where applicable.

	Applicant	Applicant (where more than one applicant is named).	Agent
Signature	_____	_____	_____
Print Name	_____	_____	_____
Date	_____	_____	_____