

5.15 Balcony Typology

To provide appropriate protection and shelter at upper levels, a range of balcony designs has been incorporated into the scheme, with variations in height and treatment carefully tailored to the orientation and exposure of each elevation. These design choices are informed by a comprehensive microclimate assessment report, which analysed site-specific conditions such as prevailing wind patterns, solar gain, and user comfort.

Generally, three main types of balconies are proposed:

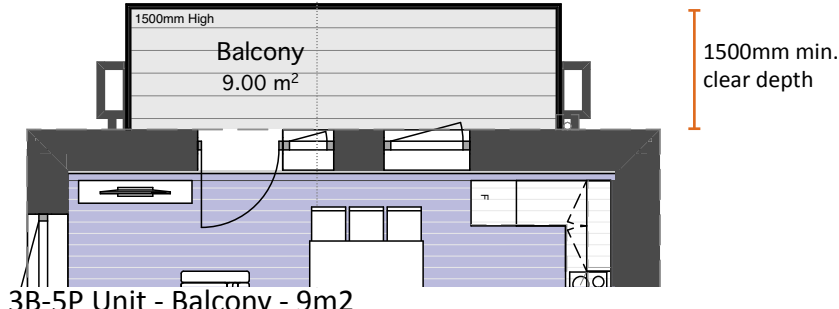
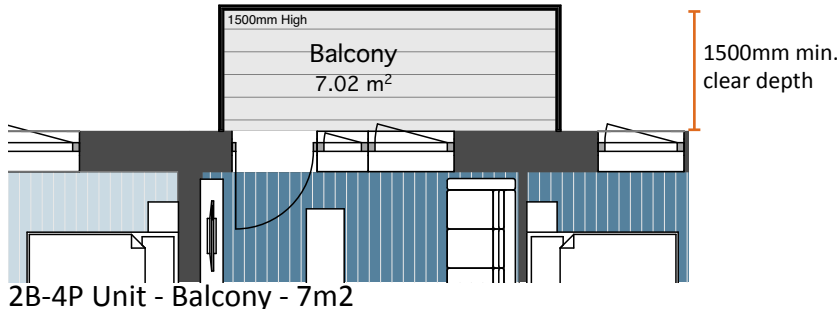
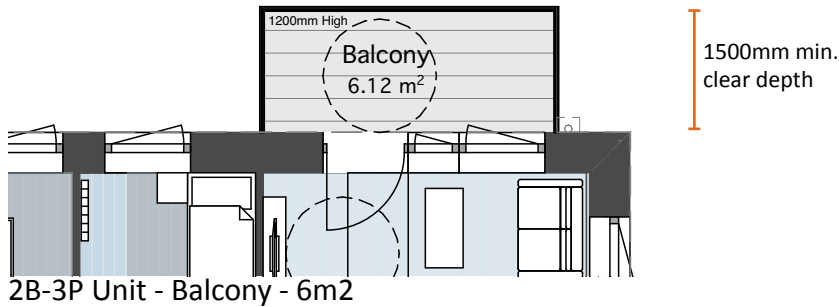
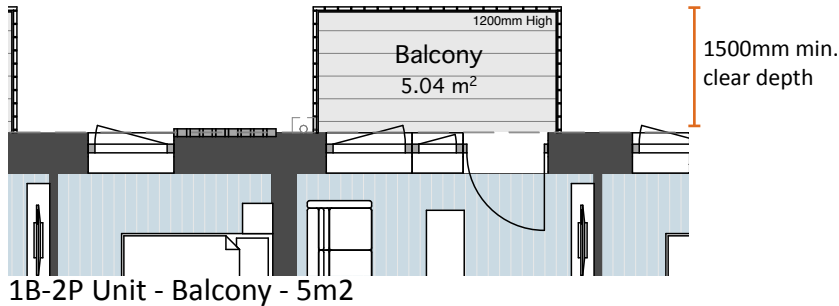
1. 1200mm High Metal Vertical Balustrade – Suitable for more sheltered elevations, these balustrades maintain openness while ensuring safety and visual permeability.

2. 1200mm High Glazed Balustrade – These provide a balance between protection and transparency, particularly effective in areas with moderate exposure to wind or where views are to be maximised without compromising user comfort.

3. 1500mm High Glazed Balustrade – Designed for elevations facing more exposed or wind-affected aspects at high levels, these offer enhanced shelter and privacy, while still allowing natural light penetration and outward views.

The selection and distribution of these balcony types across the development respond directly to the findings of the micro climate assessment, ensuring a comfortable and safe outdoor environment for residents in varying weather conditions.

Refer to B-fluid Wind Micro climate Modelling for details.



Block A
Typical bay of balconies facing Dock Road



Block B
Typical bay of balconies facing internal street



Block C
Typical bay of balconies facing Lough Atalia



Block D
Typical bay of balconies facing internal street

5.16 Non - Residential Uses

The proposed development includes a mix of non-residential uses integrated into the ground floor of Blocks A and B, comprising three commercial units and a crèche. These uses have been carefully considered to enhance the functionality, vibrancy, and social sustainability of the scheme, while contributing to the broader regeneration goals of the Inner Harbour area.

A café/restaurant unit is located at the southern end of Block A, positioned at a key node point where the development meets the new promenade along Lough Atalia and interfaces with Dock Road. This location has been strategically selected to ensure high visibility and footfall, fostering an active street edge and encouraging public use. The unit is slightly elevated above street level, and this change in level provides a degree of natural screening and separation from Dock Road, offering a more comfortable and protected environment for outdoor seating while still engaging with the public realm.

1 retail unit and 1 cafe/restaurant unit, located in Blocks A and B, front onto the southwest-facing public square—a key gathering space within the masterplan. These units are designed to contribute to the animation and activation of the public realm, benefiting from high levels of natural light and footfall. The generous frontage of each unit, combined with direct access from the square, will help to establish a vibrant, accessible, and attractive environment for future tenants and users.

Importantly, the location of these commercial units also helps to frame a new entrance sequence into the development, forming a clear link between the public square and the promenade via a carefully designed internal courtyard. This spatial arrangement encourages permeability and strengthens the connection between residential, commercial, and public open space functions.

The proposed crèche, situated at ground level within Block B, is centrally located within the development, ensuring safe and convenient access for residents and visitors alike. The crèche benefits from proximity to both residential blocks and the internal street, where a designated drop-off zone has been provided. Its central location ensures it is within walking distance for all residents, supporting active travel and promoting a family-friendly neighbourhood.



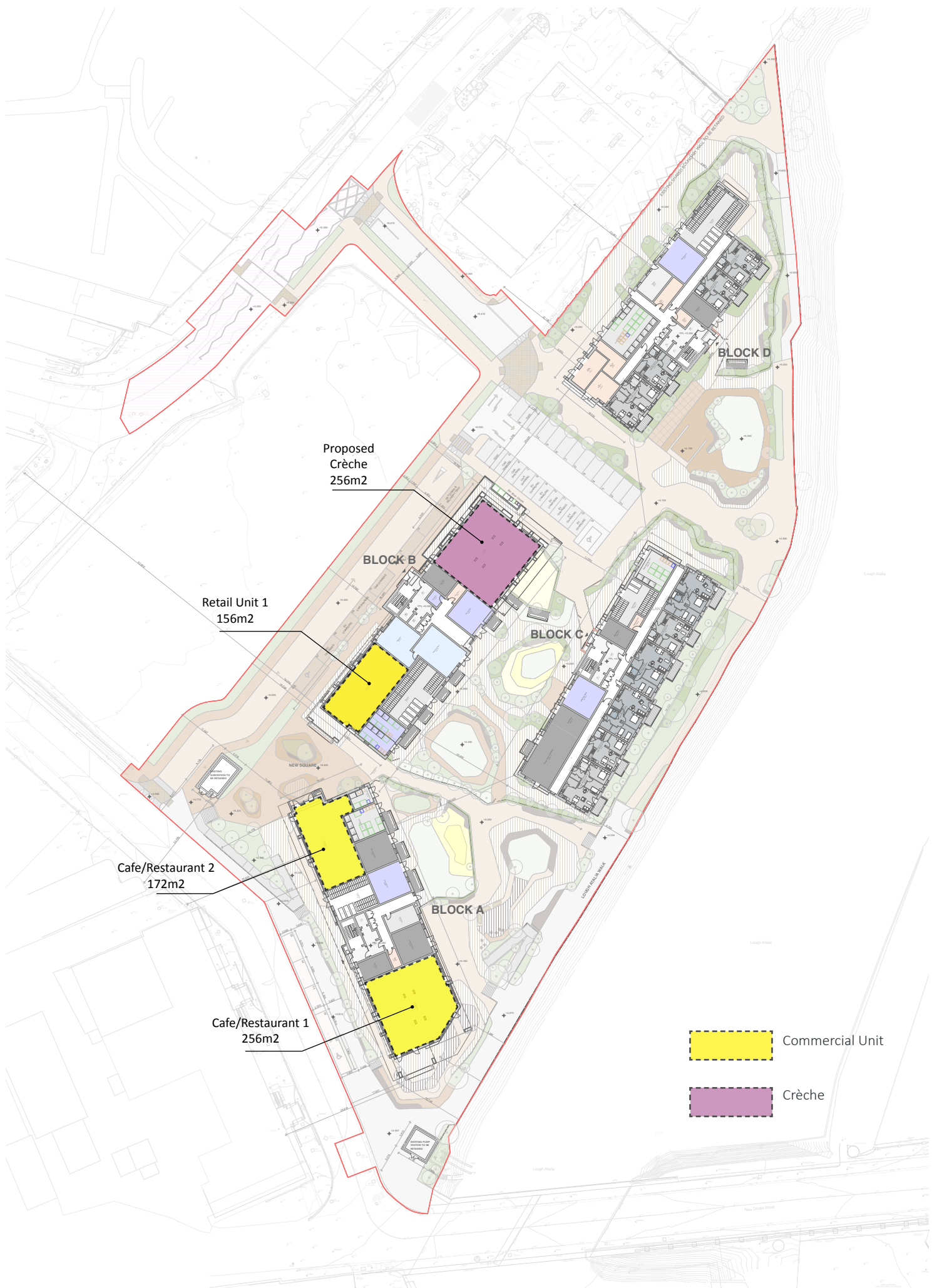
Proposed Cafe/Restaurant 1 in Block A



Proposed Cafe/Restaurant 2 in Block A



Proposed Crèche in Block B



5.17 Waste, Car & Cycle Parking Strategy

Car parking is proposed at ground level, arranged along a newly created one-way internal street, which includes a designated drop-off area for the crèche to ensure safe and convenient access for parents and staff.

A small parking court is provided to accommodate allocated residential parking, including spaces for electric vehicle (EV) charging and car-sharing schemes, supporting a shift toward more sustainable mobility options. Additional parking spaces located along the existing Dock Road are intended to serve the commercial units within the development, facilitating ease of access for customers and visitors.

The overall parking layout has been designed with an emphasis on placemaking. By locating car parking around the perimeter of the site, the scheme prioritises a centrally located, communal open space, free from vehicular intrusion, fostering a safer and more inclusive environment for residents.

The proposal also includes a comprehensive provision for cycle parking, in line with national and local active travel objectives. Visitor cycle parking is strategically placed at key entry points to ensure convenience and visibility, while secure long-term cycle parking is distributed throughout the development and integrated within each residential block, supporting safe and accessible storage for residents.

Auto-tracking has been carried out to ensure that emergency vehicles can safely access the site and that distance requirements from designated vehicle set-down points to the main entrances of all residential blocks are fully compliant with relevant standards.

Similarly, tracking has been completed for refuse collection vehicles, confirming that bin trucks can efficiently access all refuse storage areas associated with each residential block. This includes the commercial waste storage area located beneath Block A, serving the café/restaurant and retail units.

To support efficient waste collection operations, the layout also allows for the provision of temporary bin staging areas during collection periods. These ensure a smooth and unobstructed process without compromising pedestrian movement or the visual quality of the public realm.

Galway Port - Car & Cycle Parking

| | 1B2P | 2B3P | 2B4P | 3B5P | Total |
|---------|------|------|------|------|-------|
| Block A | 39 | 8 | 29 | 5 | 81 |
| Block B | 51 | 0 | 49 | 5 | 105 |
| Block C | 32 | 6 | 28 | 0 | 66 |
| Block D | 50 | 20 | 29 | 5 | 104 |
| | | | | | 356 |

| | 1B2P | 2B3P | 2B4P | 3B5P | Bedrooms | Total |
|-------|------|------|------|------|----------|-------|
| Total | 1 | 2 | 2 | 3 | | 128 |
| 81 | 39 | 16 | 58 | 15 | | 128 |
| 105 | 51 | 0 | 98 | 15 | | 164 |
| 66 | 32 | 12 | 56 | 0 | | 100 |
| 104 | 50 | 40 | 58 | 15 | | 163 |
| 356 | | | | | | 555 |

| Cycle Parking Requirement | | | | |
|---------------------------|----------------|-----------------|-----------------------------------|-------|
| | Total Bedrooms | Secured Parking | Visitors Parking 1 per 2 units | Total |
| Block A | 128 | 128 | 40.5 | 168.5 |
| Block B | 164 | 164 | 52.5 | 216.5 |
| Block C | 100 | 100 | 33 | 133 |
| Block D | 163 | 163 | 52 | 215 |
| Creche | | | 8 | 8 |
| | | 555 | 186 | 741 |

Galway Port - Cycle Parking for Non-Resi Uses

| Use | Standard | Proposed Development | Maximum Car Parking | Cycle Parking Standard (25% of Car Parking) | Cycle Parking Requirement | Cycle Parking Requirement (Round Up) |
|-----------------|-----------------------------------|----------------------|---------------------|--|---------------------------|---|
| Creche | 1 per 40 sqm of operational space | 255.9 | 6.4 | 25% | 1.6 | 2 |
| Café/Restaurant | 1 per 30 sqm GFA | 428.4 | 14.3 | 25% | 3.6 | 4 |
| Retail | 1 per 30 sqm GFA | 156 | 5.2 | 25% | 1.3 | 2 |
| | | | | | TOTAL | 8 |

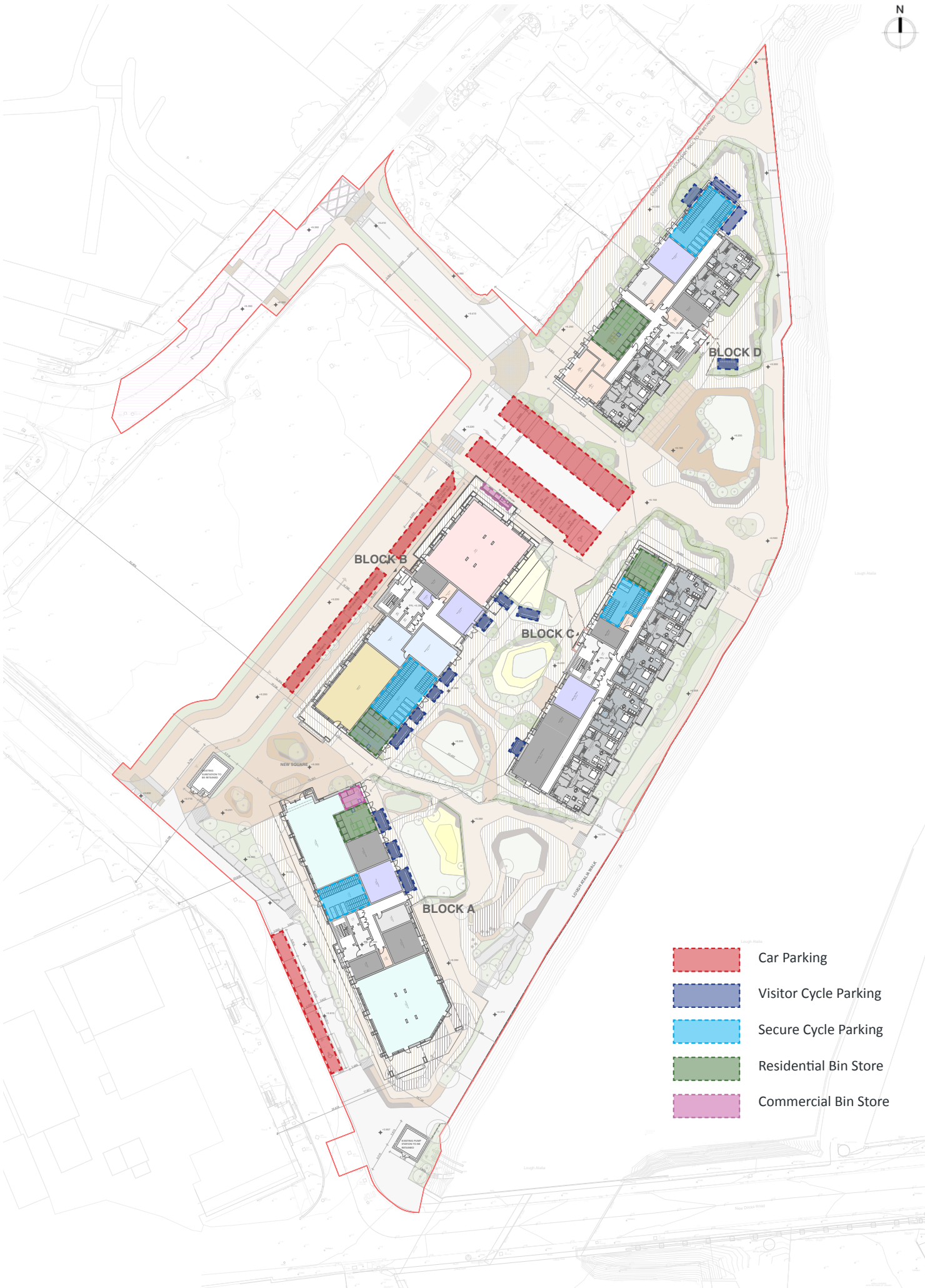
| Cycle Parking Provision | | | | |
|-------------------------|--------------|--------------|------------------|-----------------------------------|
| | Within Block | Cargo Spaces | Secured External | Visitors Parking 1 per 2 units |
| Block A | 60 | 3 | 70 | 40.5 |
| Block B | 80 | 5 | 86 | 52.5 |
| Block C | 46 | 2 | 44 | 33 |
| Block D | 80 | 5 | 74 | 52 |
| Creche | | | | 8 |
| | 266 | 15 | 274 | 186 |
| | | | | 741 Provided |

Galway Port - Proposed Car Parking Provision 356 Unit Scheme

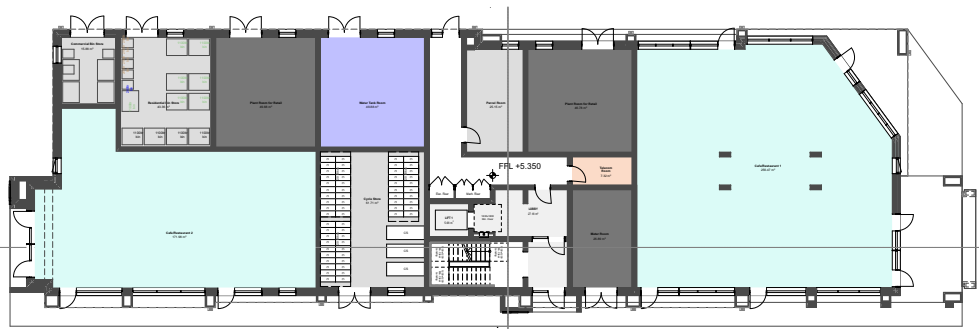
| | | |
|-----------------------------------|------|--------|
| Total Dwelling Units | 356 | units |
| Total Car Parking Spaces Provided | 37 | spaces |
| Total Parking Ratio | 0.10 | Ratio |

| | | |
|--|---|--------|
| Proposed Allocation for Creche | 4 | spaces |
| Proposed Allocation for Retail/Café (Along Docks Road) | 4 | spaces |
| | 8 | spaces |

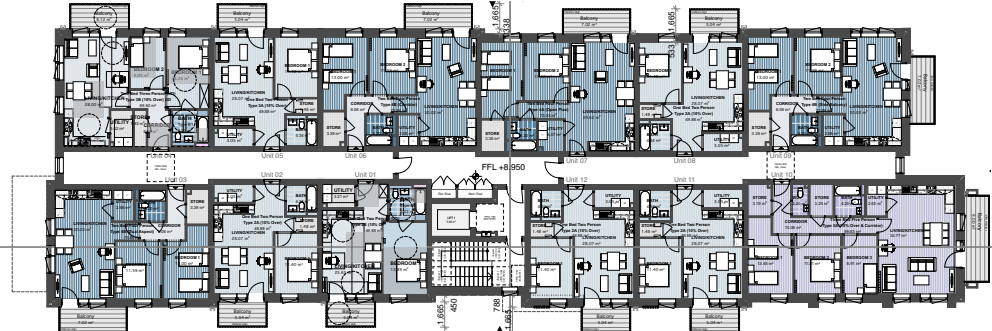
| | | |
|-------------------------------------|-----|--------|
| Proposed Allocation for Residential | 29 | spaces |
| which includes the following: | | |
| EV Charging Spaces | 20% | 7.4 |
| Car Sharing Spaces | | 5 |
| Accessible Spaces | 5% | 1.85 |



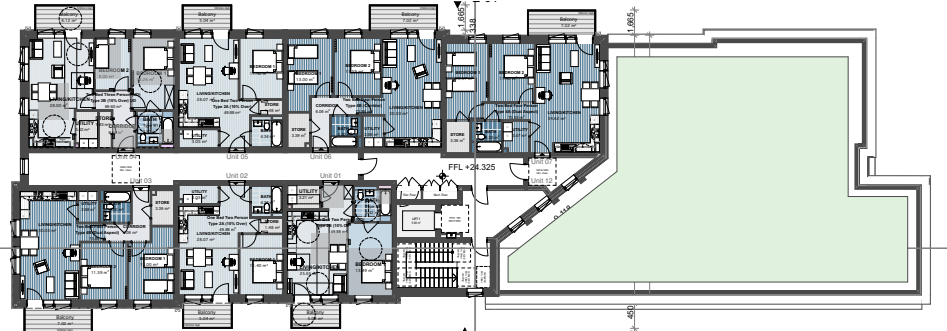
5.18 Typical Floor Plans



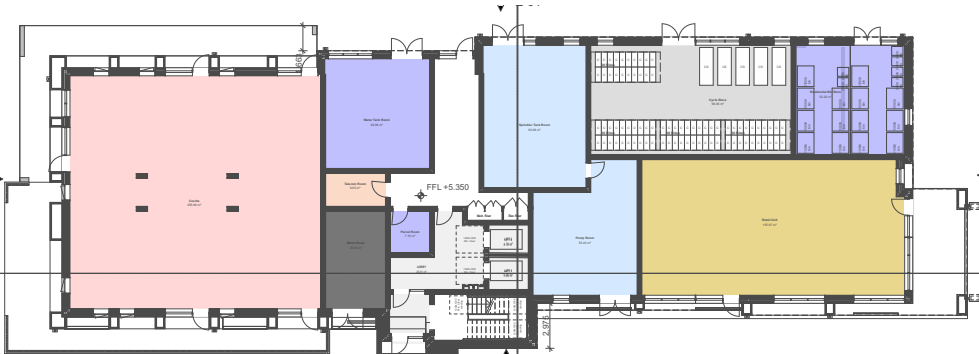
Block A Ground Floor



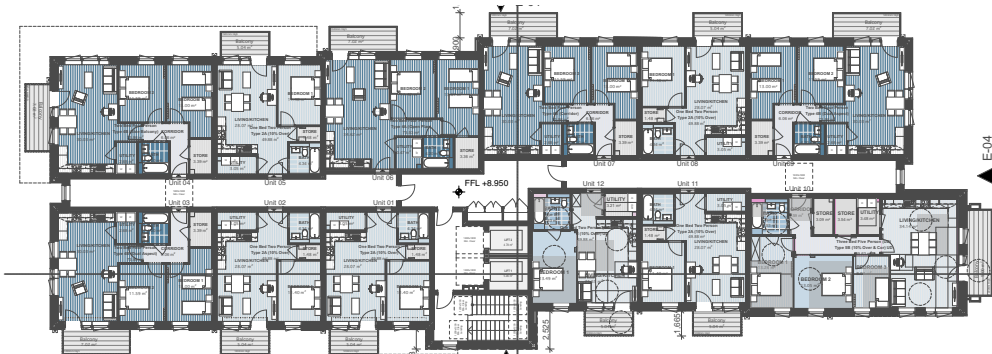
Typical Upper Floors - 1st to 5th



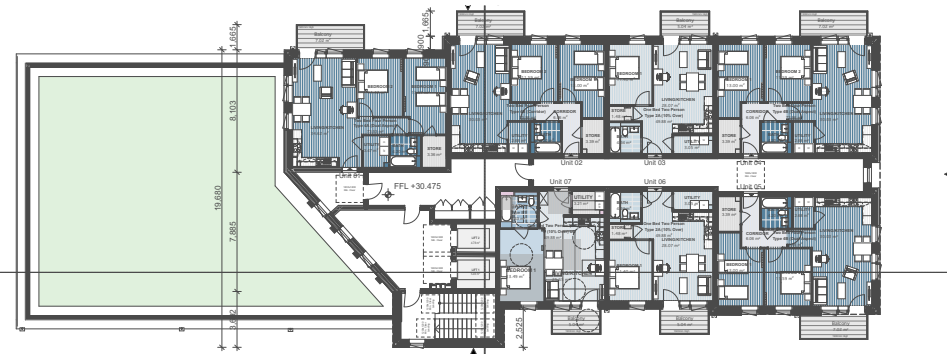
Typical Upper Floors - 6th to 8th



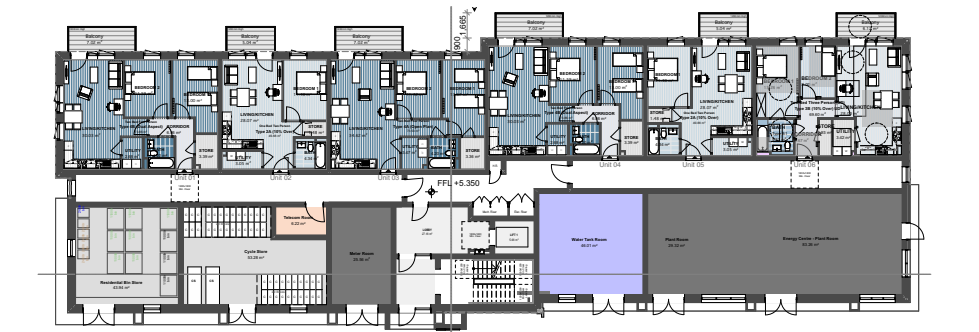
Block B Ground Floor



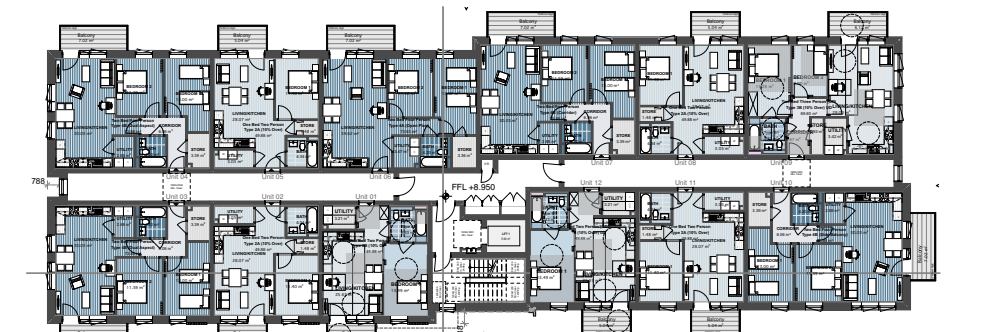
Typical Upper Floors - 1st to 7th



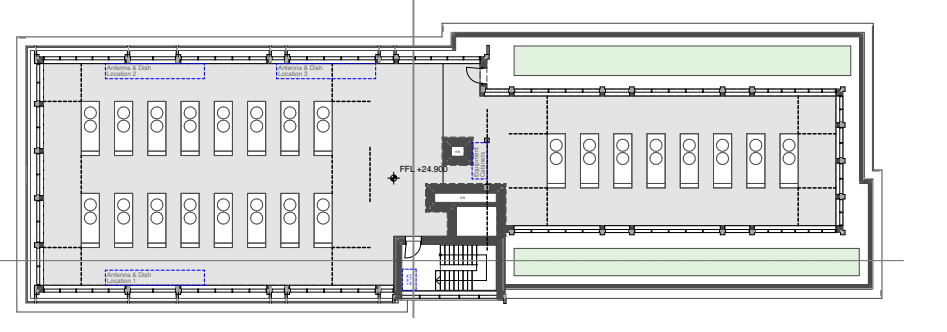
Typical Upper Floors - 8th to 10th



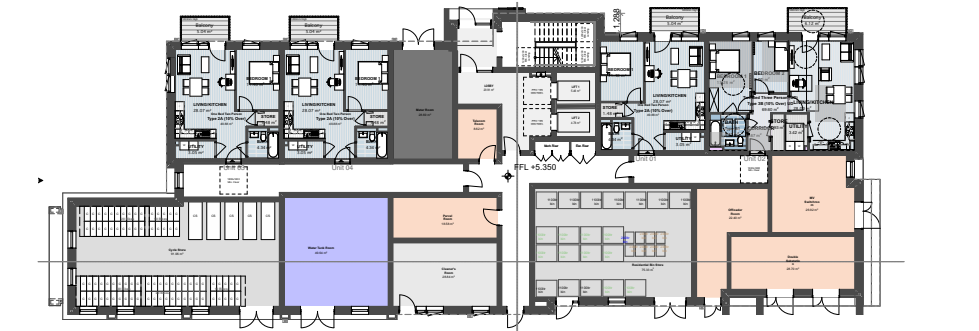
Block C Ground Floor



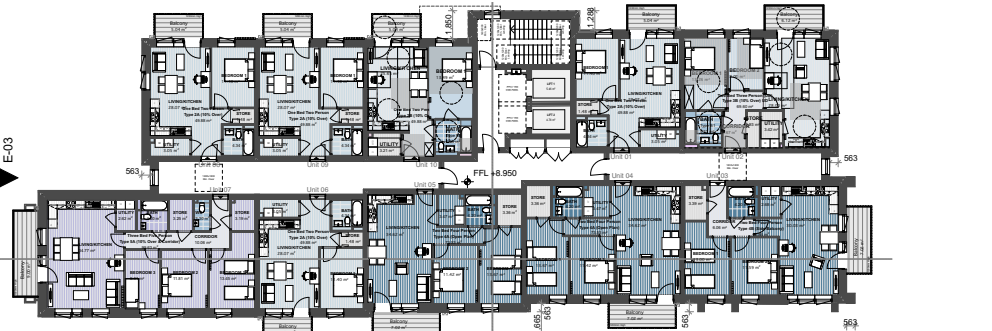
Typical Upper Floors - 1st to 5th



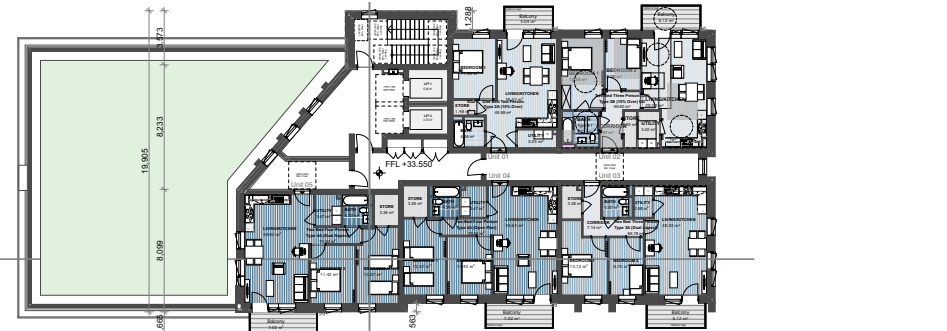
Roof Plan



Block D Ground Floor



Typical Upper Floors - 1st to 8th



Typical Upper Floors - 9th to 12th

5.19 Apartment Typology

2,162

| Residential Unit Numbers | | | | | | |
|--------------------------|--------|-------|------|-------|------|-------|
| | Studio | 1B2P | 2B3P | 2B4P | 3B5P | Total |
| TOTAL | | 172 | 34 | 135 | 15 | 356 |
| Percentages | | 48.3% | 9.6% | 37.9% | 4.2% | |

| | 49.88 | 69.5 | 73.5 | 99.63 | |
|--|-------|------|------|-------|-------|
| | 2A | 3A | 4A | 5A | |
| | 1B2P | 2B3P | 2B4P | 3B5P | Total |

The proposed development is designed to comply with The LDA Apartment Typology Booklet.

There are five typical apartment layouts:

- Type 2A

Type 3A

Type 4A

Type 4B

Type 5A
- 1 Bed 2 Person (10% Over)

2 Bed 3 Person (10% Over)

2 Bed 4 Person (Open Plan)

2 Bed 4 Person (Corridor)

3 Bed 5 Person (10% Over & Corridor)

All apartments incorporate private open space in the form of a private balcony/terrace in line with requirements set out in apartment guidelines:

- Balcony for 1 Bed 2 Person - 5.04 m²
- Balcony for 2 Bed 3 Person - 6.12 m²
- Balcony for 2 Bed 4 Person - 7.02 m²
- Balcony for 3 Bed 5 Person - 9.00 m²

Some units can be interchanged with Universal Design Counterparts. Units whose layouts include interchangeable counter parts are:

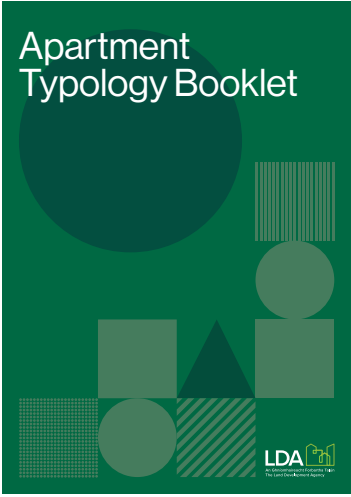
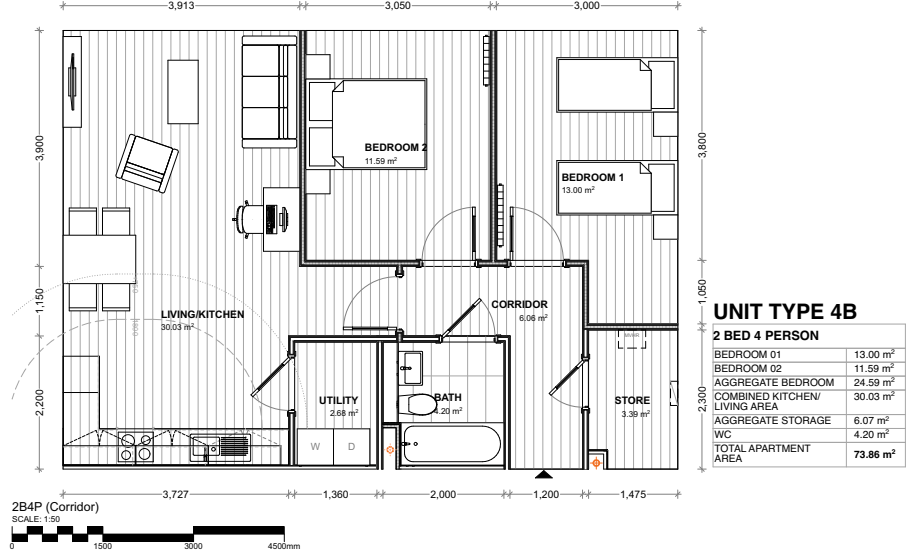
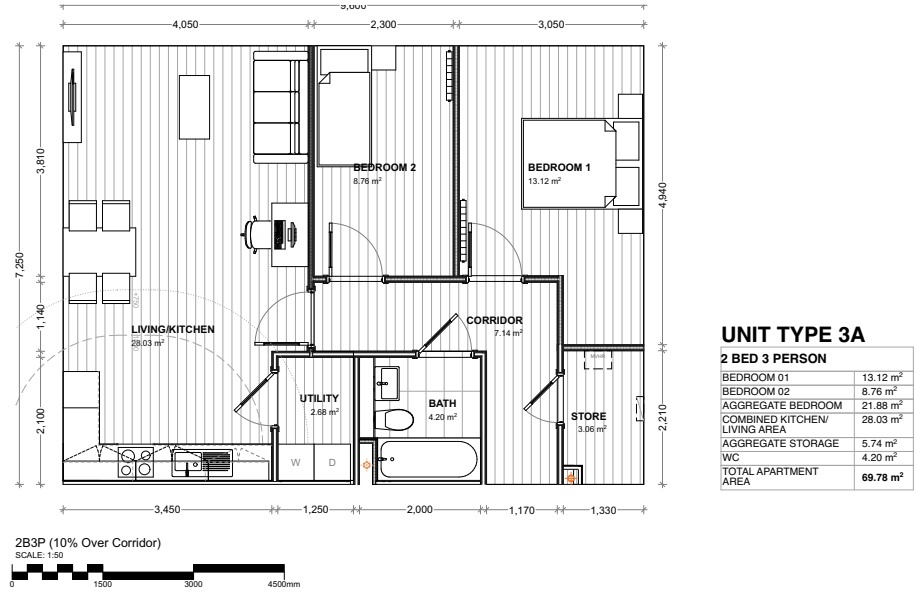
- 1 Bed 2 Person

2 Bed 3 Person

3 Bed 5 Person
- Type 2A to Type 2B UD

Type 3A to Type 3B UD

Type 5A to Type 5B UD



5.20 Universal Design

The scheme has an overall Universal Design ratio of minimum of 20%. The locations of the Universal Design units are highlighted in the adjacent diagram with a mix of 1-Bed, 2-Bed and 3-Bed UD apartments.

Refer to Housing Quality Assessment for more details.

| Galway Port - Universal Design | | | | | |
|--------------------------------|-------|------|------|------|-------|
| | 1B2P | 2B3P | 2B4P | 3B5P | Total |
| Block A | 8 | 8 | 0 | 0 | 16 |
| Block B | 17 | 0 | 0 | 5 | 22 |
| Block C | 10 | 6 | 0 | 0 | 16 |
| Block D | 8 | 13 | 0 | 0 | 21 |
| Total | 43 | 27 | 0 | 5 | 75 |
| Percentages | 12.1% | 7.6% | 0.0% | 1.4% | 21.1% |
| Total Units | 356 | | | | |

| UNIVERSAL DESIGN UNIT TYPE 2B | |
|----------------------------------|----------|
| 1 BED 2 PERSON | |
| BEDROOM | 13.49 m² |
| COMBINED KITCHEN/ LIVING AREA | 25.65 m² |
| AGGREGATE STORAGE | 3.21 m² |
| WC | 5.43 m² |
| TOTAL APARTMENT AREA | 49.88 m² |

| UNIVERSAL DESIGN UNIT TYPE 3B | |
|----------------------------------|----------|
| 2 BED 3 PERSON | |
| BEDROOM 01 | 13.26 m² |
| BEDROOM 02 | 8.00 m² |
| AGGREGATE BEDROOM | 21.26 m² |
| COMBINED KITCHEN/ LIVING AREA | 28.00 m² |
| AGGREGATE STORAGE | 5.35 m² |
| WC | 5.53 m² |
| TOTAL APARTMENT AREA | 69.60 m² |

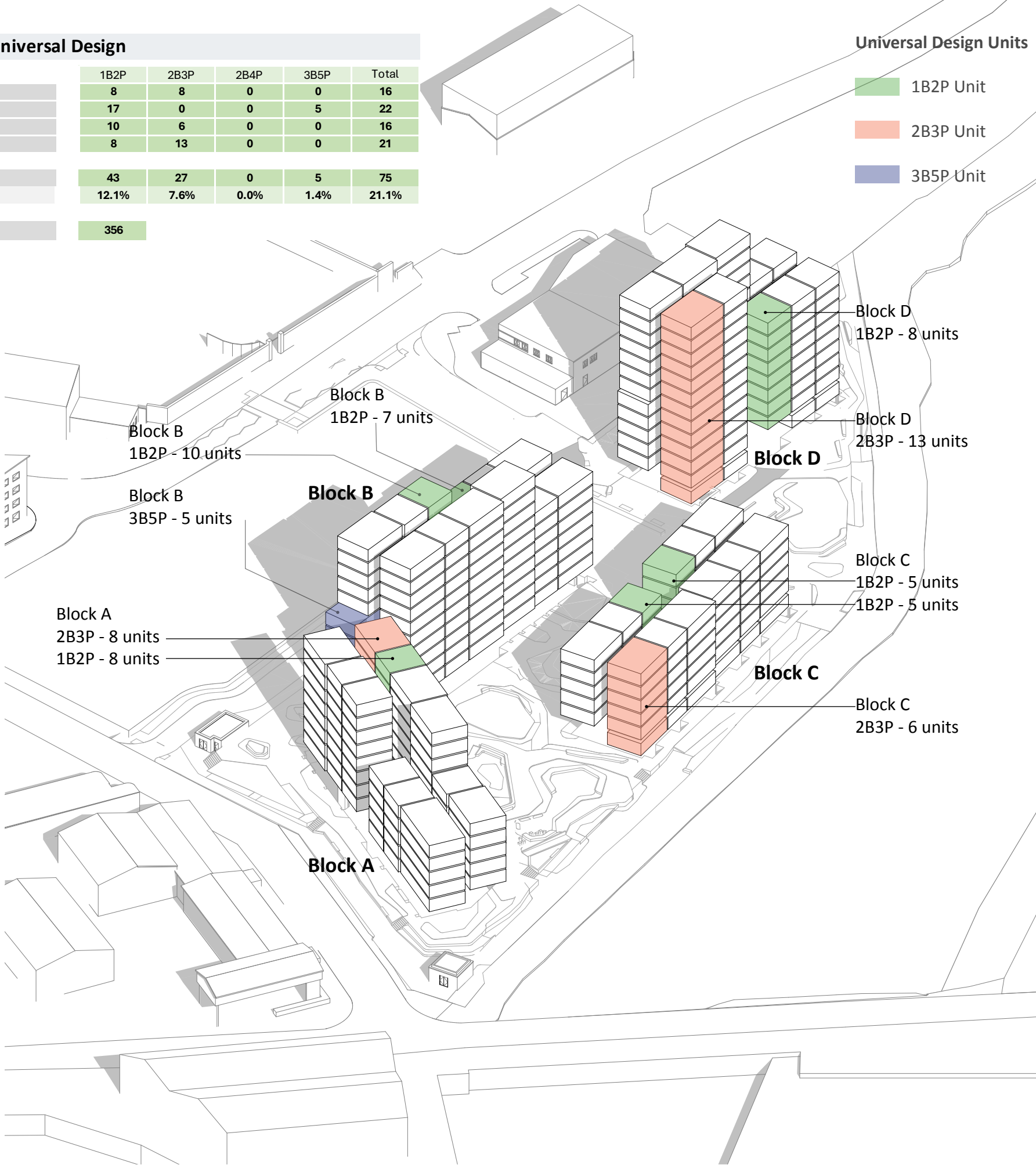
| UNIVERSAL DESIGN UNIT TYPE 5B | |
|----------------------------------|----------|
| 3 BED 5 PERSON | |
| BEDROOM 01 | 13.26 m² |
| BEDROOM 02 | 13.05 m² |
| BEDROOM 03 | 8.07 m² |
| AGGREGATE BEDROOM | 34.38 m² |
| COMBINED KITCHEN/ LIVING AREA | 34.14 m² |
| AGGREGATE STORAGE | 10.11 m² |
| WC 01 | 5.53 m² |
| TOTAL APARTMENT AREA | 99.63 m² |

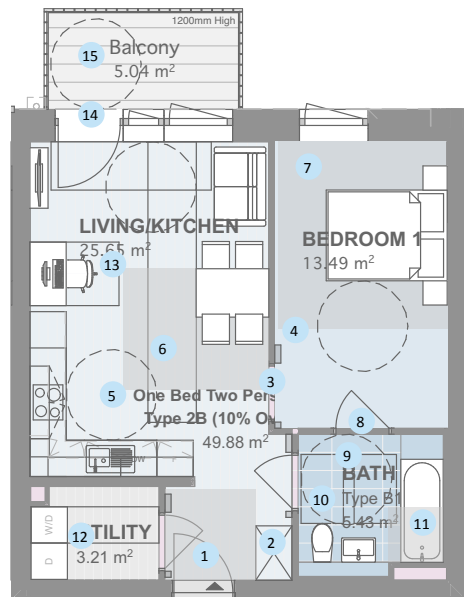
Universal Design Units

1B2P Unit

2B3P Unit

3B5P Unit



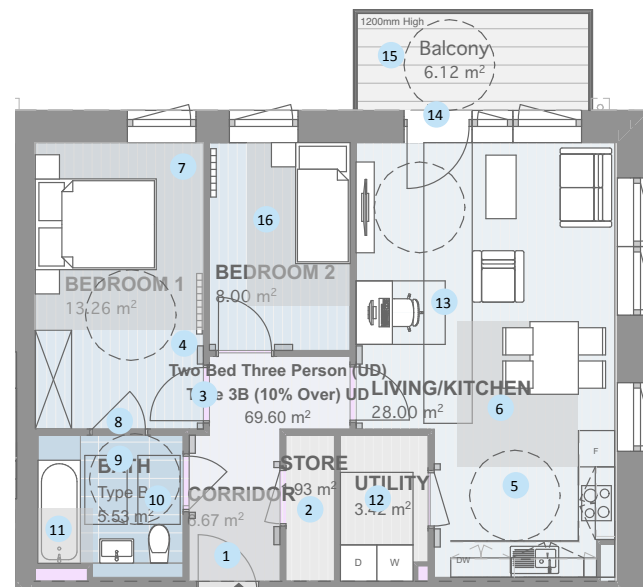


1B2P (10% Over) UD
SCALE: 1:50
0 1500 3000 4500mm

- 1 Clear space adjacent to the entrance door of minimum 1500mm x 1500mm.
- 2 Space for storing outdoor wear.
- 3 Clear effective door width of minimum 800mm.
- 4 Clear space beside the leading edge of doors of minimum 300mm.
- 5 Turning circle of minimum 1500mm clear diameter.
- 6 Continuous clear space of 1200mm to a minimum of two consecutive sides of a dining table.
- 7 Clear space of minimum 800mm on both sides and at the end of a double bed.
- 8 Soft spot for future door between bathroom and bedroom.
- 9 Bathroom located immediately adjacent to the main bedroom.
- 10 Toilet centreline between 400mm to 500mm from the wall.
- 11 Position of future shower adaptation.
- 12 Clear area of minimum 1200mm in front of units within a utility room.
- 13 Study / workspace of minimum length 1200mm and a minimum depth of 1500mm (including desk and chair space).
- 14 Level access to a balcony / terrace.
- 15 Balcony / terrace with a minimum depth of 1500mm.

| 1-Bed 2-Person Apartment | Gross Floor Area | Aggregate living area | Aggregate bedroom area | Storage | Private Amenity Space |
|--------------------------|------------------|-----------------------|------------------------|----------|-----------------------|
| Target | 45 sqm | 23 sqm | 11.4 sqm | 3 sqm | 5 sqm |
| UD Home 1B2P | 49.88 sqm | 25.65 sqm | 13.49 sqm | 3.21 sqm | 5.04 sqm |

Comparison with target floor areas in the Design Manual for Quality Housing

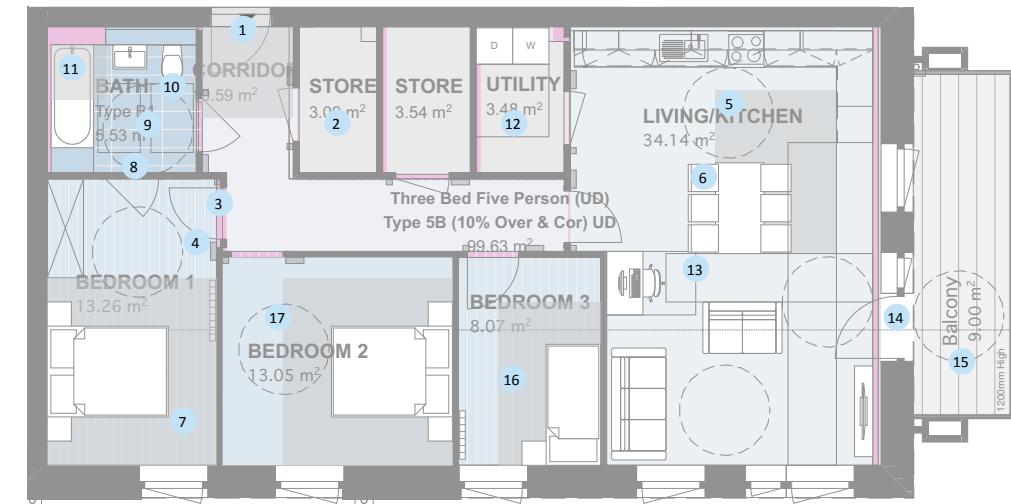


2B3P (10% Over) UD
SCALE: 1:50
0 1500 3000 4500mm

- 1 Clear space adjacent to the entrance door of minimum 1800mm x 1800mm.
- 2 Enclosed space for storing outdoor wear.
- 3 Clear effective door width of minimum 800mm.
- 4 Clear space beside the leading edge of doors of minimum 300mm.
- 5 Turning circle of minimum 1500mm clear diameter.
- 6 Continuous clear space of 1200mm to a minimum of two consecutive sides of a dining table.
- 7 Clear space of minimum 800mm on both sides and at the end of a double bed.
- 8 Soft spot for future door between bathroom and bedroom.
- 9 Bathroom located immediately adjacent to the main bedroom.
- 10 Toilet centreline between 400mm to 500mm from the wall.
- 11 Position of future shower adaptation.
- 12 Clear area of minimum 1200mm in front of units within a utility room.
- 13 Study / workspace of minimum length 1200mm and a minimum depth of 1500mm (including desk and chair space).
- 14 Level access to a balcony / terrace.
- 15 Balcony / terrace with a minimum depth of 1500mm.
- 16 Clear space of minimum 800mm to the side of a single bed.

| 2-Bed 3-Person Apartment | Gross Floor Area | Aggregate living area | Aggregate bedroom area | Storage | Private Amenity Space |
|--------------------------|------------------|-----------------------|------------------------|----------|-----------------------|
| Target | 63 sqm | 28 sqm | 20.1 sqm | 5 sqm | 6 sqm |
| UD Home 2B3P | 69.6 sqm | 28 sqm | 21.26 sqm | 5.35 sqm | 6.12 sqm |

Comparison with target floor areas in the Design Manual for Quality Housing



3B5P (10% Over) UD
SCALE: 1:50
0 1500 3000 4500mm

- 1 Clear space adjacent to the entrance door of minimum 1800mm x 1800mm.
- 2 Enclosed space for storing outdoor wear.
- 3 Clear effective door width of minimum 800mm.
- 4 Clear space beside the leading edge of doors of minimum 300mm.
- 5 Turning circle of minimum 1500mm clear diameter.
- 6 Continuous clear space of 1200mm to a minimum of two consecutive sides of a dining table.
- 7 Clear space of minimum 800mm on both sides and at the end of a double bed.
- 8 Soft spot for future door between bathroom and bedroom.
- 9 Bathroom located immediately adjacent to the main bedroom.
- 10 Toilet centreline between 400mm to 500mm from the wall.
- 11 Position of future shower adaptation.
- 12 Clear area of minimum 1200mm in front of units within a utility room.
- 13 Study / workspace of minimum length 1200mm and a minimum depth of 1500mm (including desk and chair space).
- 14 Level access to a balcony / terrace.
- 15 Balcony / terrace with a minimum depth of 1500mm.
- 16 Clear space of minimum 800mm to the side of a single bed.
- 17 Minimum clear turning circle diameter of 1500mm in double bedroom.

| 3-Bed 5-Person Apartment | Gross Floor Area | Aggregate living area | Aggregate bedroom area | Storage | Private Amenity Space |
|--------------------------|------------------|-----------------------|------------------------|-----------|-----------------------|
| Target | 90 sqm | 34 sqm | 31.5 sqm | 9 sqm | 9 sqm |
| UD Home 3B5P | 99.63 sqm | 34.14 sqm | 34.38 sqm | 10.11 sqm | 9 sqm |

Comparison with target floor areas in the Design Manual for Quality Housing



These homes will be designed to fully comply with the criteria outlined in the Internal Layout Checklist for Universal Design Homes (May 2025), meeting all applicable requirements of the UD Home standard where relevant.

Each designated UD Home will be carefully planned to ensure accessibility, adaptability, and usability for people of all ages and abilities. The internal layouts will be assessed against the checklist to confirm compliance, ensuring that these homes are inclusive, future-proofed, and responsive to the evolving needs of residents.

| Location (page no. in guidelines) | Guideline Summary | UD Home | Check |
|---|---|---|-------|
| Entrance Hallway (Section 2, page 85) | Level access | Y | Yes |
| | Entrance door minimum effective clear width | 800mm | Yes |
| | Minimum clear space adjacent to entrance door | 1500mm x 1500mm | Yes |
| | Space for storing outdoor wear | Y | Yes |
| Corridors (Section 2, page 87) | Minimum width between walls | 1050mm | Yes |
| Doors (Section 2, page 87) | Minimum effective clear width of doors, straight on approach or right-angled approach via corridor at least 1100mm wide | 800mm | Yes |
| | Minimum effective clear width of doors, right-angled approach via corridor less than 1100mm*1 wide | 850mm | Yes |
| | Minimum clear space beside the leading edge (on the pull side) of all doors at entrance level | 300mm | Yes |
| Stairs (Section 2, page 91) | Straight flights between landings, no tapered steps | Y | N/A |
| | Clear width between handrails | 900mm, with handrail on one side | N/A |
| | Stairs rise and going | Rise max 175mm*, going min. 280mm | N/A |
| | Top and bottom landing clear space minimum | n/a | N/A |
| Through-Floor lift (Section 2, page 94) | 1000mm x 1500mm aperture in floor for future through-floor lift | Future lift space can be accessed from habitable rooms or circulation space | N/A |
| | Clear turning space minimum in front of future through-floor lift | 1500mm turning circle diameter or 1400mm x 1700mm ellipse | N/A |
| Living spaces (Section 3, page 99) | A living space at the same level as the entrance to the home. | Y | Yes |
| | Location for a temporary bed space at entrance level (if no bedroom at entrance level) | Y | N/A |
| | Minimum clear turning circle diameter | 1500mm | Yes |
| | Minimum width of clear route between items & in front of windows and routes between doors | 750mm | Yes |
| Dining area (Section 3, page 101) | Minimum clear space for use and movement around the dining table | 1200mm on 2 consecutive sides of table, continuous | Yes |
| Kitchen (Section 3, page 103) | Minimum space between work surfaces | 1200mm | Yes |
| | Minimum clear turning circle diameter | 1500mm | Yes |
| | All doors to the kitchen from habitable rooms are outside the main workspace. | Y | Yes |
| | If the dining area is not in the same room, provide an occasional eating space in the kitchen | Y | N/A |

| Location (page no. in guidelines) | Guideline Summary | UD Home | Check |
|--|--|--|-------|
| Bedroom (Section 3, page 118) | Minimum size of double and twin bedrooms | 13sqm | Yes |
| | Minimum size of single bedrooms | 8sqm | Yes |
| | Minimum clear space both sides and end of double bed | 800mm | Yes |
| | Minimum clear turning circle diameter in double bedroom | 1500mm | Yes |
| | Single bedroom – minimum clear space at side of single bed | 800mm | Yes |
| | Provide a bedroom at entry level | n/a | N/A |
| Bathroom (Section 3, page 121) | Located immediately adjacent to main bedroom with a full height door or ‘soft spot’ between them for future installation of a door | Y | Yes |
| | Layout allows for the provision of either a bath or a shower | Y | Yes |
| | Minimum internal dimensions | 2100mm x 2400mm | Yes |
| | Minimum turning circle diameter with a 200mm overlap of the basin allowed | 1500mm | Yes |
| | Outward opening door, preferably* against a wall | Y | Yes |
| | Minimum activity space beside bath, if a bath is provided | 1100mm x 700mm | Yes |
| | Minimum transfer space at end of bath, if a bath is provided | 400mm | Yes |
| | Minimum size of level access shower area, if a shower is provided | n/a | N/A |
| | Basin minimum access space to front | 1100 x 700mm | Yes |
| | Toilet minimum access space to front | 1100 x 700mm | Yes |
| Entry Level Toilet (Section 3, page 116) | Toilet centreline from wall | 400-500mm | Yes |
| | Minimum internal dimensions | 1500 x 1800mm | N/A |
| | Outward opening door, preferably against a wall | Y | N/A |
| | Basin minimum access space to front | 1100 x 700mm | N/A |
| | Toilet minimum access space to front (where space is restricted, the basin can overlap the toilet access space by 200mm) | 1100 x 700mm | N/A |
| | Toilet centreline from wall | 400-500mm | N/A |
| Storage (Section 3, page 141) | Install a level access shower in the entrance level toilet compartment to act as a second bathroom | "Provide drainage point for future level access shower installation" | N/A |
| | Mixture of storage type (e.g. shallow cupboard / deep cupboard / storage room) | Y | Yes |
| Utility (Section 3, page 141) | Cupboard Depth Range | 300 - 600mm | Yes |
| | "Separate utility space in homes of 3-bedrooms or more" | Y | Yes |
| Study / work space (Section 3, page 140) | Laundry Clear Area (in front of units) | 1200mm | Yes |
| | Natural light to study / work space | Y | Yes |
| | Study / work space length minimum | 1200mm* | Yes |
| Private Open Space (Section 3, page 145) | Study / work space depth minimum (incl. chair space) | 1500mm | Yes |
| | Minimum effective clear width of doors to private open space | 800mm | Yes |
| | Level access to private open space | Y | Yes |
| | Apartment balcony/ terrace minimum depth | 1500mm | Yes |

5.21 Part V Provision

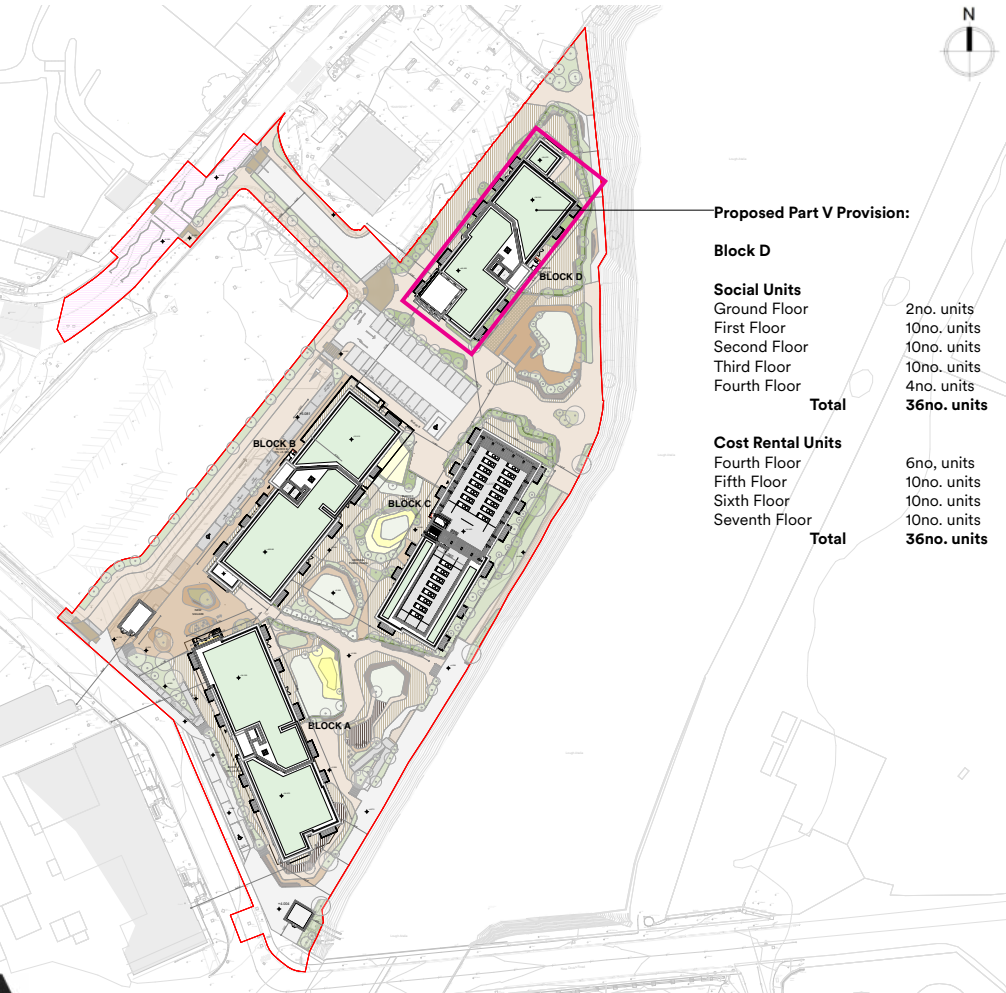
Galway Port - Part V Provision

| Block D | | | | | |
|----------|------|------|------|------|-------|
| | 1B2P | 2B3P | 2B4P | 3B5P | Total |
| LEVEL 00 | 1 | 1 | | | 2 |
| LEVEL 01 | 3 | 1 | 5 | 1 | 10 |
| LEVEL 02 | 3 | 1 | 5 | 1 | 10 |
| LEVEL 03 | 3 | 1 | 5 | 1 | 10 |
| LEVEL 04 | 1 | 1 | 2 | | 4 |
| LEVEL 04 | 2 | | 3 | 1 | 6 |
| LEVEL 05 | 3 | 1 | 5 | 1 | 10 |
| LEVEL 06 | 3 | 1 | 5 | 1 | 10 |
| LEVEL 07 | 3 | 1 | 5 | 1 | 10 |
| LEVEL 08 | | | | | 0 |
| LEVEL 09 | | | | | 0 |
| LEVEL 10 | | | | | 0 |
| LEVEL 11 | | | | | 0 |
| LEVEL 12 | | | | | 0 |
| Subtotal | 22 | 8 | 35 | 7 | 72 |

| | 1B2P | 2B3P | 2B4P | 3B5P | Total |
|---------|------|------|------|------|-------|
| Block A | 0 | 0 | 0 | 0 | 0 |
| Block B | 0 | 0 | 0 | 0 | 0 |
| Block C | 0 | 0 | 0 | 0 | 0 |
| Block D | 22 | 8 | 35 | 7 | 72 |

| | | | | | |
|-------------|------|------|------|------|-------|
| Total | 22 | 8 | 35 | 7 | 72 |
| Percentages | 6.2% | 2.2% | 9.8% | 2.0% | 20.2% |

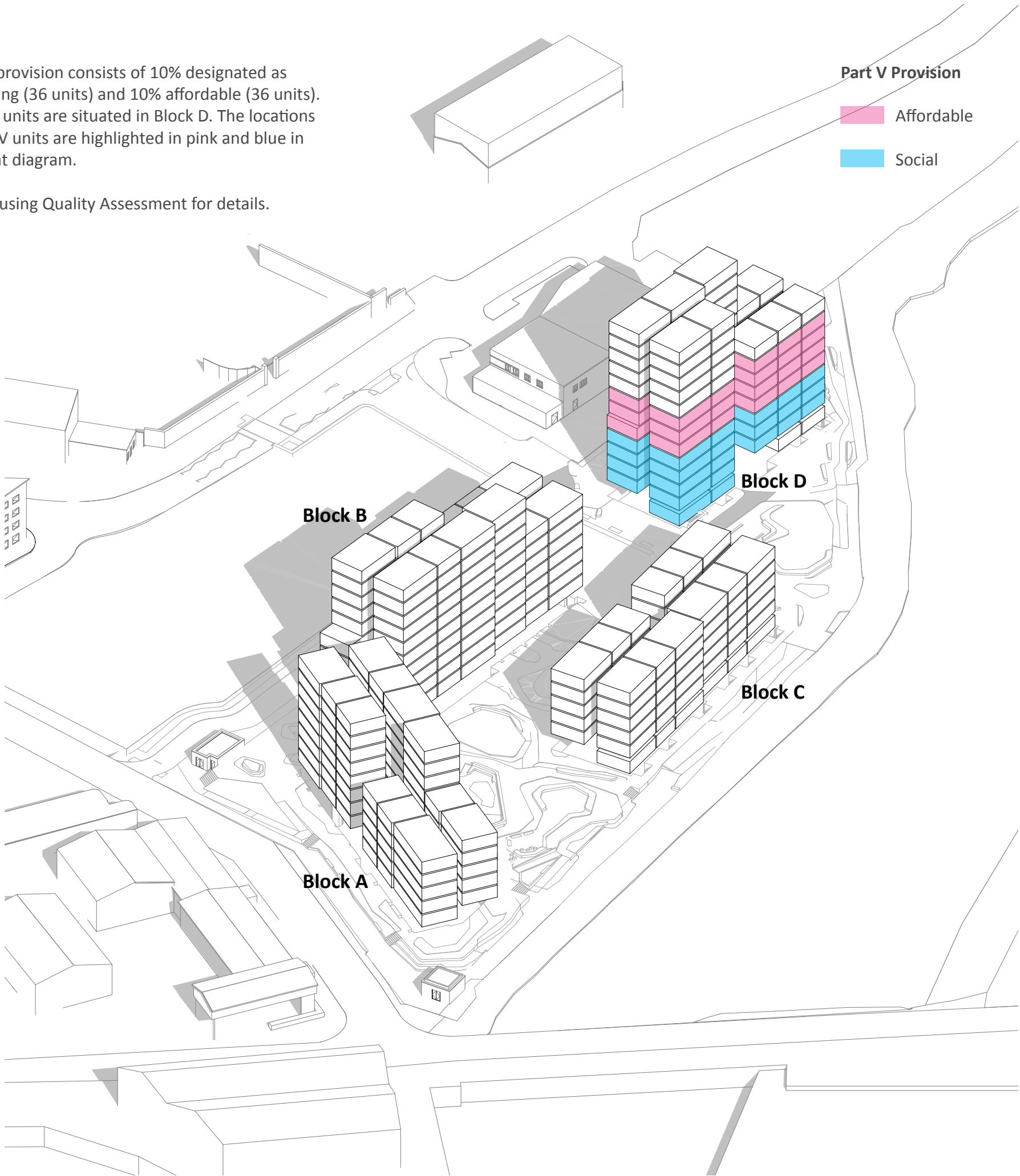
| | |
|----------------------|-------|
| Total Units | 356 |
| Percentage of Part V | 20.2% |



- Proposed Part V Provision:
- Block D**
- Social Units**
- Ground Floor 2no. units
 - First Floor 10no. units
 - Second Floor 10no. units
 - Third Floor 10no. units
 - Fourth Floor 4no. units
 - Total 36no. units**
- Cost Rental Units**
- Fourth Floor 6no. units
 - Fifth Floor 10no. units
 - Sixth Floor 10no. units
 - Seventh Floor 10no. units
 - Total 36no. units**

The Part V provision consists of 10% designated as social housing (36 units) and 10% affordable (36 units). All of these units are situated in Block D. The locations of the Part V units are highlighted in pink and blue in the adjacent diagram.

Refer to Housing Quality Assessment for details.



5.22 Dual Aspect

The proposed development achieves an overall dual aspect ratio of 37.6%, contributing positively to residential quality, daylight access, and natural ventilation across the scheme. Dual aspect units have been strategically distributed throughout the four blocks to maximise access to light, enhance outlook, and improve internal amenity.

The dual aspect units are primarily located at corner positions and along block edges with generous setbacks, allowing multiple exposures while maintaining privacy and minimising overlooking. These units benefit from cross-ventilation, wider views, and improved access to morning and evening sunlight, supporting passive environmental performance and a healthier living environment.

In the site layout and building design, particular attention has been paid to the orientation of the blocks, ensuring that dual aspect units take advantage of solar orientation, views towards Lough Atalia, and visual connections to communal and public open spaces.

The locations of all dual aspect units are highlighted in yellow in the adjacent diagram, illustrating their distribution across all blocks. This approach reflects a strong emphasis on delivering high-quality apartments, aligned with national standards and design best practice for urban living.

| Galway Port - Dual Aspect | | | | | |
|---------------------------|-------|------|-------|------|-------|
| | 1B2P | 2B3P | 2B4P | 3B5P | Total |
| Block A | 0 | 8 | 16 | 5 | 29 |
| Block B | 0 | 0 | 32 | 5 | 37 |
| Block C | 0 | 6 | 16 | 0 | 22 |
| Block D | 6 | 20 | 15 | 5 | 46 |
| Total | 6 | 34 | 79 | 15 | 134 |
| Percentages | 1.7% | 9.6% | 22.2% | 4.2% | 37.6% |
| Total Units | 356 | | | | |
| Percentage of Dual Aspect | 37.6% | | | | |



5.23 Childcare Facility

According to Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025) and Childcare Facilities – Guidelines for Planning Authorities (2001), a minimum 20 childcare places are required for every 75 residential units. However, studios and 1-beds may be excluded. Based on 184 No. 2-bed and larger units, the enclosed Culture and Social Infrastructure Audit has calculated a requirement for 49 No. places, requiring 133.5 sq m of clear floor space. However, based on the crèche’s 255.9 sq m of gross floor spaces and an average requirement for 5 sq m of gross floor space per child, the crèche has a capacity for 51 No. children.

The childcare facility is centrally located within the development, enhancing local amenity provision and supporting the principles of the ‘15-minute city’ and walkable neighbourhoods by ensuring accessibility for all residents.

Access and parking for the crèche have been carefully integrated into the internal street layout, with a designated, safe collection and drop-off zone provided for parents and staff. This ensures a convenient and secure approach to the facility. A total of four car parking spaces and two cycle parking spaces have been allocated

for crèche use, located in close proximity to the entrance to support ease of access and encourage active travel.

The facility will be of high architectural quality, incorporating thoughtful design elements such as a canopy at the entrance to provide shelter from the elements and create a safe, welcoming environment for families. The canopy also serves to reduce direct overlooking of adjacent residential units.

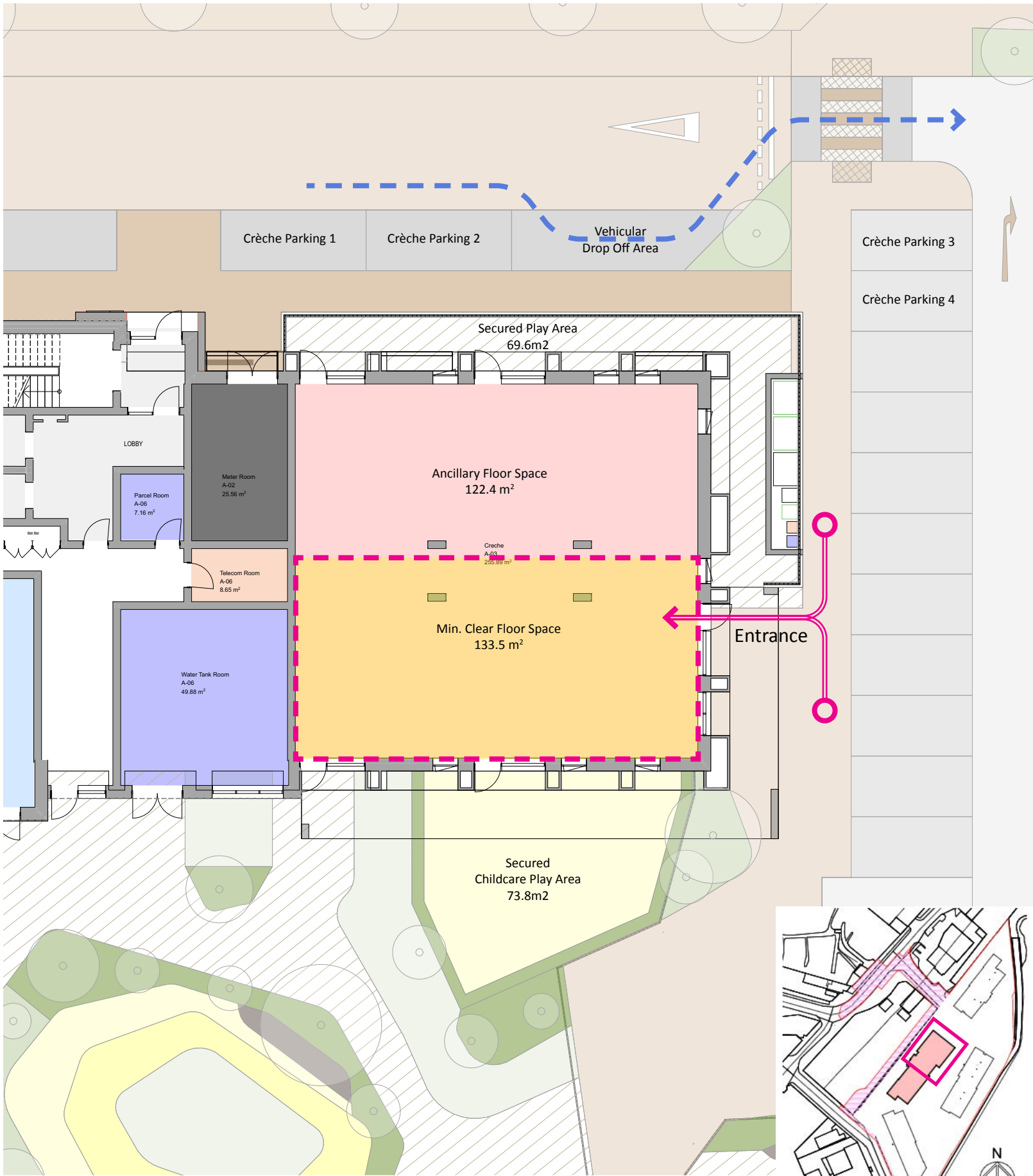
In compliance with the Galway City Development Plan and relevant national guidelines, an outdoor play area has been provided at 55% of the gross floor area—equating to 140.74m². This requirement is met through the provision of two protected outdoor play zones, measuring 73.8m² and 69.6m², respectively. Both areas are designed to ensure safety, sunlight access, and separation from car parking and service areas.

The facility will be fully designed and constructed in accordance with all relevant regulations and statutory requirements, including the Child Care (Pre-School Services) Regulations 2006, and in consultation with relevant agencies such as TUSLA, HSE Environmental Health Officers, the Galway City and County Childcare Committee, and the Chief Fire Officer.

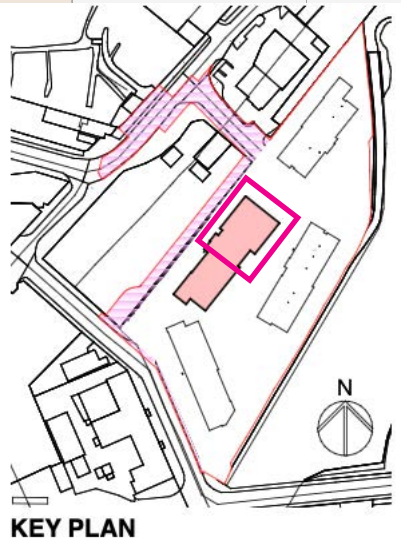
Galway Port - Childcare Facilities

Date 04.07.2025

| 184 | | 20 | | 75 | | 49.1 | |
|--------------------------------|-----|-------------------------------------|--------------------------|---------------------|----------------------|-----------------------|-------------------|
| Total Units | | Childspaces | | per 75 units | | Childspaces Required | |
| Total number units = 356 units | | | | 356 units | | | |
| Excluding 1-Bed apartments | | | | 172 units | | | |
| Class | Age | Clear Floor Space Per Child (m2) | Childspaces per Class | Min. Req'd m2 | Staff:Child Ratio | Children per Staff | Staff Required |
| 1 | 0 | 3.5 | 7 | 24.5 | 1:3 | 3 | 2.3 |
| 2 | 1 | 3.5 | 7 | 24.5 | 1:3 | 3 | 2.3 |
| 3 | 2 | 2.8 | 7 | 19.6 | 1:5 | 5 | 1.4 |
| 4 | 3 | 2.35 | 7 | 16.45 | 1:6 | 6 | 1.2 |
| 5 | 4 | 2.3 | 7 | 16.1 | 1:8 | 8 | 0.9 |
| 6 | 5 | 2.3 | 7 | 16.1 | 1:8 | 8 | 0.9 |
| 7 | 6 | 2.3 | 7 | 16.1 | 1:8 | 8 | 0.9 |
| | | | 49 | 133.35 | | | 9.9 |
| | | | Total Childspaces | Min. m2 Required | | | Total Staff |



Block B
Ground Floor Plan






KEY PLAN

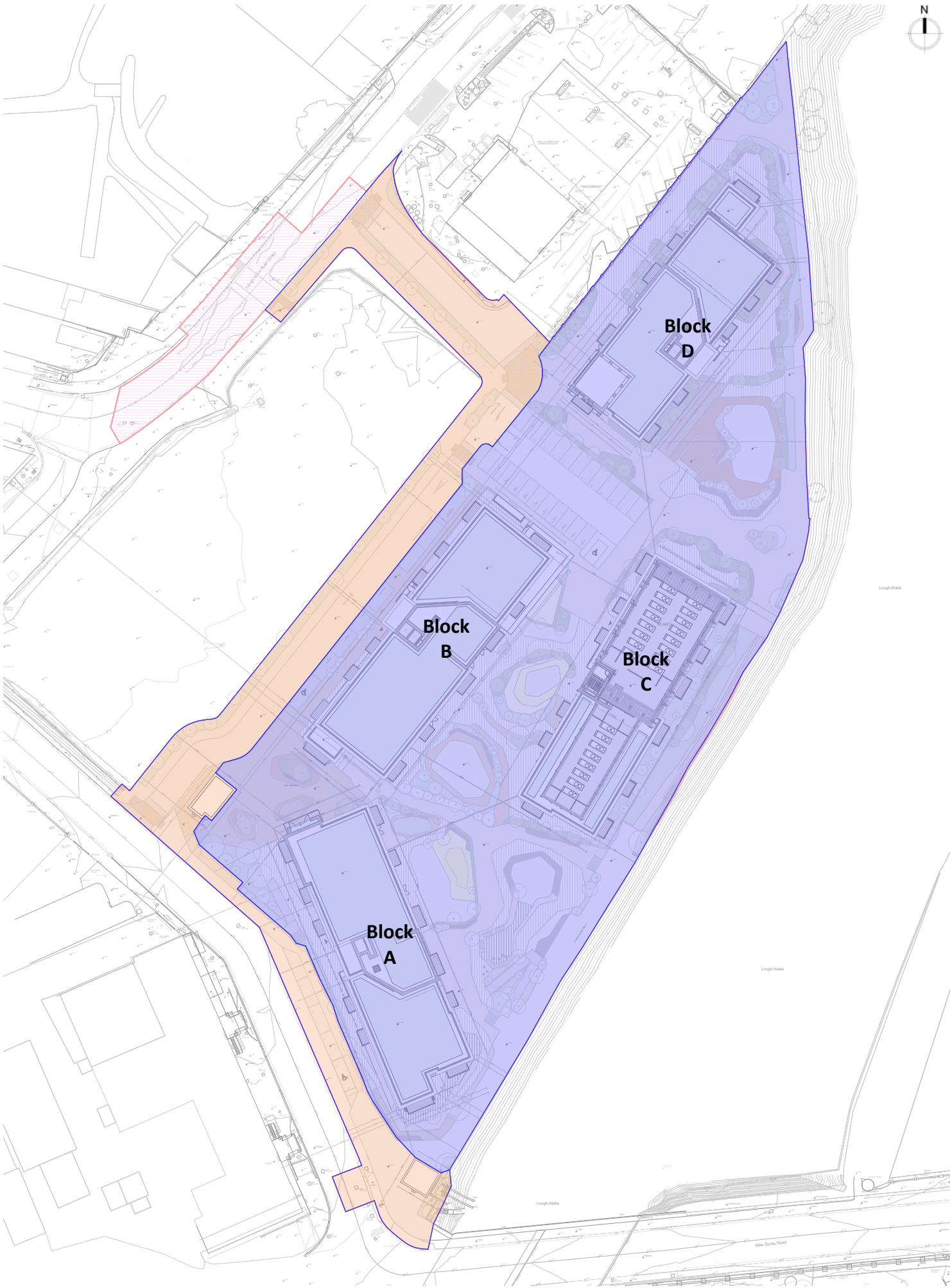
5.24 Taken In Charge

The proposed engineering and roadworks along Lough Atalia Road, which lies within third-party ownership (Galway City Council), will not result in any change to the ownership or status of this road. The existing arrangement will change with the crossing and improved junction, and no portion of this road is proposed to be taken in charge as part of the development.

The proposed public open space, including the Lough Atalia Walk along the Lough Atalia waterfront, the public square located at the junction of Block A and Block B, and all areas highlighted in blue on the site plan, are not intended to be taken in charge by Galway City Council. Instead, these areas are envisioned to be managed and maintained by a dedicated management company, which will be established by the Land Development Agency (LDA) to ensure their long-term upkeep and public accessibility.

All remaining lands, indicated in orange on the site plan, will revert to the Galway Harbour Company, the current landowner, upon completion of the development or as otherwise agreed between the parties.

-  To remain in ownership/control of Galway City Council
-  To remain in ownership of Galway Harbour Company
-  Management Company
-  Current Site Subject of Planning Application



5.25 Sustainability

The Land Development Agency (LDA) is committed to delivering sustainable neighbourhoods that enable healthy living within connected and resilient communities. For the Galway Port project, sustainability has been considered across environmental, social, and economic dimensions, ensuring that the development contributes meaningfully to Galway’s long-term climate objectives while creating a high-quality living environment.



Home Performance Index
A central part of this strategy is the adoption of the Irish Green Building Council’s Home Performance Index (HPI) as the sustainability assessment framework. This ensures independent verification and consistent benchmarking across all LDA projects.

A comprehensive sustainability metrics report has been prepared and tracked by Catalyst, embedding measurable performance indicators into the design process. The HPI is fully aligned with the European Union’s Level(s) Framework, the United Nations Sustainable Development Goals, and with national objectives set out in the National Planning Framework and the Climate Action Plan. The project is targeting HPI certification at or above 50% to achieve a silver rating, with the assessment placing equal emphasis on environmental outcomes, resident health and wellbeing, economic performance, and quality assurance, while also recognising the advantages of the site’s sustainable and highly connected urban location.

EU Taxonomy
The scheme has also been developed in accordance with the EU Taxonomy Regulation, which forms a core element of the European Green Deal and sets out a pathway towards net-zero greenhouse gas emissions by 2050. The regulation requires that new developments make a substantial contribution to at least one of six defined environmental objectives, avoid causing significant harm to others, and adhere to minimum social and governance safeguards. By aligning with these principles, the Galway Port project demonstrates a proactive commitment to climate resilience and goes beyond current regulatory requirements.

Biodiversity Net Gain
In parallel, a Biodiversity Net Gain (BNG) Assessment prepared by DNV has established the ecological baseline for the site and quantified biodiversity outcomes both before and after development. The results confirm that the project will deliver a net biodiversity gain of more than ten percent, meeting

the requirements of the Statutory BNG Metric (Defra, 2024) as well as HPI standards. Although the existing habitats are of limited ecological value, they will be replaced with a more diverse mix of planting, habitat creation, and long-term ecological management. As the landscaping design evolves, the biodiversity plan will be refined in consultation with an ecologist to ensure that the predicted net gain is fully achieved.

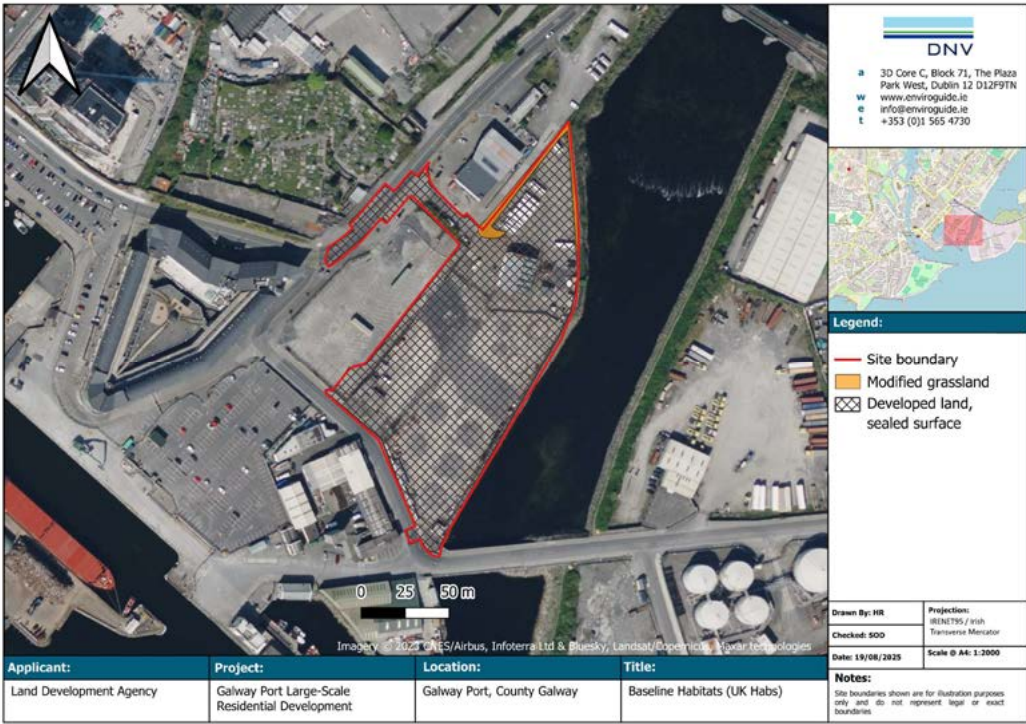
The biodiversity strategy goes beyond compliance by seeking to create a resilient and ecologically valuable landscape. Key measures include the introduction of native tree and shrub planting, pollinator-friendly species, green roofs, and the integration of sustainable drainage systems (SuDS) that also function as biodiversity habitats. The public and communal open spaces are designed to support year-round ecological value while remaining usable and attractive for residents. Habitat features such as bird and bat boxes will be incorporated into buildings and landscape structures, contributing to urban ecology and supporting wider citywide biodiversity networks.

Table 1 Taxonomy-related sustainability metrics

| No | Taxonomy indicator | Requirement |
|-----|--|---|
| 1. | Energy performance | 10% better than NZEB |
| 2. | Airtightness testing | Less than or equal to 3.0m3/(m2.hr)@Pa q50 |
| 3. | Thermal integrity testing | See EU Taxonomy description in Appendix D of HPI Manual. |
| 4. | Global warming potential | See EU Taxonomy description in Appendix D of HPI Manual. |
| 5. | “DNSH” - Climate Change Adaption | See EU Taxonomy description in Appendix E of HPI Manual |
| 6. | Water - Sustainable use of water and protection of water | See EU Taxonomy description in Appendix H of HPI Manual |
| 7. | Water - protection of water and marine resources | See EU Taxonomy description in Appendix H of HPI Manual |
| 8. | Protection and restoration of biodiversity and eco systems | See EU Taxonomy description in Appendix K of HPI Manual |
| 9. | Recycling of C&D waste | See EU Taxonomy description in Appendix I of the HPI Manual1 |
| 10. | Adaptive Re-Use And design for disassembly/or adaptability | See EU Taxonomy description in second Paragraph of Appendix I of HPI Manual |

Table 2 - Employer Sustainability Metrics Requirements with HPI

| No | Indicator | HPI Compliance Requirement |
|----|---|---|
| 1. | Environmental Product Declarations (EPDs) | HPI EN 11.0 - Level 2 |
| 2. | Carbon In-Use | HPI EN 6.2 - Level 1 compliance with energy directive means no fossil fuels on site |
| 3. | Net Space Heat Demand | HPI EC 1.0, Apartments - Level 2 HPI EC 1.0, Houses - Level 1 |
| 4. | Sustainable Mobility & Access to services & amenities | HPI SL 1.1- SL 1.5 HPI SL 2.1- SL 2.8 |
| 5. | Biodiversity | HPI EN 5.0 Option A - Level 3 BNG assessment using Natural England Metric 4.0 |
| 6. | Procurement of Timber | HPI EN 10.0 - Level 3 |
| 7. | Daylight | HPI HW 2.1 - Level 2 |



5.26 Community & Stakeholder Engagement

Consultation

In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement, starting from the earliest stages in the planning and design process, through to construction and eventual occupation of a housing scheme. The LDA supports proportionate engagement processes, aiming to provide opportunities to hear the views of communities at key stages. The LDA believes that adopting this ethos will support improved design and planning outcomes, and ultimately the delivery of sustainable, inclusive developments that are well integrated with existing communities. The LDA Community Liaison Office leads and represents the organisation in all consultation and engagement on LDA Projects.

Engagement Methodology

In line with the LDA Community & Stakeholder Engagement Strategy (CSES) and guidelines a stakeholder engagement plan was prepared by the project team. The LDA, in collaboration with the Port of Galway, sought to ensure that a robust consultation process is delivered for this area which has a very active and engaged community with strong and established forums, local authority and elected representatives.

At the outset, it was agreed that a joint consultation and engagement process should be undertaken by the LDA and the Port of Galway regarding the proposed Draft Galway Inner Harbour Masterplan and the proposed phase 1 design, subject of this application. This process would build on existing stakeholder engagement and consultation undertaken by the Port regarding the previously published Vision for the redevelopment of the Inner Harbour undertaken in 2021.

A Community & Stakeholder Engagement Plan was established in order to guide the public consultation process and was set out over the following stages:

- Stage 1: Public Consultation on Design Stage Draft Inner Harbour Masterplan and Phase 1 Detail
- Stage 2: Publication of Community Stakeholder Engagement Reports
- Stage 3: Final Masterplan and Phase 1 Planning Application

The LDA have published a Community and Stakeholder Engagement Report regarding the phase 1 project and is available at: <https://www.galway-harbour.com/>. In addition, the Port of Galway have produced a Stakeholder and Engagement Report regarding the Draft Masterplan and this is submitted as an appendix to the final Masterplan as part of this phase 1 planning application.

The LDA and Port of Galway consultation reports set out the methods of communication regarding the Phase 1 consultation stage including two drop-in clinics, written submissions and local elected representatives briefings. The reports have been developed to capture and present the views, ideas and concerns of stakeholders regarding the future of the Inner Harbour, as envisioned in the Galway Inner Harbour Masterplan. The consultation process sought to involve a wide range of participants, including residents, local elected representatives, businesses, environmental and community groups, policymakers and visitors to ensure that the vision reflects shared values and priorities. The reports summarise the findings from the consultation process, highlighting areas of consensus, points of divergence and key themes to guide the Inner Harbour's future development.

