# **Galway Harbour Company**



# **Galway Harbour Extension**

### Volume 1A

# Application Form for Permission in respect of a Strategic Infrastructure Development



#### DOCUMENT AMENDMENT RECORD

Client: Galway Harbour Company

Project: Galway Harbour Extension

Title: Volume 1A – Planning Application Form

			DOCUMENT REF: 2139 Planning Application Form				
							100
Α	Final – Issued for Planning	BR/JO'M	02.12.13	LEW	12.12.13	JPK	19.12.13
Revision	Description & Rationale	Originated	Date	Checked	Date	Authorised	Date
	TC	BIN Consu	Ilting Eng	ineers	Question .		

## Application form for Permission in Respect of A Strategic Infrastructure Development

# Galway Harbour Extension

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# <u>Application Form for Permission/Approval in respect of a Strategic Infrastructure Development</u>

1. Please specify the statutory provision under which your application is being made:

Section 37E of the Planning and Development Act 2000 as amended by the Planning and Development [Strategic Infrastructure] Act 2006, the Planning and Development [Amendment] Act 2010 and the Environment [Miscellaneous Provisions] Act 2011

#### 2. Applicant:

Name of Applicant:	Galway Harbour Company
Address:	Harbour Office New Docks Galway
Telephone No:	353 91 561 874
Email Address (if any):	info@galwayharbour.com www.galwayharbour.com
Fax Number (if any):	353 91 563 738

# 3. Where Applicant is a company (registered under the companies Acts, 1963 to 1999):

#### Name(s) of company director(s):

- Paul Carey
- Chairman
- Éamon Bradshaw Company Secretary
- Oliver Crowe
- Frank Greene
- Natasha Evers
- John Mulholland
- Kevin Carey
- Padraic McCormack

### Registered Address (of company)

Harbour Office New Docks Galway

Mr. Éamon Bradshaw, Chief Executive Capt. Brian Sheridan, Harbour Master

Company Registration No.	262 364	
Telephone No.	353 91 561 874	<u> </u>
Email Address (if any)	info@galwayharbour.com	1990
Fax Number (if any):	353 91 563 738	

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

Name:	TOBIN Consulting Engineers
Address:	Fairgreen House
	Fairgreen Road
	Galway
Telephone No.	353 91 565211
Mobile No. (if any)	353 87 2520154
Email address (if any)	john.kelly@tobin.ie
Fax No. (if any)	353 91 565 398

# Should all correspondence be sent to the above address? (please tick appropriate box)

(please note that if the answer is "No", all correspondence will be sent to the Applicant's address)

Yes: [ ✓ ] No:[ ]

Contact Name and Contact Details (Phone number) for arranging entry on site if required/appropriate:

Mr. John P. Kelly, TOBIN Consulting Engineers Phone No. +353 91 565 211 [9:00 – 17:00 hrs] Mob. No. +353 87 252 0154 [9:00 – 17:00 hrs]

### 5. Person responsible for preparation of Drawings and Plans:

Name:	Mr. John P. Kelly, Director	
Firm/Company:	TOBIN Consulting Engineers	
Address:	Fairgreen House Fairgreen Road Galway	
Telephone No:	353 91 565 211	
Mobile No:	353 87 252 0154	
Email Address (if any): john.kelly@tobin.ie		
Fax No (if any):	353 91 565 398	

Architectural Drawings			
Name:	Roddy Mannion		
Firm/Company:	Roddy Mannion Architects		
Address:	3 Commerce Court Flood Street Galway		
Telephone No:	353 91 564 160		
Mobile No:			
Email Address (if any): rma@iol.ie			
Fax No (if any):	353 91 563 289		

Landscape Drawings		
Name:	P.C. Roche	
Firm/Company:	P.C. Roche & Associates	
Address:	48 Seafield Road West	
	Clontarf	
	Dublin 3	
Telephone No:	353 1 833 7242	
Mobile No:		
Email Address (if any): cass@pcroche.com		
Fax No (if any):		

<b>Electrical Drawings</b>		
Name:	James Molloy	
Firm/Company:	James Molloy, Consulting Engineer	
Address:	Cahercalla Road Ennis Co Clare	
Telephone No:	065 689 1950	
Mobile No:		
Email Address (if any): jmolloyconsulting@eircom.net		
Fax No (if any):	065 689 1950	

Photomontages	
Name:	Gavin Duffy
Firm/Company:	Realsim Ltd.
Address:	Unit 201 Business Innovation Centre NUI Galway
Telephone No:	091 444 127
Mobile No:	
Email Address (if any):	gavin@realsim.ie
Fax No (if any):	091 563 289

Details all plans/drawings submitted – title of drawings/plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.

See attached Schedule No. 2

#### 6. Site:

Site Address/Location of the Proposed Development (as may best identify the land or structure in question)	The site is located adjacent to and south of the existing Galway Harbour Enterprise Park, New Docks, Galway, partly in the Townlands of Renmore and Townparks and partly on lands to be reclaimed from the foreshore and the sea. The site is bounded by Fairgreen Road, Lough Atalia, Lough Atalia Road, Bothar na Long, Galway Harbour Enterprise Park Road, Galway to Dublin Railway Line, Renmore Lough, Renmore Beach, CIE Bus Park and Galway Bay.
Ordnance Survey Map Ref No (and the Grid Reference where applicable)	OSI Discovery Series Map No. 45 [3 <sup>rd</sup> Ed. 2006] [1:50,000 Ref. No. M305°N 247°30¹W] 53°16¹N 009°03¹W

Area of site to which the application relates in hectares

85.39 ha

### Site zoning in current Development Plan for the area:

Part - CC - City Centre uses

Part - I - Enterprise, Industrial and Related Uses

Part - RA - Recreational and Amenity Uses

Part - No Zoning

Part - Galway Bay Foreshore and Sea Bed

#### Existing use of the site & proposed use of the site:

#### **Existing Use**

Part: Commercial and Harbour related uses on Galway Harbour Enterprise Park

Part: Galway Bay foreshore and sea bed.

#### **Proposed Use**

Part: Existing Commercial and Harbour related uses will be retained and will be expanded / extended onto the new lands to be reclaimed from Galway Bay foreshore and from the sea bed.

Name of the Planning Authority(s) in whose functional area the site is situated:

Galway City Council

# 7. Legal Interest of Applicant in respect of the site the subject of the application

7.1	Please tick	Owner	Occupier
	appropriate box to		
	show applicant's	✓ Part	✓ Part [Foreshore]
	legal interest in	Other	
	the land or		
	structure:	✓ Part	

7.2 Where legal interest is "Other", please expand further on your interest in the land or structure.

Drawing Nos. 2139-2114 Rev. A and 2139-2115 Rev. A attached in Schedule No. 3 shows the ownership of lands involved in the application together with other Galway Harbour Company lands adjacent, adjoining or abutting.

The ownerships involved in the application are:

	Owner	Address	Location	Area hectares
1	Galway Harbour Company	Harbour Office New Docks Galway	Galway Harbour Enterprise Park [GHEP] and access road thereto.	5.50 ha
2	Department of Environment Community & Local Government	Foreshore Unit Johnstown Castle Estate Johnstown Co Wexford	Foreshore and sea bed to the south of the existing GHEP.	78.71 ha
3	Galway City Council	City Hall College Road Galway	At Lough Atalia Road	0.49 ha
4	CIE / Iarnród Eireann	(Group Property Management) Oriel Street Dublin 1	Lough Atalia Road Railway Bridge and embankment of Galway to Dublin rail line	0.45 ha

	Leaseholder	Address	Location	Area
5	Chevron / Valero	Liffey Valley Office Campus Quarryvale Co Dublin	At Lough Atalia road adjacent to Railway Bridge.	0.06 ha
6	Bord na Móna	Main Street Newbridge Co Kildare	At junction of Dock Road and GHEP access road.	0.16 ha
7	CIE / Iarnród Eireann	(Group Property Management) Oriel Street Dublin 1	At Bus Éireann Garage on GHEP	0.02 ha
			TOTAL	85.39 ha

7.3 **If you are not the legal owner,** please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.

Letters of Consent and relevant Maps attached in Schedule No. 4 as follows:-

- Department of Transport
- Department of Environment Community & Local Government
- Galway City Council
- CIE / Iarnród Eireann
- Chevron [Leaseholder]
- Bord na Móna [Leaseholder]
- CIE / Iarnród Eireann [Leaseholder]
- 7.4 Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands. If so, identify the lands and state the interest.
  - Refer Drawing Nos. 2139-2114A and 2139-2115A in Appendix No. 3
- Green Galway Harbour Company absolute title
  - Part leased to others
- Yellow Galway Harbour Company good leasehold interest
  - Largely sub-leased to others
- Orange Galway Harbour Company occupied foreshore
  - Part leased to others

### 8. Site History

Details regarding site history (if known):
8.1 Has the site in question ever, to your knowledge, been flooded?
Yes: [ ✓ ] No:[ ]
If yes, please give details e.g. year, extent:
<ul> <li>Part is located on Galway City Council Roads</li> <li>Part of the road under Lough Atalia Road Rail Bridge has been subject to occasional road flooding</li> <li>Part of the Application Site is located on the Galway Harbour Enterprise Park [GHEP] which was developed on lands partly reclaimed from Foreshore over a period from 1995 to 2004 and is now not subject to flooding.</li> <li>Part of the Application Site is tidal or sub-tidal and is to be reclaimed from Galway Bay foreshore and sea bed.</li> </ul>
8.2 Are you aware of previous uses of the site e.g. dumping or quarrying?
Yes: [ ✓ ] No:[ ]
If yes, please give details:
The existing GHEP lands were developed under Planning Ref. No. 68/1995 over a period of years by progressively filling with imported fill, under Waste Permit No. WP 26 and WP 49 from natural excavated material and construction and demolition material from development sites around Galway City.

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

8.3 Yes: [ ✓ ] No: [ ]

If yes, please state planning register reference number(s) of same if known and details of applications

Reg.Ref.No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority/An Bord Pleanála		
68/'95	Planning permission granted to Galway Harbour Commissioners for industrial development (16.81ha), harbour offices, ancillary port facilities, storage areas, coal yards, fish processing units, bulk goods storage areas, parking areas, filling / reclamation (7.55ha), open space (8.11ha), sea walls (1095m) and shore line promenade (1,170m).	Permission granted by Galway City council on 26th October 1995 for a 10 year period. The permission authorized the reclamation and development of the Harbour Enterprise Park and included an Environmental Impact Statement. The conditions attached to the permission had the effect of granting outline permission only for a number of specified uses, including coal / oil storage and fish / feeds processing.		
592/'98	Planning permission granted to Cold Chon Limited to construct 3 no. bitumen storage tanks, covered loading gantry, boiler house, control office and ancillary site works.	Permission granted by Galway City Council on 29th October 1998. This permission marked the first in a number of permissions for bitumen storage tanks and associated developments in the Harbour Enterprise Park. These bitumen storage facilities continue to be operated by Cold Chon Limited.		

ancillary accommodation.  ultimately granted by An Bord Pleanála on 4th February 2005.  It is noted that the major Accidents Regulations apply to this development. This oil storage and distribution terminal is operated by Topaz.				
Planning permission granted to Bus Eireann Limited to construct a Bus Garage (modifications to previous Pl. Ref. No. 842/00). The development includes a bus maintenance building with administrative offices and ancillary bus servicing and storage facilities. Permission was granted by An Bord Pleanála on 4th June 2008 following a first party appeal against Galway City Council's decision to refuse permission. This permission has been implemented.				
8.4 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 any required 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?				
Yes: [ ] No:[ ✓ ]				
If yes please specify				
An Bord Pleanala Reference No.: N/A				

#### 9. Description of the Proposed Development

#### Brief description of nature and extent of development

Planning permission is sought for the development of an extension of Galway Harbour at Renmore and Townparks Townlands and on lands to be reclaimed from the foreshore and the sea in Galway Bay to the south of the existing Galway Harbour Enterprise Park, which contains a Seveso site. The works will include re-development of some of the land at Galway Harbour Enterprise Park.

Access to the development will be via the existing access at the junction of Lough Atalia Road and Bóthar na Long. The proposed development will include the relocation of the majority of the existing harbour related activities and businesses from the existing dock area to the new deep water berths, quays, jetties and yards to be located at the harbour extension.

The proposed development is largely in an area of Galway Bay which is designated as a candidate Special Area of Conservation [cSAC] and a Special Protection Area [SPA] and includes works on Lough Atalia Road Rail Bridge [a protected structure].

The proposed development will include:-

- quay walls, breakwaters and wave walls to create commercial quays and a deep water docking facility, extending southwards into Galway Bay
- dredging to create a new approach channel to the commercial quays and the deep water docking facility berths
- (iii) reclamation of approx 27 ha from the foreshore and sea bed
- (iv) development of the reclaimed lands and redevelopment of part of the adjacent Galway Harbour Enterprise Park lands for Harbour related business
- (v) marina on the western side
- (vi) fishing quays, slipway for a lifeboat station and a nautical centre on the eastern side
- (vii) a twin track freight rail link from the existing Galway to Dublin rail line to the commercial quays, including embankments, rail over-bridge to existing service road and noise abatement screening
- (viii) the construction of oil and bitumen transfer pipelines to the existing oil and bitumen tank farms on the Galway Harbour Enterprise Park and the provision of fire water storage facilities. This falls within the remit of EU Directive (96/82 EC) on the control of Major Accident Hazards, known as the SEVESO II Directive
- (ix) harbour related buildings, including Port Operations Office (4 storeys); Harbour Management Warehouse (single storey); Marina Office (single storey); Passenger Terminal (single storey); and ancillary car parking and site services, including 3 No. ESB sub-stations, demolition of 1 No. ESB sub-station, 3 No. Control Offices and Oil Terminal Water Pumphouse and a helicopter pad for search and rescue purposes.
- (x) the construction / improvement of access roads including the horizontal and vertical realignment of the road under Lough Atalia Road Rail Bridge [a protected structure] and realignment and improvements including traffic lights at Dock Road / Bóthar na Long / Galway Harbour Enterprise Park Access Road junction (adjacent to Harbour Hotel)

- (xi) the provision of landscaping and amenity areas, including replacement of the previously permitted amenity strip from the southern seaward boundary of the Galway Harbour Enterprise Park to form an amenity link from the marina to the nautical centre.
- (xii) the proposal includes for all associated temporary and permanent site development [including service roads / realignment of roads and underground works], landscape works [including public lighting and services] and activities to facilitate the construction of the development.

The application is accompanied by an Environmental Impact Statement [EIS] and a Natura Impact Statement [NIS]. Elements of the development will require a Waste Licence, a Waste Water Discharge Licence and a Foreshore Licence / Lease.

A ten year permission is being sought.

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

Class of Development:	Gross Floor Area
Commercial Port back up Yard Areas	6.45 ha
Commercial Quay Areas	1.72 ha
<ul> <li>Harbour Company Management Building and Yards</li> </ul>	1.53 ha
Future Oil Yards Area	1.86 ha
<ul> <li>ESB, security Yard &amp; Fire Water Storage Area</li> </ul>	1.08 ha
<ul> <li>Marina Boat Yard, Quay and Village Area</li> </ul>	1.83 ha
Fishing Pier and Yard Area	0.55 ha
Roads and Access Area	3.97 ha
Rail Line Area	2.20 ha
Nautical Yard and Slipway Area	0.82 ha
Passenger Terminal and Yard Area	0.34 ha
Quay Wave Wall Area	0.28 ha
<ul> <li>Open Space Area including Landscaping</li> </ul>	5.44 ha
• Breakwaters & Revetments	3,04ha
Dredged Area	46.48 ha
Working Area Dredge / Marina Construction	5.3 ha
GHEP Road & Services Upgrade	1.21 ha
Lough Atalia Road & Services Upgrade	1.29 ha
Total land Development Area	85.39 ha

### 11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m <sup>2</sup>	14m² (ESB Meter Room)
<ul> <li>Gross floor space of proposed works in m²:-</li> <li>Harbour Company Offices</li> <li>Harbour Management Building</li> <li>Marina Management Building</li> <li>Cruise Terminal Building</li> <li>Ancillary Buildings</li> <li>Control Offices [36m²] 3 No.</li> <li>Foul Sewage Pumping Station</li> <li>ESB Sub-Stations [19m²] 3 No.</li> <li>Water Pumphouse</li> <li>Total Floor Space</li> </ul>	$645 \text{m}^2$ $965 \text{m}^2$ $270 \text{m}^2$ $512 \text{m}^2$ $108 \text{m}^2$ $19 \text{m}^2$ $57 \text{m}^2$ $\frac{56 \text{m}^2}{2,632 \text{m}^2}$
Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)	N/A
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	14m² [ESB Control Building]

# 12. In the case of residential development please provide breakdown of residential mix.

Number of	Studio	1 Bed	2 Be	d 3 Bed	4 Bed	4 + Bed	Total
Houses				7			
Apartmerits							
Number of car spaces to be p		Exis	ting:	Proposed:		Total:	N/A

#### 13. Social and Affordable Housing.

Please tick appropriate box:	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?		1

If the answer to the above question is "yes" and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose too comply with section 96 of Part V of the Act.

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  $2000_8$ , 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  $2000_9$ , details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.

# 14. 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 (or previous use where retention permission is sought)

Part: Commercial and Harbour related uses on Galway Harbour Enterprise Park Part: Galway Bay foreshore and sea bed.

Proposed use (or use it is proposed to retain)

Relocation of current harbour activities from existing Docks and further extension / expansion of activities at the new location.

Nature and extent of any such proposed use (or use it is proposed to retain).

Existing commercial and harbour related uses will be retained and will be expanded / extended onto the new lands to be reclaimed from Galway Bay foreshore and sea bed as outlined at 10. above.

### 15. Development Details

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed developme Protected Structure(s), in who		✓	
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?			
Does the proposed developme exterior of a structure which is architectural conservation are	located within an a (ACA)?		✓
Does the application relate to or is close to a monument or p 12 of the National Monuments	place recorded under section		✓
Does the application relate to European Site (under S.I. No. Heritage Area?		<b>~</b>	
Does the proposed developme an Environmental Impact State		~	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			<b>√</b>
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			
Do the Major Accident Regulations apply to the proposed development?			
Does the application relate to Development Zone?		✓	
Does the proposed developme any habitable house?	ent involve the demolition of		✓

### 16. Services

Proposed Source of Water Supply		
Existing connection: [ / ] New Connection: [ ]		
Public Mains: [ ✓ ] Group Water Scheme: [ ] Private Well:[ ]		
Other (please specify): N/A		
Name of Group Water Scheme (where applicable): N/A		
Proposed Wastewater Management / Treatment:		
Existing: [] New:[✓] Public Sewer: [✓] Conventional septic tank system: [] Other on site treatment system: [] Please Specify: New sewers draining to a new pumping station, discharging to Galway main Drainage System		
Proposed Surface Water Disposal::		
Public Sewer / Drain:[ ] Soakpit:[ ]		
Watercourse: [ ] Other: [ ✓ ] Please specify:  To the sea via interceptors and controlled by tidal flap / tideflex valves.		

### 17. Notices

Details of public newspaper notice – paper(s) and date of publication				
Irish Independent	9th January 2014			
Connacht / City Tribune				
Copy of page(s) of relevan	t newspaper enclosed Yes: [✓] No:[]			
Details of site notice, if any	, - location and date of erection			
	, 1000000000000000000000000000000000000			
Refer Schedule No. 7	for locations [Drg. No. 2139-2113A]			
• Erected on 9th January 2014				
Divotor on o canaday more				
Copy of site notice enclosed Yes: [✓] No:[]				
Details of other forms of pu	ublic notification, if appropriate e.g. website			
Dotaile of Giller forme of pe	action formation, if appropriate o.g. Website			
Website: www.galwayharbourextension.com				
www.garwaynarbo	varextension.com			

#### 18. Pre-application Consultation:

#### Date(s) of statutory pre-application consultations with An Bord Pleanála

- 28th June 2007
- 10th October 2007
- 7th May 2010
- 18th August 2010
- 1st October 2012
- 15th January 2013
- 24th April 2013
- 11th July 2013

Schedule of any other pre application consultations –name of person/body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.

#### Enclosed:

See attached Schedule No. 8.

Yes: [ ✓ ] No:[ ]

Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.

Enclosed: See attached Schedule Nos. 9 and 10

- Schedule of Prescribed Bodies to whom notification has been sent.
- Copy of Letters of Notification to Prescribed Bodies

Yes: [ ✓ ] No:[ ]

#### 19. Application Fee.

Fee Payable €100,000 Cheque drawn on Bank of Ireland

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed

(Applicant or Agent as appropriate)

Éamon Bradshaw, Chief Executive, Galway Harbour Company

Date: 8th January 2014

#### **General Guidance Note:**

The range and format of material required to be compiled/submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2006 and those Regulations should therefore be consulted prior to submission of any application.