

# Corrib Causeway

## Tóchar na Coiribe

Consultation and Stakeholder  
Engagement Report

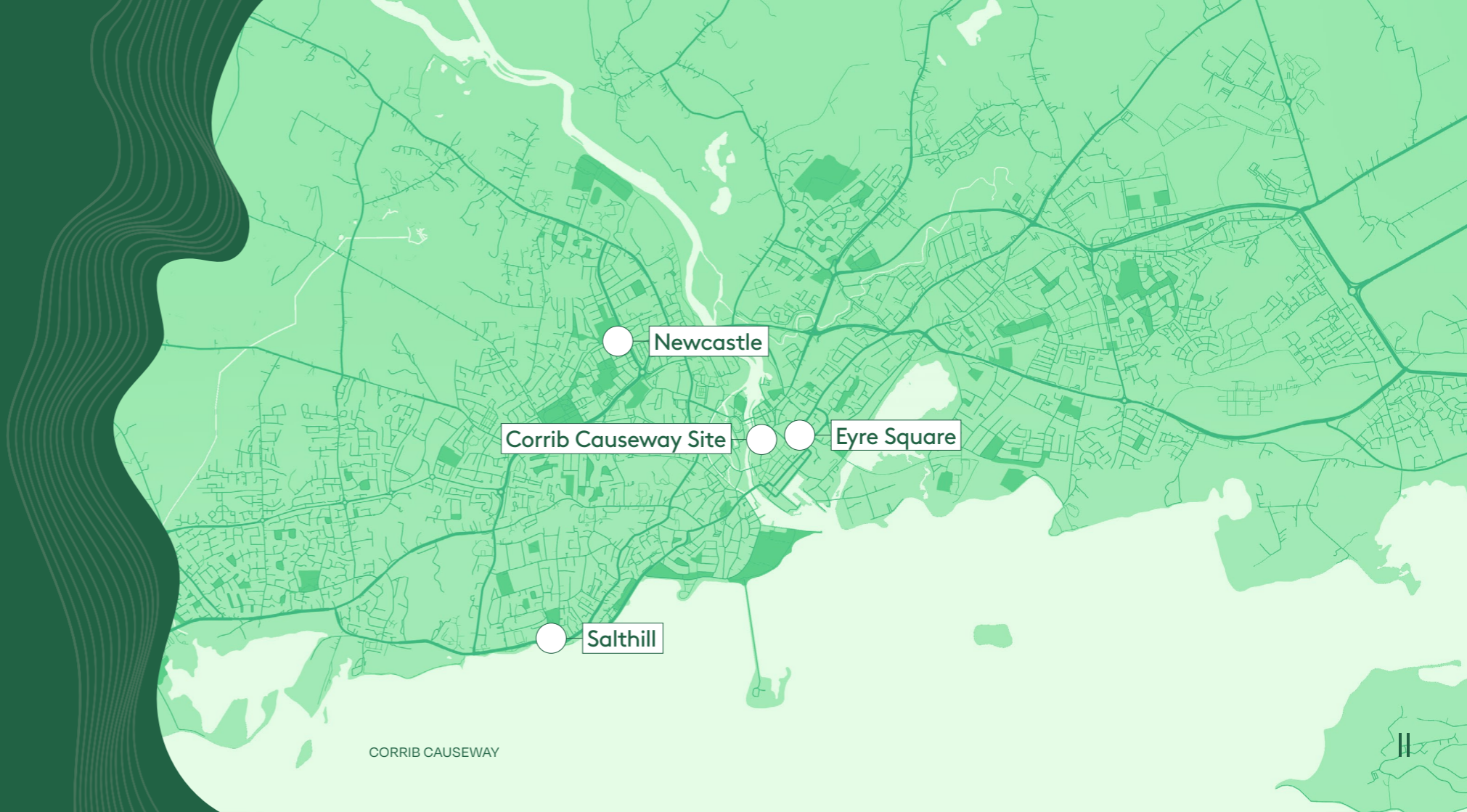


LDA   
An Ghníomhaireacht Forbartha Talún  
The Land Development Agency

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All images throughout are illustrative or for indicative purposes from exemplar projects.



# Introduction

Preliminary Artists Impression  
Aerial View of Mola

This report provides an overview of stakeholder feedback received on the Corrib Causeway project. The engagement process documented in this report covers the period from the early stakeholder engagement and design period to the launch of the Corrib Causeway project and the public consultation from September 2023 through to June 2024. The consultation activities comprised a series of meetings and workshops conducted over this period. Public submissions were also received by email and phone over the course of September 2023 - June 2024.

**over 50+**  
Emails queries  
responded to

**5**  
**Formal**  
Submissions

**6,380**  
Website Visits

**3**  
Consultation  
Drop-in Clinic

# Context / Vision

The Corrib Causeway Draft Site Development Framework was developed by the Land Development Agency (LDA) in partnership with Galway City Council (GCC). The Corrib Causeway project proposes to bring forward regeneration plans for a residential-led, mixed-use development that seeks to harness and enhance the adjacent blue and green infrastructure of the River Corrib corridor. The project represents an opportunity to develop an underutilised brownfield site, strategically located adjacent to Galway city centre.

The project vision seeks to deliver high-quality, affordable and social apartments, as well as commercial, civic and cultural amenities benefiting the wider local community.

The Corrib Causeway site at the Dyke Road forms part of a strategic brownfield landbank located within walking distance of Galway city centre.

The LDA and GCC are undertaking a Development Framework for the entire Dyke Road site which extends to approximately 1.78 hectares. A first phase planning application comprising affordable, cost rental and social homes will be submitted on part of the site.

The site is located to the northeast of the city centre, within walking distance from Eyre Square and the Headford Road area. The Galway City Council Development Plan 2023 - 2029 identifies the site as a regeneration site with a unique opportunity to provide a residential-led development with linkages to the established city centre.



## Purpose of Public Consultation and Stakeholder Engagement

In progressing 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.

Stakeholders vary and are diverse – the LDA is committed to finding resolutions that balance common concerns and reflect the wider public interest in a manner consistent with the goal to build sustainable, affordable / cost rental housing developments.

Preliminary Artists Impression  
Mola Courtyard

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## Communication Methods

The LDA was first engaged by GCC in 2022 to progress plans for development of the lands at Dyke Road. From the initial stages of the project, a wide range of meetings took place with GCC officials, State Agencies & local community representatives to develop an understanding for the site and wider area.

A design team, led by MOLA Architects, was appointed on the project with KPMG Future Analytics assisting with the preparatory meetings, presentations, and core stakeholder engagements during the development of the Draft Site Development Framework. A Consultation & Stakeholder Engagement Plan was developed in 2023 and a full public launch and consultation was undertaken in 2024.



# Public Consultation & Engagement Results



Over 150 people were directly engaged with (in person) during the consultation period which was reported as a positive experience for all. Others submitted their views, concerns, and suggestions via email and phone. The drop-in clinics were found to be a positive experience for the community, commercial and residential stakeholders, GCC and the LDA. A summary of findings across a series of common themes is set out across the following pages and is presented under the key themes of Arts & Culture, Homes, Traffic and Connections, Environment & Sustainability, Community & Security, Environment & Sustainability and Local Business & Enterprise.

## Themes emerging from feedback

Arts & Culture



Housing / Homes



Traffic, Connections & Permeability



Environment & Sustainability



Community/ Security



Local Business and Enterprise



# Arts & Culture

As the Black Box Theatre is presently located at the northern end of the Dyke Road site, the issue of its future and a wider discussion on arts and culture in Galway was a prominent theme. Several employees and artists associated with the Black Box Theatre attended the various drop-in clinics.

- » Concerns were raised about where the Black Box will be relocated to. The venue is especially important in the arts / culture scene but is now in need of refurbishment / upgrading. The legacy of the Black Box Theatre was stressed, and a real need for arts and culture to be protected. There were calls for a new vision for theatre and arts space in Galway.
- » Key needs for Arts and Cultural spaces in Galway: Affordable studio space vital / living work units needed.
- » It was stressed that the issue cannot be Arts vs Accommodation. Grassroots arts spaces that are affordable and backing for them is needed. The Red Stables in Dublin was given as a good model. Galway cannot be reliant on tourism, must look at local and indigenous needs.
- » Concern was raised on the impact of construction on the Black Box.
- » Stakeholders raised the point that a new arts centre is needed, and Phase 2 (i.e. the south of existing car park) was highlighted as an ideal location for landmark cultural building that could contain a new visual arts centre.
- » GCC Arts outlined its intention to carry out a cultural and arts audit for the city and hoped to go to tender soon. The LDA outlined how final Site Development Framework could refer to this proposed study (if available at the time of finalisation of the Framework) regarding future of The Black Box Theatre.

Galway Cathedral on the bank of Corrib river, Galway



# Housing / Homes

At all meetings there was strong positive feedback on the proposal for affordable homes. Many were glad to see quality homes and expressed understanding of the need for affordable housing. There was positive feedback on design, layouts, universal design, and overall quality. There was mixed feedback on the heights proposed, many felt a landmark building was needed and that the area could take the height, however some local residents did feel nine stories is too tall in this area.

A Simon Community representative for Galway spoke extensively and contributed a submission to the LDA seeking an increase in social housing and commented on pepper potting the social housing units throughout the development.

Concern about house insurance was raised given proximity of the river Corrib and the potential risk of flooding.





# Traffic, Connections & Permeability

Preliminary Artists Impression of Mola Street



Some parties expressed concerns about the loss of car parking:

- » Consultees understand the need for housing but have concerns regarding parking, particularly given the close proximity of Eamonn Deacy Park. Consultees noted that people will park in local estates.
- » Concern was raised regarding people commuting from Mayo, Sligo and rural Galway and lack of public transport and reliance on Dyke Road and public car parking.

- » Locals raised fears about the impact on parking availability for a local bus, which is used for emergency transport and for people with additional needs.
- » Question was asked about how GCC will help with improving local transport, car parking changes etc.
- » The East of Corrib Community Group were of the view that additional pedestrian crossings are required to connect Dyke Road to the Corrib and local public spaces

and to reduce traffic. Concern was raised regarding traffic speeds on Dyke Road and traffic calming measures were requested.

- » Stakeholders raised the point that they believe the Terryland Forest may not be a safe place to walk - poorly lit.
- » Many local people want a cycle loop from city to Dyke Road to Menlo, Dangan, NUIG, city.
- » Feedback on the importance of linking into future Clifden Railway Bridge.

# Environment & Sustainability

- » Strong feedback from several stakeholders with a positive response to the LDA's recently launched Sustainability Strategy and how Corrib Causeway will seek to incorporate these principles.
- » Terryland Forest Park group stressed the importance of sustainability, protection of Terryland Forest, wildflower and fauna protection and promotion, biodiversity, and Irish language consideration.
- » Submission from the National Parks and Wildlife Section of the Department of Housing, Local Govt and Heritage welcomed the sustainability focus but also stressed bio-diversity sensitivity and the awareness of any impact on the Corrib River.

Much feedback was given on concern and risk of flooding, drainage, and history of problems:

- » Locals spoke about sewage issues in the area, flood risk, subsidence and drainage issues.
- » Some consultees noted that subsidence is evident in the local area.
- » Sewage issues in houses along Headford Road were raised. It was stressed that the area had suffered with sewage issues for many years that remain unresolved. Majority of the pipes from the Victorian era.
- » Stakeholders suggested that compounding solution rarely works and has caused more problems, and concerns were raised with

contamination caused by sewage in gardens and resultant foul smells.

- » The original reservoir, Water Lane, is located in the area. The Water Lane origin is that it was a drain for the city in the past.
- » Once Clifden Beach Railway line was demolished, it is believed remediation was not done correctly leaving key issues in the ground.
- » It was reported that effluent is flowing into the Claddagh River.



Feedback was received that Galway city needs investment in the community and the city cannot all be focused on tourists. Businesses need help, with concerns raised regarding the difficulty attaining staff.



## Community/ Security

- » Opinion given that old Galway city families losing out, very few left with many leaving Galway.
- » Dereliction in Galway city was noted as a real problem. Concern with level of vacancy on Shop Street.
- » The Community feels no one is listening to them.
- » Many neighbours complained about anti-social behaviour issues in the locality. Concern with lack of patrols from An Garda Síochána.
- » Discussions were held on how the new community can improve on providing better surveillance and developing on community activity.
- » A stakeholder workshop was held with Local Gardaí Crime Prevention Officer (CPO), who advised on a security by design approach that could help the development. The feedback and advice here will play an important part in guiding the design with future engagement with the Garda CPO Unit to continue.
- » There are approx. 18,000 (2016) students in University of Galway that brings its own problems. Concern was raised given the extent of students and resulting issues i.e. the reality of late-night drinking, no areas for them to socialise in, lack of nightclubs etc. Noise / parking becomes a real issue each Autumn.
- » It was noted that there are only 300 Gardaí for the whole of Galway city and county.

## Local Business and Enterprise

Local business and enterprise stakeholders expressed the following:

- Positive feedback on employment and future business development may bring.
- Concerns from retail park outlets about the impact of construction, new permeable routes and parking on local businesses.
- Representatives from Cleverson Ltd., owners of the adjoining site where student accommodation was permitted, expressed concerns about the permeability and access to Headford Road from the retail park, along with public realm and effect on business concerns.



Aerial view above  
Galway City Centre

# Next Steps

We want to thank everyone who generously contributed to the stakeholder engagement process and for sharing their ideas, suggestions, and concerns. The design team will now consider these and reflect on the proposals to date. A Planning Application will then be submitted in Q1 - Q2 2025, and we intend to continue and build on our close ties with the community and stakeholders as we proceed.

Where appropriate, we will seek to address collective concerns and take on board ideas that will strengthen the Corrib Causeway Project proposals. This will ensure that we create a vibrant and integrated community through housing-led regeneration in the heart of Galway.



Final Development Framework will be submitted with the Phase 1 planning application.



## Formal Submissions received:

- National Parks & Wildlife Service, Dept of Housing Local Govt and Heritage
- HSA – Health & Safety Authority
- Terryland Forest Park
- Cleverson Ltd
- Simon Community

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[www.corribcauseway.ie](http://www.corribcauseway.ie)

December 2024