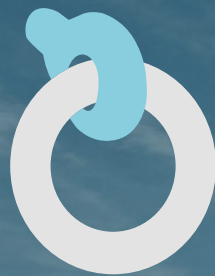


AMHARC ATALIA ATALIA VIEW



Consultation and Stakeholder Engagement Report



Port of Galway
Calafort na Gaillimhe

LDA

An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency



September 2025



AMHARC ATALIA ATALIA VIEW

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INTRODUCTION

Galway Harbour Company (GHC) and The Land Development Agency (LDA) are working in partnership to develop detailed proposals for the regeneration of the Galway Inner Harbour area.

The overall masterplan includes the proposed Phase 1 of the development, which involves the LDA's delivery of c. 350 affordable and social homes. The residential led Phase 1 has the working title Amharc Atalia or Atalia View in English. The homes will be delivered on a 1.4 hectare site within the Inner Harbour, the transfer of which was agreed in principle, with government approval, in 2024. The proposals include plans for cost rental and social housing, a creche and three ground floor retail or café units. The development will be located beside Lough Atalia Road.

GHC, which owns and operates the Port of Galway, commissioned a Masterplan for the Galway Inner Harbour area to guide the transformation of the existing dock area into a sustainable, mixed-use city centre urban quarter. It forms a vital component of GHC's broader development strategy which also includes the proposed relocation and expansion of its Port facilities. The Galway Inner Harbour area presents a major opportunity to regenerate brownfield land in the heart of Galway city.

This Masterplan is based on and further develops an original overall vision and urban design / planning principles set out in the 2021 Draft Harbour Planning Framework (the Framework). GHC carried out significant public engagement in 2021, collaborating with a wide array of stakeholders to formulate to Phase 1 proposals.

Feedback received primarily focused on the public realm, quality of place, the potential transformation of the area and retaining the unique 'dock' character and identity. These have all been factored into the final Masterplan, which will accompany the forthcoming Phase 1 planning application.

This report provides an overview of stakeholder feedback received on the project. The consultation and engagement process documented in this report builds on the early consultation and stakeholder engagement undertaken for the Vision document in 2021. The consultation activities for the draft Masterplan and Phase 1 proposals comprised a series of public drop-in sessions, meetings and workshops conducted over this period. Public submissions were also received by email and phone.

2000+
2000+ Website visits

11
11 Submissions

2
Two Consultation Drop in Clinics

50+
Over 50+ Email queries responded to

Several stakeholder meetings were undertaken since the launch of the vision document for the project.



CONTEXT/VISION

GHC, which oversees the operation and development of the Port of Galway, commissioned the masterplan to guide the transformation of Galway Inner Harbour. It includes proposals to develop the area into a new sustainable and mixed-use city centre urban quarter. The masterplan is a vital component of GHC's broader development strategy for new port facilities which also includes plans for the relocation and expansion of its port facilities. The LDA is working in partnership with GHC and is aligned with the following principles of the draft masterplan:

- The urban structure, hierarchy of streets and amenity areas.
- Legibility, safety and activity.
- Character, look and feel, including heritage.
- Nature, biodiversity and climate.
- Development quantum and implementation

The Amharc Atalia draft plan proposes to develop a new residential scheme of 356 Cost Rental and Part V social housing units, a creche and three retail / café units, located on lands currently controlled by GHC on New Dock Road and Lough Atalia Road.

The proposed LDA Phase 1 project relates to a 1.4 hectare site at the intersection of New Dock Road and Bóthar na Long, Galway Port. The site is somewhat irregular in shape and is generally bound as follows: by the Lough Atalia inlet/outlet to the east; by New Dock Road to the south and southwest; and by lands in use for port activities and as a service station to the west. The site is currently used for the storage of wind turbine parts and bus parking, with the depot building for the latter located at the site's north-eastern extent.



MASTERPLAN AND PHASE 1 – WORK TO DATE

PURPOSE OF PUBLIC CONSULTATION AND STAKEHOLDER ENGAGEMENT

The vision is to deliver a transformative regeneration project where people can live, work and enjoy the amenities offered around Lough Atalia. In progressing its plans and proposals, GHC and 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.

We support proportionate engagement processes, aiming to provide opportunities to hear the views of stakeholders at key stages. We believe that adopting this ethos will enrich the design process and subsequent planning outcomes, and ultimately the delivery of sustainable, inclusive developments that are well integrated with existing communities.

The views of stakeholders vary, and GHC and the LDA are committed to finding resolutions that balance concerns with the wider public interest. A tailored, project specific approach is undertaken to each community and stakeholder engagement process. The scale, scope and methods applied to undertake non-statutory engagement varies according to specific requirements and conditions.

The LDA and GHC reached an Agreement in 2024 to progress plans for the redevelopment of the lands at Galway Port, which would form part of the wider Masterplan lands. It was agreed that a further stage of consultation would be undertaken for the draft masterplan and Phase 1 proposals. This would develop on the strong groundwork done during the previous consultation and engagement for the Inner Harbour Vision Document. The primary method of consultation for the project was agreed to comprise public drop-in sessions over the course of two days, to be supplemented with a period for emails and submissions.



Port of Galway
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COMMUNICATION METHODS

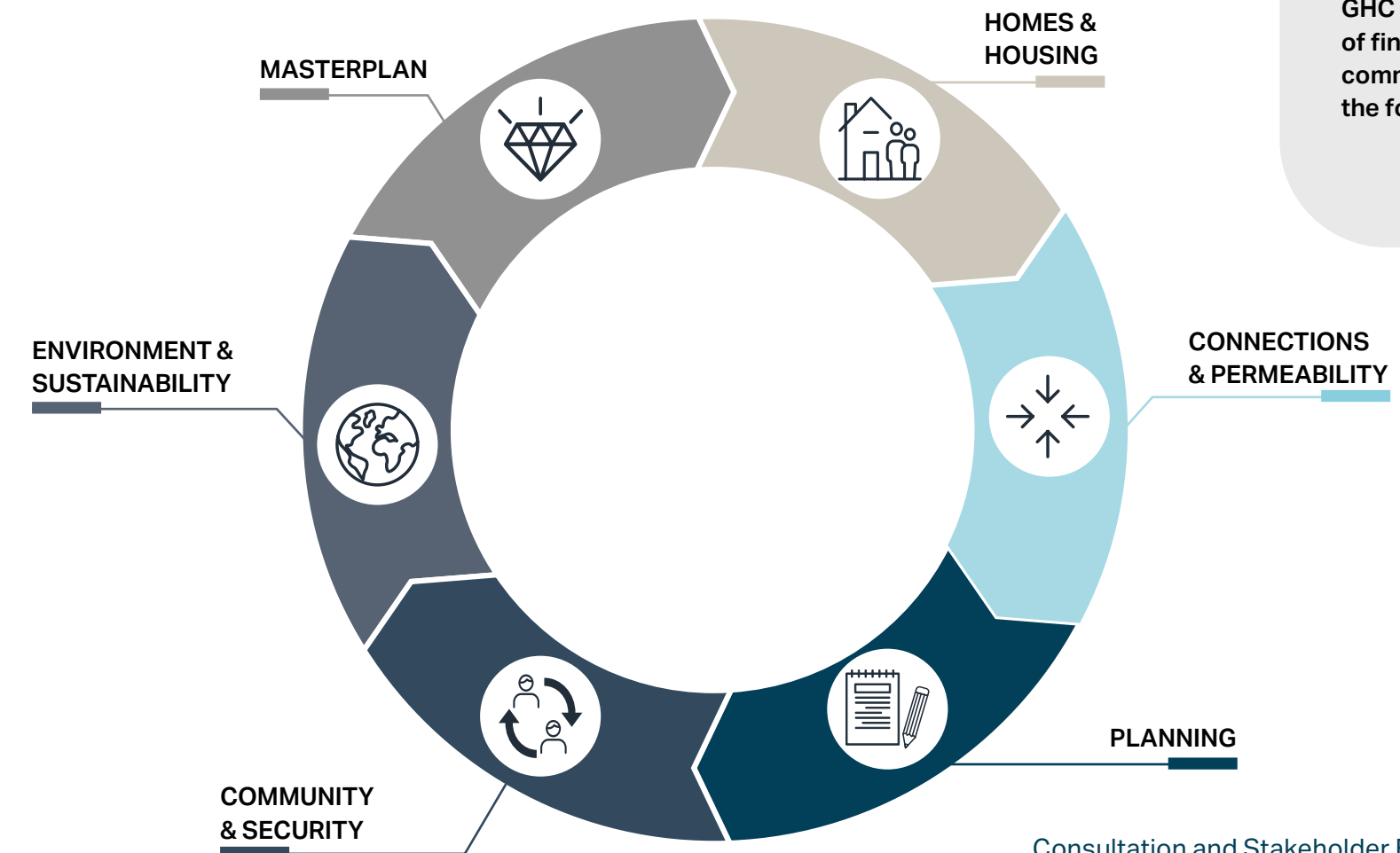
Feedback received at the original Vision Document stage focused on the public realm, quality of place, the potential transformation of the area and the need to retain the unique local 'dock' character and identity. This commentary has informed preparation of the forthcoming final Masterplan.

In this latest consultation process, a range of meetings took place with Galway City Council, elected representatives, Members of the European Parliament, state agencies and local community representatives to develop an understanding of the proposed regeneration. Further preparatory meetings, presentations and engagement with key stakeholders assisted in the progression of the Masterplan and the proposals for the residential led Phase 1.

A Consultation & Stakeholder Engagement Plan was developed in 2024 and preparations for a full public launch and consultation were developed and formally launched in June 2025. This included a dedicated website www.galway-harbour.com and communications channels.

PUBLIC CONSULTATION & ENGAGEMENT RESULTS

Over 200 people were directly engaged with (in person) during the consultation period. Others submitted their views, concerns, and suggestions on the launch via email and phone submission. Two drop-in clinics were held which found to be a positive experience for the community, commercial and residential stakeholders, GHC and the LDA. A summary of findings across a series of common themes is set out across the following pages.



OVERALL MASTERPLAN



Majority of attendees expressed positive interest in the Inner Harbour Masterplan and vision of proposed public amenities. With many welcoming the plans for the harbour area and the wider benefits it would provide to Galway, in strengthening the connection between the city, harbour and sea.

Most see the plans particularly in bringing the city down to the harbour edge and creating a new vibrant entrance to Galway City as positive. Learning from European ports that have done the same, many see the great potential for animating and enlivening the harbour space.



2025 DRAFT MASTERPLAN



The masterplan will provide a framework for the mixed use regeneration of the inner harbour with approximately 40% residential development, 10% student accommodation & 50% commercial at an average building height of 6 to 8 storeys.

Three new character areas are proposed;

- The Docks
- The Harbour Waterfront
- Lough Atalia Walk

A number of public and green spaces are proposed including a new Galway Harbour Park and Lough Atalia, Park.

There was positive feedback regarding the proposed building heights and the plans to establish landmark buildings, which create a new gateway to Galway City. One respondent suggested the proposal has the potential to create a 'Seafest' atmosphere at the Inner Harbour on weekends. While another respondent commented on the potential of Phase 2 within the Masterplan, which would be facilitated by the relocation of shipments outside the inner tidal basin. Questions were raised around pedestrian access, routes, road changes, and parking. A query was submitted regarding the protection of Forthill Cemetery, a site which has historical and emotional importance for Galway.

Others raised concerns about the Port operations, reclaiming land, flooding, arrival of super yachts and cruises and potential impacts on property already in the area.

HOMES & HOUSING



The majority of feedback received regarding the intent of delivering new affordable homes in Galway City was positive.

Interest was expressed in understanding the proposed Cost Rental tenure of the LDA development, this included the letting process and approach.

There was engagement regarding the allocation of residential storage spaces within the homes. Many encouraged the LDA and architects to take inspiration from European models where storage, especially within attic and basements, are typically provided.

In relation to the proposed tenure of the LDA development, there were several misconceptions. Concerns were expressed that the project was predominantly social housing, leading to unease regarding single tenure schemes. Additionally, concerns were raised by a number of residents particularly at the nearby Cé Na Mara apartments regarding the impact of the development on their property.

Queries were received regarding affordability, whether student housing was proposed, and a suggestion that artists work-live spaces should be provided.





CONNECTIONS & PERMEABILITY

Interest and queries were received regarding the proposed new routes throughout the development. There was a request for increased permeability back to Galway City and Eyre Square. The potential for the Galway Light Rail ('GLUAS') was discussed, with Eyre Square identified as a likely stop. The connections from the Inner Harbour Masterplan through the Augustine Hill Development were considered important.

The new cycle and walking routes proposed within the Masterplan and Phase 1 were well received. With many viewing the plans as positive. This was primarily due to the focus on pedestrian and cycle routes along the waterfront, opening up the entire harbour.

Traffic issues in Galway were discussed. Frustrations were noted as developments are being planned despite existing traffic issues.

There was broadly welcoming commentary regarding the planned proposals within the draft Masterplan and Phase 1, as well as the potential for the harbour space. Some concerns were noted regarding the ability of this regeneration project to successfully integrate with the existing architectural language of the city.

JASPERS (Joint Assistance to Support Projects in European Regions) is a partnership initiative between the European Investment Bank (EIB), and the European Commission. Its primary goal is to provide technical assistance to EU Member States, helping them prepare high-quality investment projects in order to support applicability to EU grants and EIB Funding. The support ensures that projects can be aligned with the objectives of support from various European

structural and investment programs. The EIB, through JASPERS, are providing support and technical best practice advisory expertise to strengthen the impact of the redevelopment of the Inner Harbour. The Galway Harbour Company was invited to deliver a presentation on the Inner Harbour at the JASPERS Stakeholder Conference on 8 November 2023. The presentation on the Galway Inner Harbour discussed the following items: the existing port, the proposed new port, the vision for inner dock development, the port as an energy hub, alignment with EU, national, regional and local policy objectives, urban regeneration, enterprise park, enhanced road and rail connections, using Galway as an Urban Node, and cargo and ferry services to the Aran islands.

Engaging with JASPERS throughout the Galway Inner Harbour consultation process helps guide the project alongside EU priorities. JASPERS guidance on technical, and environmental aspects has assisted in guiding a development intended to be sustainable, economically viable and community focused.



PLANNING

SUSTAINABILITY & BIODIVERSITY



Some respondents noted interest in sustainability and biodiversity enhancement proposed to be achieved by the Masterplan and Phase 1 proposal. Attendees from a working group on a park network, were very interested in biodiversity and green connectivity. An eco-park is being developed across the water and how this might connect the GHC / LDA project.



LOCAL BUSINESS

Representatives from Mór Oil (operator of the adjoining fuel station) were concerned given the petrol station facility is within the masterplan land and shown for potential redevelopment. However, the regeneration proposals were overall welcomed, as it would provide economic benefits to the business. Although, further information was requested about the proposed tenure model, density and future plans.

SECURITY

Michael Walsh, former Garda and CEO at 'Build Secure', provided commentary on the security by design issues within the development by providing a short report. He welcomed the improvements for the area, the increase in passive surveillance, and new amenities encouraging active life and engagement at the harbour.

CONCERNS

There were a number of concerns expressed about:

- Building on reclaimed land and potential risk of contaminated soil
- Flooding risks and climate change effects
- Local residents and property owners were concerned about the value of their present properties and effects of development on the area



CONSULTATION & NEXT STEPS

Several welcomed the consultation and were glad to be able to attend the clinics. Queries were received on where submissions were to be submitted. Questions were received regarding whether there would be a statutory consultation period to accompany the LRD application. Naming: there were some concerns and comments about the Irish translation of Amharc Atalia, and reassurance was given this was a working title and any final naming of places etc would be approved via GCC.

Galway Harbour Company and the Land Development Agency wish 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 for Phase 1 Amharc Atalia will shortly be submitted to Galway City Council which will incorporate the finalised Inner Harbour Masterplan. These plans can be viewed at www.galwayportlrd.ie which will be live once planning is lodged. Both GHC and the LDA intend to continue and build on the existing community and stakeholder engagement as the regeneration project progresses.

GHC and the LDA will seek to address collective concerns and take on board the ideas and suggestions submitted that will strengthen the whole Inner Harbour proposals. This will ensure that a vibrant and integrated community is created through housing-led regeneration of this key site in Galway.



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TIMELINE



**Consultation
Stage**

June 2025



**Approval of
Masterplan**

Q3 2025



**Planning
Application**

Q3 2025



**Start detailed
design**

2026



**Construction
Start**

Estimate Q4 2027



**First new
Homes
delivered**

2030



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