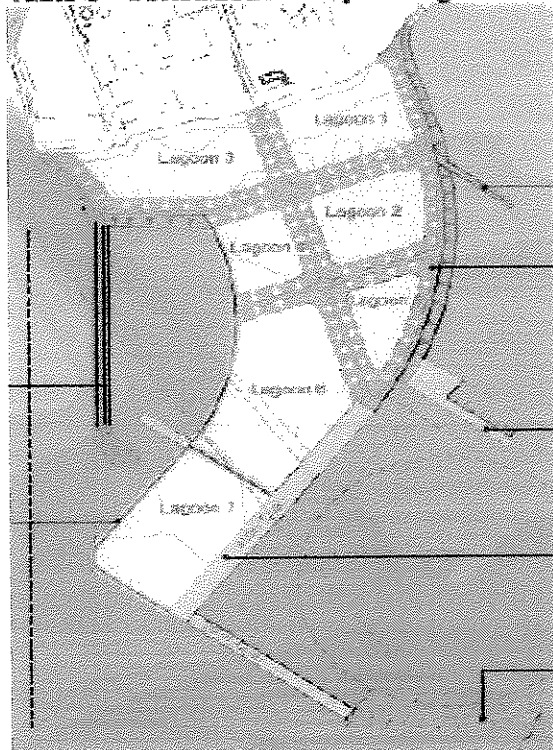


3.4 CONSTRUCTION SEQUENCING

The sequencing of construction and timescales are as follows:-

Activity	Duration
1 - Upgrade Lough Ataia Road and main access. - Channel Dredging, construction of lagoons [1-6] and commencement of land reclamation - Commercial Port Dredging and deepw ater quays.	43 months [1-43]
2 - Outer breakw ater - Railw ay embankment - Lagoon No. 7	12 months [44-55]
3 - Capping of lagoons [1-6] to advance land reclamation - Marina breakw ater - Railw ay line - Fishery Pier - Slipw ay - Harbour support buildings, passenger building	26 months [56-81]
4 - Marina berths - Capping of lagoon No. 7 - Completion of yards, roads & services - Harbour Office and marina Management Building	15 months [82-96]

Table 3 - Construction Sequencing



Planning and Development Acts 2000 – 2013

AN BORD PLEANÁLA
NOTICE OF DIRECT PLANNING APPLICATION
IN RESPECT OF
A STRATEGIC INFRASTRUCTURE DEVELOPMENT
GALWAY CITY COUNCIL

In accordance with Section 37E of the Planning & Development Act 2000 as amended by the Planning and Development (Strategic Infrastructure) Act 2006, the Planning & Development (Amendment) Act 2010 and the Environment [Miscellaneous Provisions] Act 2011, Galway Harbour Company gives notice of its intention to make an application for permission to An Bord Pleanála in relation to the following proposed development.

Description

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:-

- (i) quay walls, breakwaters and wave walls to create commercial quays and a deep water docking facility, extending southwards into Galway Bay
- (ii) 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.

The Planning Application, Environmental Impact Statement [EIS] and Natura Impact Statement [NIS] may be inspected free of charge or purchased on payment of a specified fee during public opening hours for a period of seven weeks commencing on 20th January 2014 at the following locations:-

- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1
- The Offices of Galway City Council, City Hall, College Road, Galway
- The Offices of Galway Harbour Company, Harbour Offices, New Docks, Galway.

The application may also be viewed / downloaded on the following website:
www.galwayharbourextension.com

Submissions or observations may be made only to An Bord Pleanála (the Board) 64 Marlborough Street, Dublin 1 during the above-mentioned period of seven weeks relating to:-

- i) The implications of the proposed development for proper planning and sustainable development,
- ii) The likely effects on the environment of the proposed development,
- iii) The likely significant effects of the proposed development on a European site, if carried out.

Any submissions / observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5:30 pm on 11th March 2014. Such submissions / observations must also include the following information:-

- i) The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent
- ii) The subject nature of the submission or observation and
- iii) The reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions or observations, which do not comply with the above requirements cannot be considered by the Board.

The Board may in respect of an application for permission decide to:-

- A. i) Grant permission, or
- ii) Make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
- iii) Grant permission in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind).

and any of the above decisions may be subject to or without conditions.

Or


B. Refuse to grant permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Tel. 01 8588100).

- Any person may question the validity of any such decision by the Board by way of an application for judicial review, under Order 84 of the Rules of the Supreme Courts (S.I. No. 15 of 1986), in accordance with section 50 of the Planning and Development Act 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading Publications – Judicial Review Notice on the Board's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie

Date of Erection of Site Notice: 9th January 2014.

Signed:


Eamon Bradshaw
Chief Executive Officer
Galway Harbour Company

PLANNING APPLICATIONS

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**Planning and Development Acts 2000 - 2013
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Signed: Eamon Bradshaw
Chief Executive Officer
Galway Harbour Company

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