

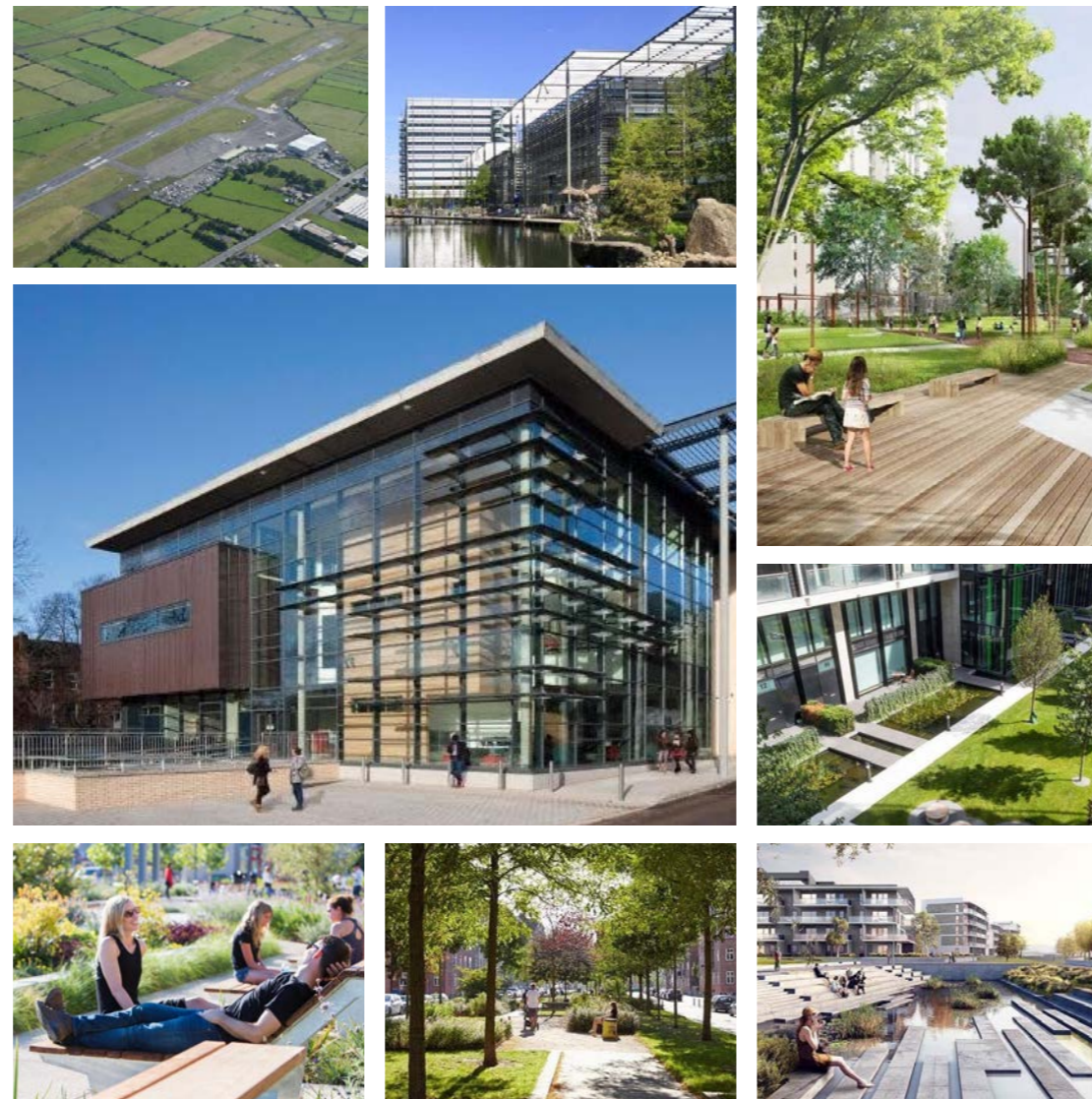


GALWAY

Innovation, Business and Technology Campus

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1.0 Introduction

This document presents a site strategy and vision for the redevelopment of the former Galway Airport lands as an Innovation, Business and Technology Campus delivering long term economic and community benefit to Galway and the wider region.

The redevelopment of the former airport site is a major development opportunity that has the potential to deliver long term benefits to Galway the west and its people.

The intention of this document is to set out the broad approach for the site which will be under pinned by the Galway County Development Plan and which in turn provides the foundation for the progression of the necessary work and the development of the required partnerships to fully deliver on the unique opportunity that is presented by this brownfield site.

2.0 Planning Context

The opportunity to redevelop the former airport lands as a strategic economic asset is underpinned by the full hierarchy of National, Regional and Local planning strategies, policies and objectives.

The National Planning Framework (NPF) is the Government’s strategic plan for shaping the future sustainable growth and development of Ireland to the year 2040, and subdivides the country into three regions, including the Northern and Western, Southern, and Eastern and Midland regions. Under the NPF, Galway is designated a Metropolitan Area, and is the primary centre for growth in the Northern and Western region.

The NPF identifies a number of key growth enablers for Galway and uniquely includes specific reference to the former Galway Airport lands.

The Regional Spatial and Economic Strategy (RSES) for the Northern and Western region supports the implementation of the NPF. In the RSES, the Growth Framework is underpinned by ‘Placemaking’ as a priority, ensuring synergy between investments and planning for strategic interventions that maximise returns for ‘People and Place’.

‘Compact growth will be pursued to ensure sustainable growth of more compact urban and rural settlements, supported by jobs, houses, services and amenities, rather than continued sprawl and unplanned, uneconomic growth.’

Like the NPF, the RSES also specifically identifies the former Galway Airport lands as an opportunity site with significant development potential.

The Metropolitan Area Strategic Plan (MASP), within the RSES, provides a framework for development plans and investment prioritisation. The former airport lands are part of a considerable land bank within the eastern Metropolitan Area of Galway that will be required to meet the overall needs of the population. With immediate access to the national motorway network, as well as convenience to Galway city and its public transport network, the former airport lands are exceptionally well positioned to facilitate a wide range of high quality employment uses, and to simulate and generate economic growth.

The Galway County Development Plan 2022-2028 (GCDP) identifies the Strategic Economic Corridor to the east of the city.

Objective EL 2 – Strategic Economic Corridor. *In relation to the Strategic Economic Corridor the Council will take steps to:*

- reserve lands to support nationally and regionally significant activities and to attract specialist enterprise development that is large scale of high value.
- facilitate opportunities for employment and technology-based uses,
- ensure that development is compatible with the enhancement, preservation and protection of the environment and cultural resources recognised within the corridor’
- identify sites of adequate size and location to accommodate necessary infrastructure or support activities which would not be appropriate in proximity to centres of population or sensitive environments or environmentally sensitive economic activities.

Objective EL 4 – Former Galway Airport. *Support the development of the lands at the former Galway Airport site for employment uses including emerging areas such as food, the creative industry, green technology and agri-technology and encourage the development of clusters of complementary businesses at this location. This will also support the location of businesses that are linked to the multi national companies but which cannot be accommodated within the IDA lands.*

Objective SCO 7– New Enterprise. *Support exploratory research, pioneering projects, new start up businesses/industries and retraining programmes in conjunction with the development agencies and educational/research institutions.*

3.0 Strategic Opportunity

A Gateway to Galway and the West of Ireland, building on globally recognised brands, and establishing an internationally recognised centre of excellence for enterprise and growth.

Strengths

Exclusively owned and controlled by Galway City Council and Galway County Council.

Site is brownfield and can be serviced with water supply and waste water.

Options for multiple access points into the lands.

Capacity to accommodate a multiplicity of uses, with flexibility in plot, building and unit scale.

Ease of access to M6/M17/M18 network, enhancing competitiveness.

Potential access to the Galway to Dublin/Limerick railway.

Broadband infrastructure

Located on the Galway Strategic Economic Corridor and the Atlantic Economic Corridor

Direct association with Galway and the West of Ireland.

Opportunity

National, Regional and Local Planning Policy support for a wide degree of scope and flexibility for the future development of these lands.

Local Economic & Community Plan, and Local Enterprise Office.

Established med-tech and ICT cluster in Galway, providing potential for spin off enterprises.

Available skilled and educated workforce.

Existing research and development collaboration driving need for additional facilities.

R&D in third level institutions provides access to a population with entrepreneurial potential.

Food industry development and diversification potential.

Growth of Metropolitan Area will trigger expanded public transport network and facilities.

At the Gateway to Galway City and the Western Region, and only 8km outside Galway City, the former airport facility comprises over 45 hectares (115 acres) of undeveloped brownfield, serviced lands and affords a unique and compelling opportunity for a contemporary campus to stimulate and attract enterprise.

The lands are inside the Galway Metropolitan Area, and are readily accessible from the established and planned population and employment base of the city itself. With access to the M6 motorway, and within 3km of Oranmore railway station, the lands also enjoy Regional and National connectivity. Galway is approximately one hour from Shannon Airport and Ireland West Airport, via the M18 and M17 respectively, offering international connectivity.

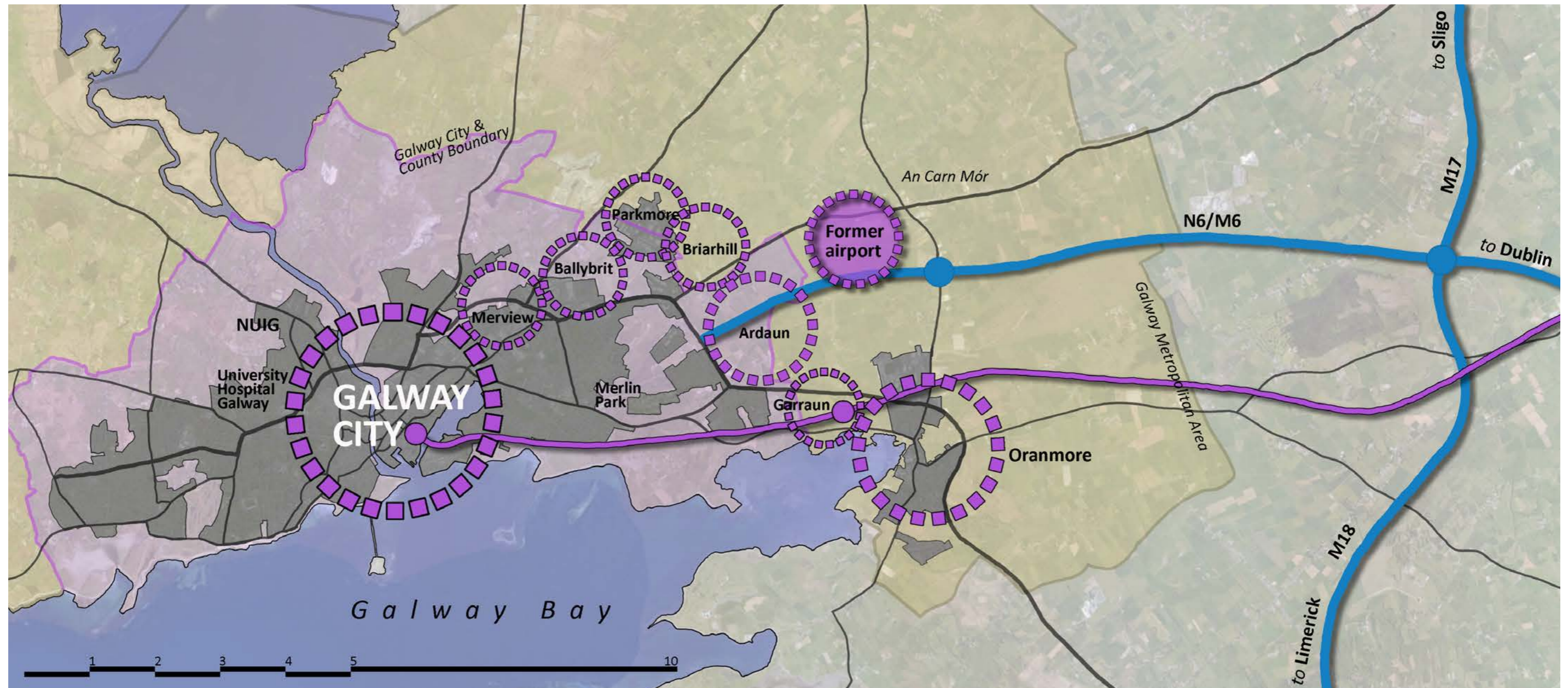
Redevelopment of these lands as an Innovation, Business and Technology Campus, is an opportunity not just to facilitate economic activity in Galway and the Region, but to establish a world class facility at Galway that has both National and International appeal as a place to do business.

Gateway

The Galway Innovation, Business and Technology Campus will be a Gateway to both Galway and the West of Ireland. It will be a strong new 'identifier' and be positioned to be a facility of global appeal attracting the highest quality of enterprise that will sustain long term growth and success.

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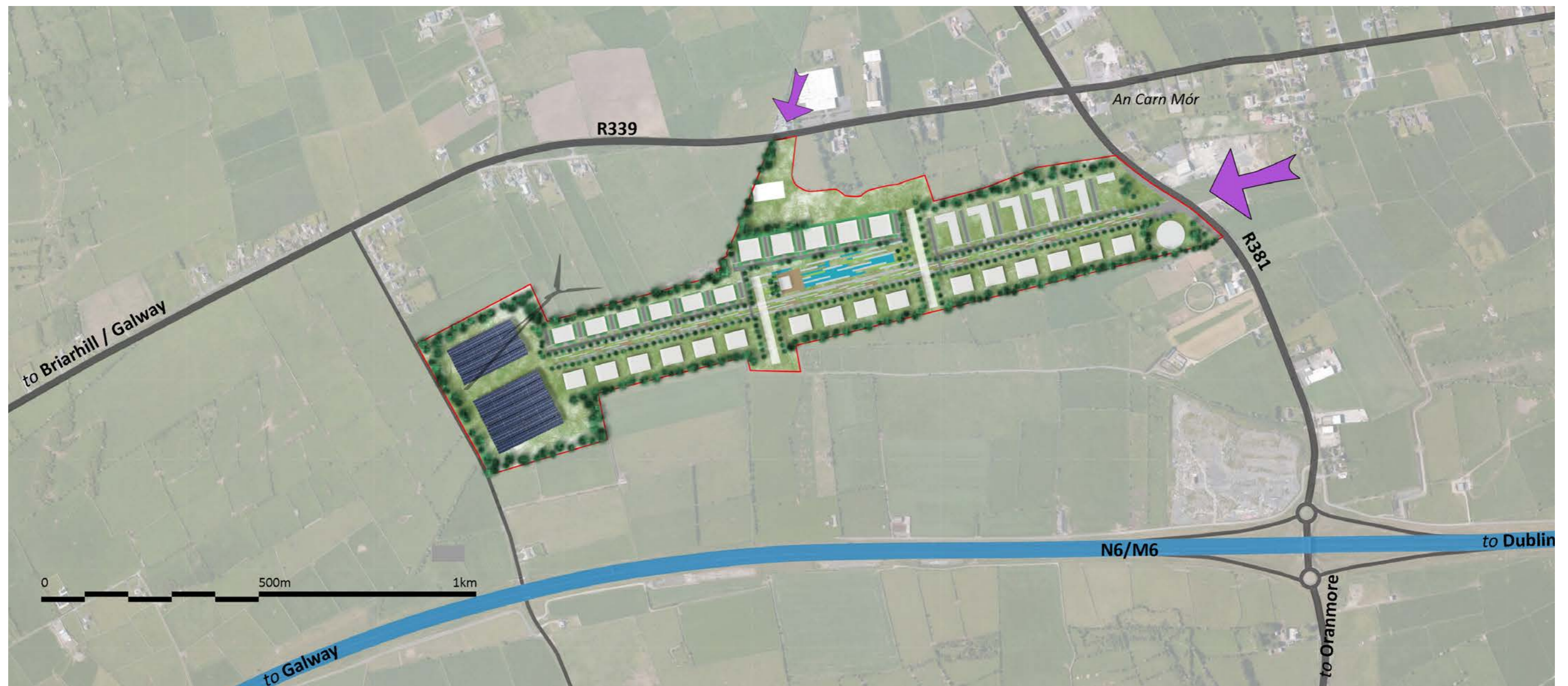


LOCATION and OPPORTUNITY

- Lands jointly owned by Galway City and Galway County Councils to deliver benefit to Galway and the wider region.
- Innovation, Business and Technology Campus as a gateway to Galway and the Western Region.
- Re-purpose the former airport lands, in a manner that brings long term future economic benefit.
- Brownfield serviced site over 45 hectares, only 8km from Galway City, with exceptional capacity for development and growth.
- Access to M6 motorway, with Regional and National connectivity.
- Adjacent to existing and growing population and employment base.
- Convenient to established Business and Technology Parks, National University of Ireland Galway, GMIT and University Hospital Galway.
- Versatility to adapt and accommodate a diverse range of innovation, business and technology uses.

4.0 Vision

A World Class Innovation, Business and Technology Campus that will attract and secure long-term investment in Galway and the Western Region and underpin the development of the Galway Metropolitan Area.



GALWAY

Innovation, Business and Technology Campus

A global facility supporting a wide range of sectors and uses.

Enterprise & Employment	Business
Research & Development	Education
Amenity Area	Science & Technology
Renewable Energy	Food Science
Cultural & Arts	Logistics
Film & Media	Community
Sustainability	Health & Sports
Biodiversity	Creativity
Innovation	

1. Main Access
2. Landmark Building
3. Access Parkway
4. In-bound
5. Out-bound
6. Commercial Units - variable floorplates & sub-divisions
7. Multi-format Units and plots to accommodate all potential uses
8. Park Amenity & Recreation Area - for enterprise & community use
9. Renewable Energy Park
10. Multi-purpose Leisure Facility
11. Alternative Access



- Contemporary development with urban characteristics, but set in a rural landscape.
- Model for a sustainable Innovation, Business and Technology Campus.
- Linear access and amenity park serving new enterprises, employees and community..
- High quality architecture and exemplar sustainable landscape design delivering a world class campus.
- Primary access from Junction 19 on the M6, via the R381.
- Versatile plot and building size to accommodate all potential uses.
- Building designs developed to reinforce the overall identity.
- Potential to accommodate emerging industries with dedicated space for identified sectors.
- Potential employment over time could range between 3,500 and 10,000.

5.0 Design Objectives

World class Innovation, Business and Technology Campus, responding to Climate Change, and bringing quality of life to the working environment.



- Distinctive campus environment, with high quality architectural design.
- Multi-purpose Amenity Park for employees and community.
- Sustainable building technologies aiming for ZERO carbon footprint.
- Potential for Renewable Energy including wind and photovoltaic.
- Strong biodiversity characteristics, supporting habitats and enhancing visual amenity.
- Sustainable water management including storm and grey water harvesting and filtration for re-use.
- Versatile plot and building capacities to cater for a wide range of uses and scales.
- Opportunity to 'cluster' related uses to establish character areas and foster innovation and collaboration.
- Low carbon mobility profile, with walking, cycling and public transport to the fore - supporting a pedestrian oriented campus environment.

6.0 Moving Forward

Delivering the Vision and Concept



KEY STEPS

- Communicate the Opportunity and Vision amongst key stakeholders, and establish consensus.
- Procure a Framework Masterplan for the lands that sets out:
 - Overall site design parameters, including capacity, and flexible plot and building configurations;
 - Campus design guidelines, including buildings and landscape;
 - Sustainability objectives and standards;
 - Phasing and planning, including critical infrastructure
- Develop a 'brand' identity that will underpin the long term objectives and global visibility of the facility.
- Marketing, in collaboration with government and Statutory organisations.