

Planning Department
Galway County Council
Áras an Chontae
Prospect Hill
Galway
H91H6KX

Our Ref: P22-032/RD

17 May 2024

Re: Planning and Development Regulations 2001 (as amended) — Part 8 Application for the development of an amenity and biodiversity park to be known as 'East Galway Eco Park' at the former East Galway Landfill site situated in the townlands of Killagh More, Ballybaun (E.D. Killaan), Ballintober (E.D. Killaan), Ballinasloe, Galway.

A Chara,

Pursuant to the requirements of the above Regulations, Galway County Council (GCC) seek consent for the development of an amenity and biodiversity park to be known as 'East Galway Eco Park' at the former East Galway landfill site situated at Killagh More, Ballybaun (E.D. Killaan), Ballintober (E.D. Killaan), Ballinasloe, Galway. The footprint of the development site is 58.3 hectares.

The former landfill site is undergoing aftercare and is being managed by GCC in accordance with an Industrial Emissions (IE) licence enforced by the EPA (W0178-02).

Overview of the Proposed Development

The proposed development will consist of:

- The erection of park entrance signage (11.0 m x 2.1 m and 5.0 m x 2.1 m) at the main entrance to the site.
- The development of road-markings, signage and a traffic barrier arrangement at the point the existing site access road enters the main body of the site, to prevent and minimize conflict between amenity park users and occasional landfill maintenance and aftercare related traffic.
- The installation of fencing to restrict access to former landfill maintenance and operation areas (total length of fencing – 3,825 m).
- The development of an on-site parking areas at a central area at the main body of the site, with 88 no. of bicycle parking spaces, 57 no. of car parking spaces including six no. electric vehicle charging spaces, three no. of accessible parking spaces, one no. accessible electric vehicle charging space and 24 no. electric vehicle ready charging spaces.
- The development of a circulation area for a mobile café (335 m² in area), adjacent to the on-site parking area.
- The development of a toilet and changing room facility on-site (principle dimensions – 12.2m x 3.0m x 2.5 m high).

- The development of an amphitheatre on-site to the rear of the parking and circulation areas (principle dimensions – 18.0 m x 20.0 m)
- The development of a dedicated activity zone at a central area on-site for the carrying out of a variety of recreational activities (4,500 m² in area)
- The development of a bicycle pump track at a central area on-site (principle dimensions – 60.0 m x 35.0 m, 2,100 m² in area.)
- The development of a fenced off dog park at a central area on-site (2,000 m² in area), with surrounding fencing and gated access 240 m in length
- The conversion of a network of existing tracks on-site to amenity trails. This network of amenity trails to be developed will interlink all of the proposed development components listed above. The following amenity trails will be developed on-site:
 - Adventure trail (Ca. 1.0 km in distance)
 - Picnic trail (Ca. 0.6 km in distance)
 - Small loop (Ca. 0.9 km in distance)
 - Main loop (Ca. 2.0 km in distance)
 - Perimeter loop (Ca. 3.6 km in distance)
 - Dome trail (Ca. 0.5 km in distance). This dome path will traverse the area of the existing landfill cap on-site.
- The development of an adventure/sensory play path with nature play elements on-site.
- The use of the proposed development site as an amenity and biodiversity park to be known as 'East Galway Eco Park.'

Planning Application and Development Details

Applicant:	Galway County Council.
Site Address:	Killagh More, Ballybaun (E.D. Killaan), Ballintober (E.D. Killaan), Ballinasloe, Galway.
Site Grid Reference	Lat/Long: 53.313869, -8.4314346.
Area of site to which the application relates in hectares:	58.3 hectares.
Applicant Legal interest in the Site:	Owner.
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?:	No.
Does the proposed development involve the	No.

demolition of a Protected Structure(s), in whole or in part?	
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?	No
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	No.
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.	No.
Does the application relate to work within or close to a European Site or a Natural Heritage Area?	No.
Does the development require the preparation of a Natura Impact Statement?	No.
Does the proposed development require the preparation of an Environmental Impact Assessment Report?	No.
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?	No.
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?	No.
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?	Yes. The proposed development is being undertaken at a former landfill site that is undergoing aftercare and is being managed by Galway County Council in accordance with an Industrial Emissions (IE) licence (formerly a Waste Licence) enforced by the EPA (W0178-02).
Do the Major Accident Regulations apply to the proposed development?	No.
Does the application relate to a development in	No.

a Strategic Development Zone?	
Does the proposed development involve the demolition of any habitable house?	No.
Proposed Source of Water Supply:	Existing Connection.
Proposed Wastewater Management / Treatment:	Foul water from the proposed toilet facilities shall be discharged to a macerator pump prior to discharge to the existing on-site leachate system. Leachate/wastewater is collected from the site and brought to an authorized wastewater treatment facility on an occasional basis.
Proposed Surface Water Disposal:	Natural percolation to ground and surface waters.

Public Notice

A newspaper notice pertaining to the proposed development was published in The Connaught Tribune on 17/05/2024. The site notice pertaining to the proposed development was erected as appropriate at various locations in the vicinity of the site on 17/05/2024 (as detailed on Drawing Reference P22-032-0100-0001 - SITE LOCATION MAP 1:10,000 that accompanies this planning application).

Enclosures

Please find the following documentation and drawings relating to the proposed development enclosed:

- This Cover Letter (1 copy)
- Full page of the newspaper notice (as published)
- The site notice (as erected)
- A soft copy of the planning application documents and drawings.
- A Planning and Environment Report - describing the nature and extent of the proposed development and planning and environmental considerations (2 copies)
- An Appropriate Assessment Screening Report (2 copies)
- An Environmental Impact Assessment Screening Report (2 copies)
- A Construction Environmental Management Plan (2 copies)
- Planning Drawings (2 copies), as set out in Table 1 below.

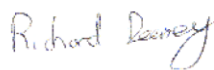
Table 1 *Planning Drawing Schedule*

Drawing No.	Drawing Title
P22-032-0100-0000	Drawing Index
P22-032-0100-0001	1:10,000 Site Location Map
P22-032-0100-0002	1:2,500 Site Location Map
P22-032-0100-0003	Existing Site Layout: Key Plan
P22-032-0100-0004	Existing Site Layout
P22-032-0100-0005	Existing Site Layout: Sheet 1 of 6
P22-032-0100-0006	Existing Site Layout: Sheet 2 of 6
P22-032-0100-0007	Existing Site Layout: Sheet 3 of 6
P22-032-0100-0008	Existing Site Layout: Sheet 4 of 6
P22-032-0100-0009	Existing Site Layout: Sheet 5 of 6
P22-032-0100-0010	Existing Site Layout: Sheet 6 of 6
P22-032-0100-0011	Existing Site Long Section
P22-032-0100-0012	Existing Site Long Section
P22-032-0101-0001	1:2,500 Proposed Site Layout: Masterplan
P22-032-0101-0002	1:2,500 Proposed Site Layout: Sheet 1 of 6
P22-032-0101-0003	1:2,500 Proposed Site Layout: Sheet 2 of 6
P22-032-0101-0004	1:2,500 Proposed Site Layout: Sheet 3 of 6
P22-032-0101-0005	1:2,500 Proposed Site Layout: Sheet 4 of 6
P22-032-0101-0006	1:2,500 Proposed Site Layout: Sheet 5 of 6
P22-032-0101-0007	1:2,500 Proposed Site Layout: Sheet 6 of 6
P22-032-0101-0008	Proposed Site Long Section
P22-032-0101-0009	Proposed Site Long Section
P22-032-0200-0001	Proposed Trails and Loops Masterplan
P22-032-0200-0002	Proposed Trails and Loops : Typical Stream Crossing Details
P22-032-0200-0003	Proposed Trails and Loops : Entrance Road Crossing
P22-032-0201-0001	Dome Trail: Long Section and Typical Details
P22-032-0201-0002	Trail Typical Details
P22-032-0300-0001	Proposed Entrance Upgrade Works
P22-032-0300-0002	Proposed Entrance Signage

Drawing No.	Drawing Title
P22-032-0400-0001	Proposed Public Car Park Plan
P22-032-0400-0002	Proposed Public Car Park: Details
P22-032-0400-0003	Proposed Site Access Layout Plan
P22-032-0400-0004	Proposed Pump Track Plan
P22-032-0400-0005	Proposed Dog Park Plan and Details
P22-032-0400-0006	Proposed Toilet Block Plan and Details
P22-032-0400-0007	Proposed Amphitheatre Details
P22-032-0400-0008	Proposed Typical Leachate Side Riser Detail
P22-032-0400-0009	Proposed Dome Trail Viewing Area Detail
P22-032-0500-0001	Proposed Fencing Layout
P22-032-0500-0002	Proposed Fencing Plan: Sheet 1 of 6
P22-032-0500-0003	Proposed Fencing Plan: Sheet 2 of 6
P22-032-0500-0004	Proposed Fencing Plan: Sheet 3 of 6
P22-032-0500-0005	Proposed Fencing Plan: Sheet 4 of 6
P22-032-0500-0006	Proposed Fencing Plan: Sheet 5 of 6
P22-032-0500-0007	Proposed Fencing Plan: Sheet 6 of 6

If you should require any further information please do not hesitate to contact the undersigned.

Yours sincerely,



Richard Deeney
for and on behalf of Fehily Timoney and Company