



Clifden Regeneration

OVERVIEW OF THE PROPOSED PLANS - 2ND DECEMBER 2024
CONNEMARA CHAMBER



Overview

- ▶ Introduction & Timeline to date
- ▶ What Galway County Council are applying for in Clifden Regeneration
- ▶ Key Discussion points

- ▶ <https://connemarachamber.ie/tag/clifden-regeneration/>

Timeline to date – Clifden Regeneration

- ▶ **ClifdenRegeneration.com Launched** – March 2022
- ▶ **Business Survey from the Clifden Regeneration Project** - 23rd March 2022 to Friday 8th April 2022
- ▶ **Open Day** – 8th June 2022 with public consultation boards - by Galway Co. Co. - Town Hall
- ▶ **Presentation & Discussion** of Clifden Regeneration – 7th July 2022 – by Connemara Chamber
- ▶ **Chamber Survey & Feedback – (Round 1)** – sent to Galway Co. Co. & LUC Design by Connemara Chamber on Clifden Regeneration – 26th July 2022
- ▶ **Open Meeting** - Changes to Clifden's Car Parking, Pavements, Outdoor Dining, Playgrounds & More 4th April 2023 – Town Hall – by Connemara Chamber
- ▶ **Chamber Survey & Feedback – (Round 2)** – sent to Galway Co. Co. & LUC Design - by Connemara Chamber - 3rd May 2023
- ▶ **Chamber Meets Galway Co.Co.** – 25th September 2024 – an in-person meeting regarding Clifden Regeneration Plans with Clifden Regeneration Project Team
- ▶ **Planning Application Submitted** - by Galway Co. Co. to An Bord Pleanála – 25th October 2024 – plans available online & in Clifden Library, Chamber office etc.
- ▶ **Deadline for Public Submissions** - 6th December 2024 at 5.30pm.
- ▶ **Chamber Survey & Feedback – (Round 3)** – Connemara Chamber propose to submit a letter to An Bord Pleanála - 5th December 2024



SITE NOTICE – Clifden Public Realm Enhancement Scheme

▶ **Planning and Development Act, 2000, as amended, Notice of Direct Planning Application to An Bord Pleanála. In accordance with Section 177AE(4)(a) of the Planning and Development Act 2000 as amended, Galway County Council are seeking approval from An Bord Pleanála for the proposed development of a public realm scheme in Clifden, Co. Galway.**

▶ **The proposed works include:**

- ▶ **i. Alterations works to the Clifden Town Centre area on Seaview Road, Main Street, Market Street, Market Hill, Bridewell Lane, Bridge Street, and Hulk Street**
- ▶ **ii. Alterations to and resurfacing of Beach Road Quay public realm**
- ▶ **iii. Redevelopment of the Harbour Park area south of Beach Road and to the west of Clifden town centre.**
- ▶ **iv. All other associated and ancillary works**

PLANNING, LEGAL & PUBLIC NOTICES

GALWAY COUNTY COUNCIL
Planning and Development Act, 2000, as amended, Notice of Direct Planning Application to An Bord Pleanála. In accordance with Section 177AE(4)(a) of the Planning and Development Act 2000 as amended, Galway County Council are seeking approval from An Bord Pleanála for the proposed development of a public realm scheme in Clifden, Co. Galway.

The proposed works include:

- I. Alterations works to the Clifden Town Centre area on Seaview Road, Main Street, Market Street, Market Hill, Bridewell Lane, Bridge Street, and Hulk Street comprising:
 - a. The reconfiguration and resurfacing of roads and realignment of parking spaces including removal of 58 no. On-street parking spaces leaving a total of 155 no. on street parking spaces.
 - b. The widening and realignment of existing footpath areas, including the provision of new soft and hard landscaping.
 - c. The installation of new and upgraded public lighting throughout the town.
 - d. Relocation of The Beacon Statue.
 - e. Installation of new public art.
- II. Alterations to and resurfacing of Beach Road Quay public realm comprising:
 - a. The provision of pedestrian and seating areas on the quay side of Beach Road quay, including the installation of 6 no. seating areas, and ancillary paving and landscaping.
 - b. Remedial works to the quay wall (NAHA reg no. 3032507), including the resetting of deluged stones, the removal of vegetation, and remedial masonry works.
 - c. The replacement of existing railings along the quay wall.
 - d. The installation of public lighting along the roadside.
- III. Redevelopment of the Harbour Park area south of Beach Road and to the west of Clifden town centre.
 - a. The demolition of the existing playground on site, and the construction of a new park including multi-age playground areas, including the provision of:
 - i. Cycle Parking,
 - ii. Timber Play Furniture,
 - iii. Plant benches and seating areas,
 - iv. An Amphitheatre Performance Spaces,
 - v. Climbing Wall,
 - vi. Pump track,
 - vii. Running Track,
 - viii. Car Park,
 - ix. Sports pitch.
 - b. Resurfacing, paving and hard & soft landscaping of the park area.
- IV. All other associated and ancillary works

GALWAY COUNTY COUNCIL
Planning permission is sought for a change of house type to that previously approved under P.I. Ref. 22/278. A two storey, four bedroom dwelling (286 MP) is proposed with the previously approved treatment plant and percolation area and associated site works at Knockanabally, Moycullen, Co. Galway on behalf of Molly Stafford. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority at the planning office, Galway County Council, County Building, Prospect Hill, Galway during office hours 9.00am to 4.00pm Monday to Friday. A submission or observation in relation to this application may be made in writing to the planning authority on payment of a fee of €60 within 5 weeks beginning on the date of receipt by the Authority of the application.

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COMHAIRLE CHONTAE NA GAILLIMHE
Galway County Council
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 - a. The provision of pedestrian and seating areas on the quay side of Beach Road quay, including the installation of 6 no. seating areas, and ancillary paving and landscaping.
 - b. Remedial works to the quay wall (NAHA reg no. 3032507), including the resetting of deluged stones, the removal of vegetation, and remedial masonry works.
 - c. The replacement of existing railings along the quay wall.
 - d. The installation of public lighting along the roadside.
- III. Redevelopment of the Harbour Park area south of Beach Road and to the west of Clifden town centre.
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 - v. Climbing Wall,
 - vi. Pump track,
 - vii. Running Track,
 - viii. Car Park,
 - ix. Sports pitch.
 - b. Resurfacing, paving and hard & soft landscaping of the park area.
- IV. All other associated and ancillary works

This application is supported by a Natura Impact Statement (NIS) and an Environmental Impact Assessment Screening Report has been undertaken in respect of the proposed development and concluded that an Environmental Impact Assessment Report is not required.

An Bord Pleanála may give approval for the development with or without conditions or may refuse the application for development. Plans, particulars and the Natura Impact Statement of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, for a period of 6 weeks from 25th October 2024 to 6th December 2024 at the following locations:

- The offices of the Planning Department of Galway County Council (Public Counter), Áras an Chontae, Prospect Hill, Galway during its public open hours and
- Galway County Council Offices, Clifden Area Office, Market St, Co. Galway, H71 H992
- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01V902, between the hours of 9.15 am and 5.30pm Monday to Friday (excluding public holidays).

Galway County Councils Consultation Portal at <https://consult.galway.ie/>

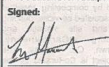
An electronic copy of the Natura Impact Statement and the plans and particulars of the proposed development are available for free download on the consultation portal at <https://consult.galway.ie/> from 25th October 2024 to 6th December 2024.

Submissions or observations may be made in writing during such period to The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1 D01V902 relating to the following:

- The implications of the proposed development for proper planning and sustainable development in the area concerned,
- The likely effects on the Environment of the proposed development, and
- The likely significant effects of the proposed development on European Site if carried out.

A person may question the validity of a decision by An Bord Pleanála by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (S.I. no 5 of 1986) in accordance with section 50 of the planning and development act 2000 (as amended). Practical Information in respect of the judicial review process can be accessed on the Board's website www.pleanala.ie or on Citizens Information's Website www.citizensinformation.ie

The deadline for receipt of submissions or observations to An Bord Pleanála is 6th December 2024 at 5.30pm.

Signed: 
Liam Hanrahan, Director of Services

GALWAY COUNTY COUNCIL
Permission is being sought on behalf of Ende and Nichola Ward to retain and complete entrance, hardstand area and stables (33.4 sqm), at Drimven, Errislanan, Co. Galway. The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority at the planning office, Galway County Council, County Building, Prospect Hill, Galway during office hours 9.00am to 4.00pm Monday to Friday. A submission or observation in relation to this application may be made in writing to the planning authority on payment of a fee of €60 within 5 weeks beginning on the date of receipt by the Authority of the application.

Signed: OMC Group
multidisciplinary building services
Galway Dublin Clifden +353 (0) 91 994 185 planning@omcgroup.ie
www.omcgroup.ie

GALWAY COUNTY COUNCIL
Permission is being sought on behalf of Shane Sweeney for (i) amendments to previously permitted development under P.I. Ref. 23/61472 to consist of change in design to renovation permitted and (ii) permission for extension at Bunowen Beg, Ballyconneely, Co. Galway. The planning application is accompanied by an NIS. The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority at the planning office, Galway County Council, County Building, Prospect Hill, Galway during office hours 9.00am to 4.00pm Monday to Friday. A submission or observation in relation to this application may be made in writing to the planning authority on payment of a fee of €60 within 5 weeks beginning on the date of receipt by the Authority of the application.

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GALWAY COUNTY COUNCIL
We, Resilience Healthcare Ltd. intend to apply for Permission for Retention & Planning Permission for new development at this supported living Community Dwelling at Ard Glen, Cammore West, Oranmore, Co. Galway, H91 G6X4. The development will consist of: a) Retention of existing single storey garage to the rear (b) Retention of existing front porch (c) Retention of existing rear conservatory (d) Retention of existing alterations to elevations to those granted under Planning File 04/2757 (e) Creation of a new supported living apartment & activity space in existing garage (f) Erection of new solar PV panels to existing roof (g) Alterations to existing east & west side elevations (h) Creation of 10 total car parking spaces (i) Alterations to existing site boundaries (j) Associated site development works. The Planning Application may be inspected at the offices of the Planning Authority at the Planning Office, Galway County Council, County Hall, Prospect Hill,

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iii. Redevelopment of the Harbour Park area south of Beach Road and to the west of Clifden town centre.

- ▶ **a.** The demolition of the existing playground on site, and the construction of a new park including multi-age playground areas, including the provision of:
 - ▶ i. Cycle Parking,
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 - ▶ v. Climbing Wall

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-  Natural Stone Paving
-  Natural Stone Self Paving to Parking Bays, Echelon and Parallel
-  Natural Stone Kerbs
-  Asphalt with Coloured Aggregate Chippings
-  Rain Garden Planting
-  Street Trees
-  Gateway Feature
-  Canopies
-  Public Art
-  Development Boundary

P01 04/01/24 For Planning CC T.J. T.J.
 Rev. Date Description Dm Cln App
 Scale 1:1000
 Do not scale from this drawing
 All dimensions are to be verified on site
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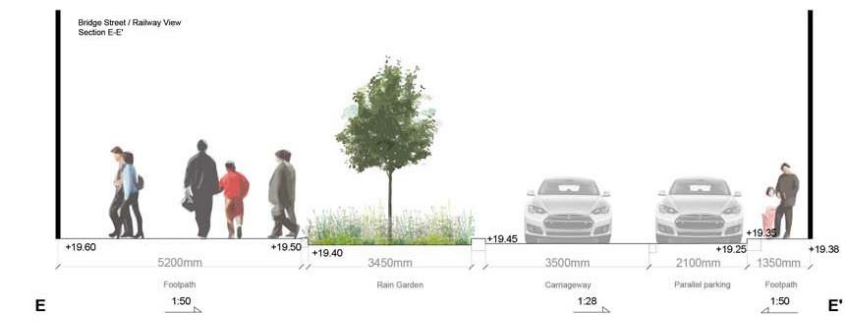
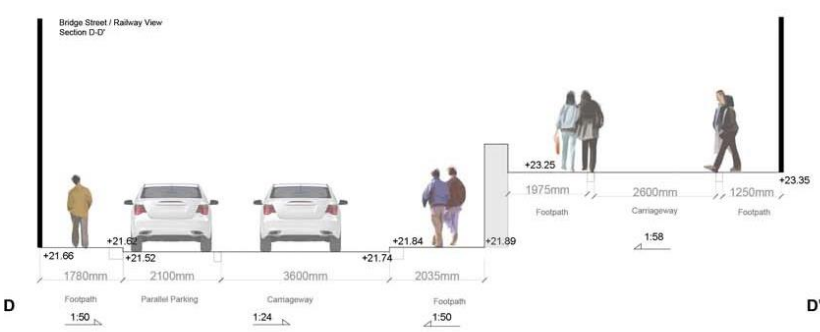
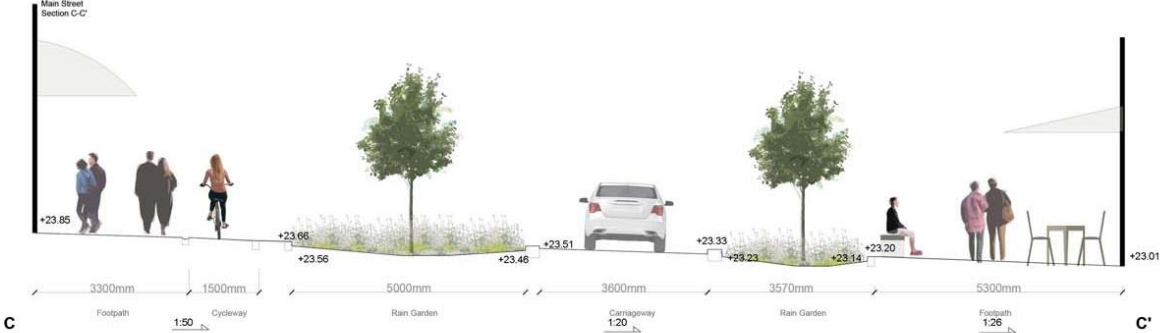
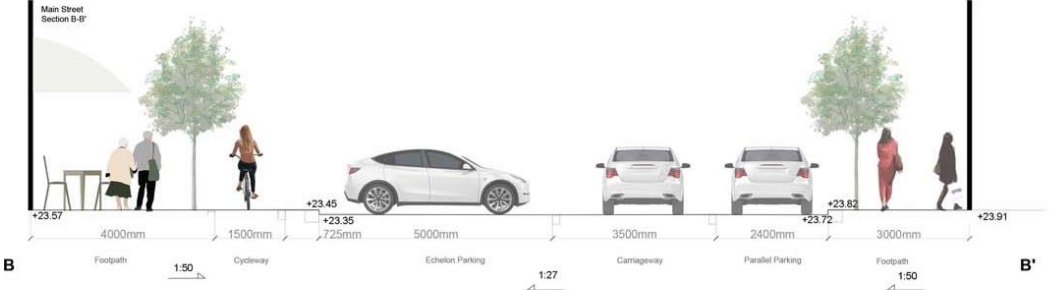
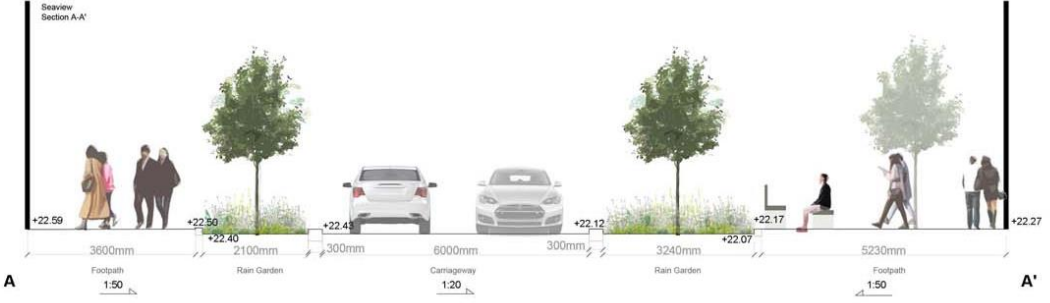
LUC www.landuse.co.uk
 Project
 Clifden Town Centre Enhancements

Client
 Galway County Council
 LUC Job No. Scale (BA2) Status
 11623 1:1000 S2
 Drawing Title
 Clifden Town Centre - Rendered Masterplan

Drawing No. 11632-LUC-TC-XX-RN-L-0003	Rev. P01
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Do not scale from this drawing.
 All dimensions are to be worked on site.
 © Crown & Emerald Group Ltd.

LUC
 www.landuse.co.uk

Project:
 Childen Town Centre Enhancement Projects

Client:
 Galway County Council

LUC Job No: 11632 Date: 04/11/2024
 11632 1:50 S2

Drawing title:
 Childen Town Centre
 Typical Sections (Sheet 1 of 2)

Drawing No:
 11623-LUC-TC-XX-DR-L-0601

Rev: P01







General Changes to Date

- ▶ Feedback being taken
- ▶ Two way Cycle Path – 3 metres Wide >> changed to One-way
- ▶ No car parking on Bridge Street >> Now changed
- ▶ No car parking on at SuperValu / Alcock & Brown Hotel / Bank of Ireland >> Now Changed
- ▶ On-street public parking spaces in Clifden Town Centre to be taken out was 45% to 57% of current >> that's now 31%
- ▶ Other changes made also

Change in sentiment towards Clifden Regeneration Plans 2023 vs 2022

Clifden Town Survey of Clifden Regeneration Plans

Survey Questions

I am happy with the proposed plans for the Clifden Town Centre

The proper balance between car, pedestrian and bike usage has been struck

I am concerned with the proposed changes for car parking in Clifden

I am happy with the proposed plans for the Beach Road Quay area

I am happy with the proposed plans for the Harbour Park area

2023	2023 vs 2022
Results	% Change
82%	Up by 62%
61%	Up by 58%
64%	Down by 9%
86%	Up by 10%
93%	Up by 25%

Survey 1 2022		Survey 2 2023		Changes 2023 vs 2022
% Agree	% Disagree	% Agree	% Disagree	% Change
20%	80%	82%	18%	62%
3%	97%	61%	39%	58%
73%	27%	64%	36%	-9%
76%	24%	86%	14%	10%
68%	32%	93%	7%	25%

Key Discussion Points

▶ **Parking Spaces**

- ▶ Proposed Reduction
- ▶ Car park alternatives

▶ **Car Parking Changes**

- ▶ Reverse parking
- ▶ Parallel Parking

▶ **The Playground**

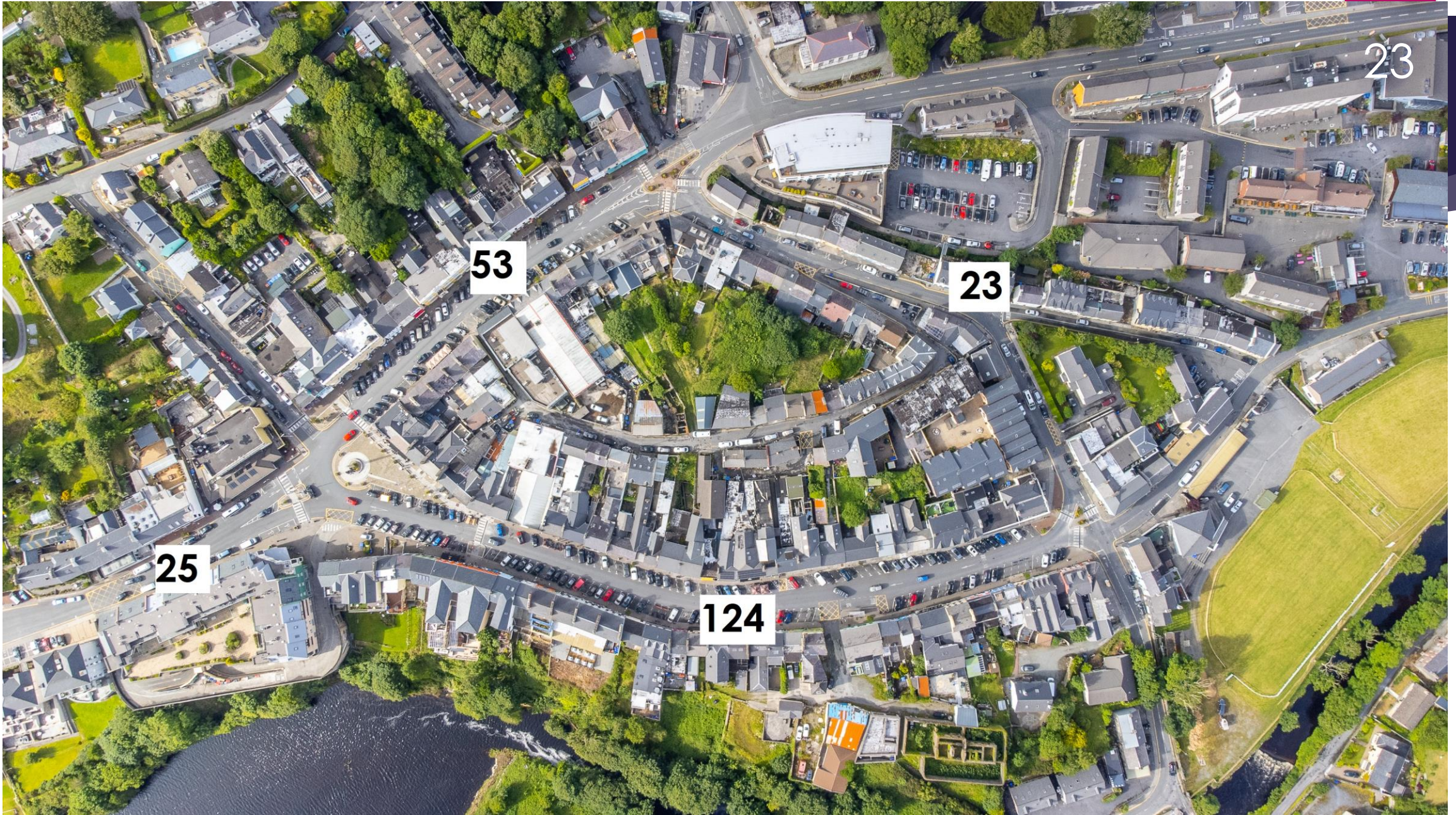
- ▶ Current & Proposed

▶ **The Harbour Park**

- ▶ From now to when the plans are realised

▶ **Concerns raised**

- ▶ **AOB** regarding Clifden Regeneration



23

53

23

25

124



9

38

31

76

On-Street Public Car Park Spaces - Clifden Town Centre - Current vs Proposed

2.12.2024

				Current		Option 1	Option 2	Option 3	Option 4
Main Street	Gross Spaces	Outdoor Dining / Breakouts	Resident Permits (Approx.)	Net Spaces		Proposed Spaces (Estimated)	Proposed Spaces (Estimated)	Proposed Spaces (Estimated)	Proposed Spaces (Estimated)
<i>Total</i>	67	10	4	53	>	27	32	32	38
Market Street	Gross Spaces	Outdoor Dining / Breakouts	Resident Permits	Net Spaces		Proposed Spaces (Estimated)	Proposed Spaces (Estimated)	Proposed Spaces (Estimated)	Proposed Spaces (Estimated)
<i>Total</i>	140	10	6	124	>	62	56	83	76
Bridge Street	Gross Spaces	Outdoor Dining / Breakouts	Resident Permits	Net Spaces		Proposed Spaces (Estimated)	Proposed Spaces (Estimated)	Proposed Spaces (Estimated)	Proposed Spaces (Estimated)
<i>Total</i>	25	0	2	23	>	0	0	0	31
SV / Alcock & Brown Hotel / Town Hall Area	Gross Spaces	Outdoor Dining / Breakouts	Resident Permits	Net Spaces		Proposed Spaces (Estimated)	Proposed Spaces (Estimated)	Proposed Spaces (Estimated)	Proposed Spaces (Estimated)
<i>Total</i>	26	0	1	25	>	7	7	7	9
TOTALS	Gross Spaces	Outdoor Dining / Breakouts	Resident Permits	Net Spaces		Proposed Spaces (Estimated)	Proposed Spaces (Estimated)	Proposed Spaces (Estimated)	Proposed Spaces (Estimated)
All	258	20	13	225	>	96	95	122	154