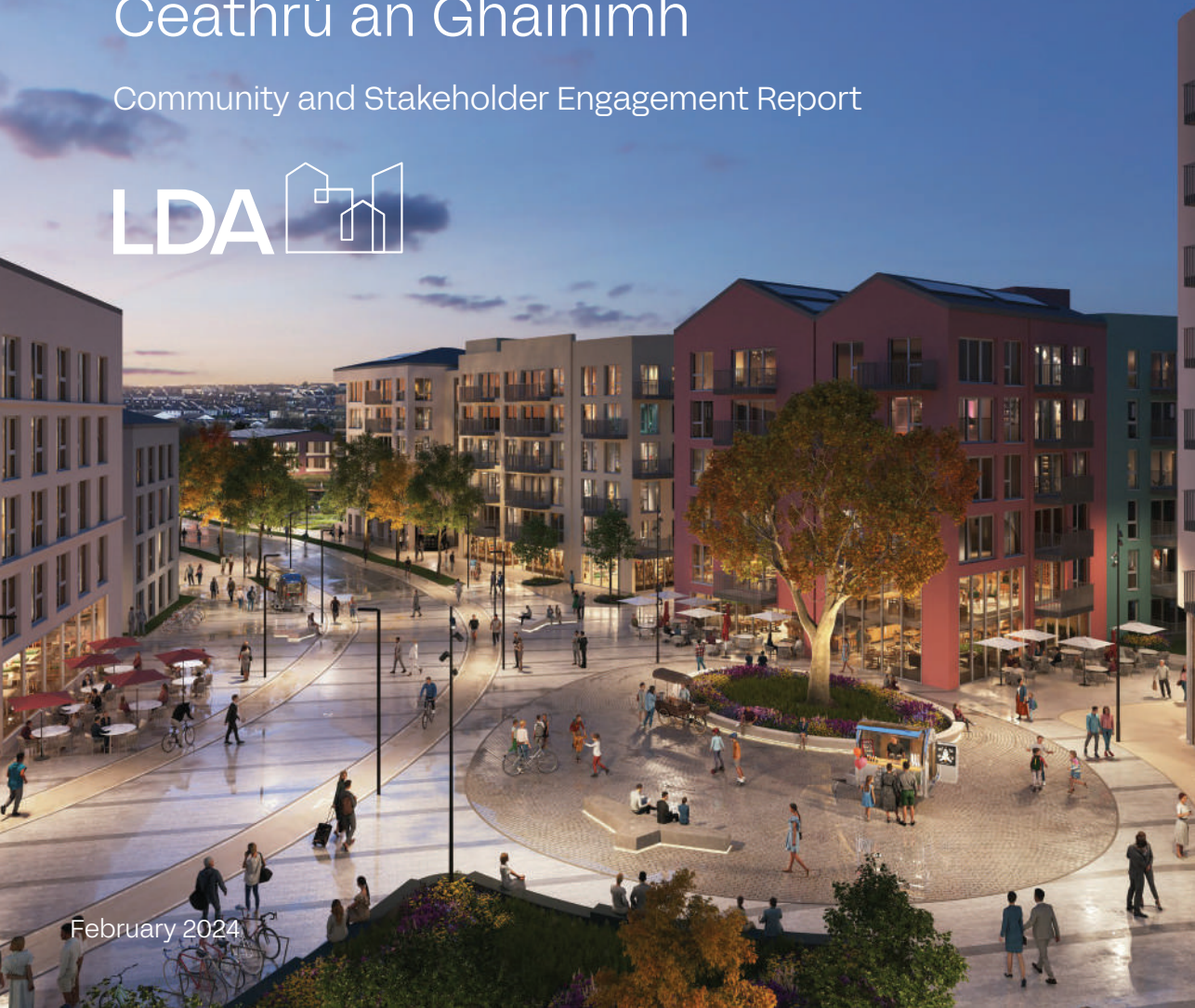
The Sandy Quarter, Galway

Ceathrú an Ghainimh

Community and Stakeholder Engagement Report

LDA



February 2024

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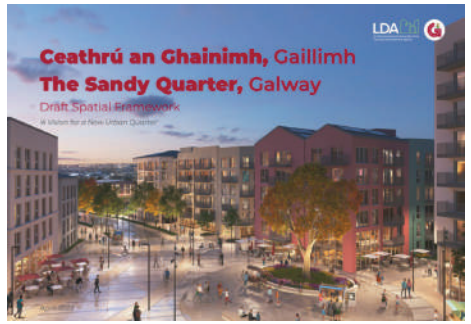
All images and plans of proposed development are drafts and for illustrative purposes only.

Introduction

This report provides an overview of stakeholder feedback received on the Draft Spatial Framework (DSF) for The Sandy Quarter.

The stakeholder engagement process began with strong advertising and promotion in the locality, letter and leaflet drop to all local residents and business and the launch of the full project website with supporting communications channels and emails to all stakeholders. The consultation activities comprised of a series of public meetings and workshops and monitored communications channels to include email, phone and post.

The LDA has considered this feedback and the final Spatial Framework document contains details of how the feedback has been incorporated in the 'Public Consultation Outcomes' section.



Community & Stakeholder Engagement

50+
Emails recieved

5,237+
Website visits

15+
Direct stakeholder meetings

6
Drop in clinic sessions

150+
People engaged in person

Context

The Sandy Quarter is the working title for the lands bounding Sandy Road, Galway, outlined in red in the map.

Located to the northeast of Galway City Centre, the spatial framework area totals 10 hectares and is bisected by Sandy Road with Sean Mulvoy Road to the south and Liosban Industrial Estate to the north.

The site currently comprises an operational ESB depot together with two operational local authority depots, land owned by Galway Dioceses and Galway Bay FM. Private land located in the northwest corner of the site is also included in the DSF.

The Land Development Agency (LDA), in collaboration with partner Galway City Council (GCC) seeks to coordinate the development of this site under one Spatial Framework to deliver the transformative potential of the Sandy Road area.

The future development of a new urban quarter at Sandy Road will focus on optimising brownfield and underutilised areas in order to deliver on the vision first published in the Design Review and now enhanced in the DSF.

Legend — Site Area ◯ City Centre ----- 15Min Walk ----- 30Min Walk

Spatial Framework Vision Themes and Design Principles

These vision themes and principles describe the outcomes against which the Spatial Framework will be assessed.

Marmalade Lane (Cambridge UK)

1 A City of Neighbourhoods

Balance with local communities, liveability, sociability, safety.

Bad Salzuflen (North R hin e- Westphalia, Germany)

2 Walkability

A liveable City Framework, better connections. Cycle paths and active mobility.

Sant Anto ni (Barcelona, Spain)

3 Resilient Placemaking

Strong emphasis on healthy accessible places.

Green Park (Berkshire, UK)

4 Green, Blue Infrastructure

Biodiversity, sustainable, climate resilient neighbourhood.

HafenCity (Hamburg, Germany)

7 Sequential growth

Long term connectedness Considered phased growth over time.

Shad Thames (London, UK)

8 Identity

Gateways, scale and nodes.

New Dolp hin Park (Dublin, Ireland))

9 Future proofing

High quality design for prefabrication, universal design and age-friendly design for people of all ages and mobility needs.

Gold smith Street (Norwich, UK)

10 Integrated

Clear Spatial Plan Wayfinding.

Vau b an (Freiburgim Breisgau, Germany

5 Good Street design

Access and linkages, public transport and accessibility

Upper Baggot Street (Dublin, Ireland)

6 Mix-diversity of uses and activities

New development areas

Purpose Of Public Consultation and Stakeholder Engagement

In April 2023 an extensive phase of public consultation was launched to coincide with the publication of the Draft Spatial Framework.

The purpose of the consultation was to capture feedback from interested parties, local knowledge and suggestions which the design team can consider as they move to finalise the plan.

The consultations were carried out in the form of workshops, drop in clinic sessions, and stakeholder meetings with interested local groups/organisations.

Public submissions were invited by email and post, and phone call queries/ submissions were also facilitated.

Timeline

Introductory Communications: Briefing in advance of Launch
March 2023

Formal Launch of Consultation Phase in Galway
April 2023

Website Launch
Dedicated Community liaison office
April 2023

Public consultation
(6 Weeks)

Public Consultation and Stakeholder Engagement Report finalised
Q3 2023

The next steps will be:
> Final Spatial Framework published
> Planning Application Stage

Communication Methods

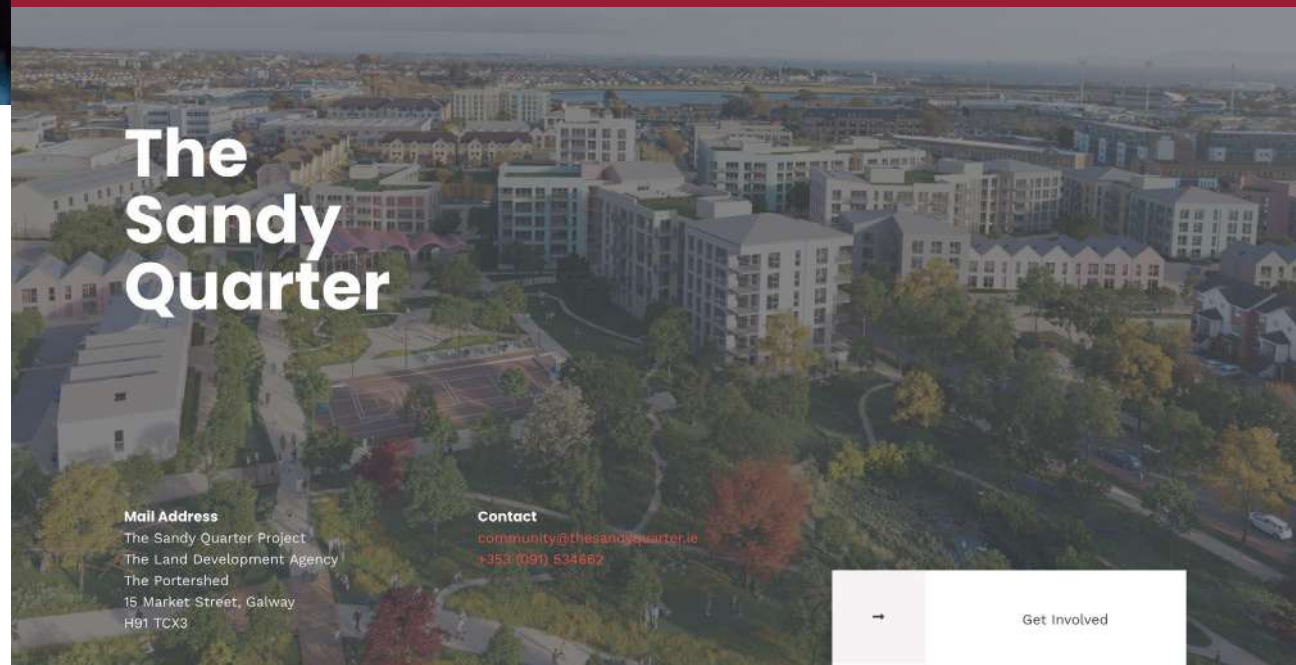
Prior to the public launch, extensive consultation was undertaken with key partners including the ESB, Galway City Council, Galway County Council and other landowners within the draft spatial framework area. A steering group, comprising of representatives from the key public sector stakeholders, also met regularly as the draft spatial framework was being developed.

As part of the formal consultation, the project website was launched: **https://thesandyquarter.ie/**

The website provides regularly updated news of the project, a platform for feedback and publicises opportunities for direct engagement. Other communication methods used included:

- Newspaper Announcements
- Information Leaflets and Emails
- Stakeholder Meetings and Workshops (online / face-to-face)
- Drop-In Clinic Sessions
- Social Media e.g. LDA Twitter account and Galway City Council used their official social media accounts to highlight the launch of the public consultation

The communication methods were effective in returning a range of insights, knowledge and the views of local people, groups and businesses on the proposed plans. This feedback will now inform the refinement of the Spatial Framework.



Public Consultation And Engagement Results

Over 150 people were directly engaged with (in person) during the consultation period. Others submitted their views, concerns and suggestions on the (DSF) via postal, email and phone submission.

A summary of findings across a series of common themes is set out across the following pages.

These themes relate to the design principles set out in the Spatial Framework and comments have been considered against these design principles.

This is summary overview only and is not intended as complete record of all responses received during the consultation period.

Common Themes

Green and Blue Infrastructure, Ecology, & Biodiversity

Community & Culture

Mobility & Transport

Housing Design & Tenure

Placemaking

Business & Enterprise

Green and Blue Infrastructure, Ecology, Biodiversity

Comments relating to the form and function of public open space areas with the need for publicly accessible parks highlighted.

Comments relating to flood risk management within the Draft Spatial Framework area and more widely across the city area.

Stakeholders commented on the origin of the statistics and figures provided in the draft spatial framework to support Biodiversity Net Gain (BNG) calculations.

Various points were raised in relation to ecology including the protection of existing bat species present on site, the preference for native tree species to be planted as part of the proposed development, the need for wildlife corridors etc.

The proposals for BNG and ecology were largely welcomed but some skepticism was notable which seemed to be based largely on the perceived shortfalls of how other, unrelated development proposals have dealt with biodiversity issues.

More details requested regarding biodiversity, particularly in terms of assessment, monitoring, and protection.

Community and Culture

Some submissions called for a clear emphasis on supporting a strong community through sustainable, integrated, design measures.

Interest in the proposed community hub, some queries on how it will operate and who will be able to use it.

Points raised about the importance of integrating the existing community with the proposed new community. Also queries regarding what consideration had been given to ethnic minorities and the traveller community and more detail sought particularly on the protection of traveller heritage.

We received feedback that the framework should include a strong focus on the provision for arts and culture.

Stakeholders commented on the proposed childcare facilities and noted that consideration could be given to different operator models down the line.

Stakeholders commented on the importance of artwork such as the existing sculpture located outside the ESB depot and the opportunity to re-locate it within the redeveloped site.

Mobility and Transport

Stakeholders noted the importance of the local road network proposed as part of the development.

Some submissions highlighted the need for enhancements to cycle infrastructure serving the development proposal and the wider city area. This included the consideration of separate, safe, buffered cycling zones.

Many people highlighted the need to prioritise pedestrians and cyclist movements.

We received support for continuing engagement with the NTA and Galway City Council Transport department as the proposed project develops.

Some people queried how the proposed development would interface with the local bus network.

Some submissions called for net zero carbon approaches and the need for the LDA to aspire to this.

The management of cars, set down zones, electric vehicles, parking and car share was queried.

Point made that provision for cycling storage and chargers for electric bikes must be made.

Proposed street, cycle and pedestrian links map - site layout plan

Housing Design and Tenure

A variety of comments were received from neighbouring residents which noted the importance of addressing the overbearing effect of building height and density on sunlight and privacy on existing, neighbouring properties.

Some comments suggested that the density outlined in the draft spatial framework could be too high and highlighted the importance of ensuring that services will need to be in place to cater for the proposed new population.

Stakeholders noted that the tenure mix of housing should be clarified going forward and that the redevelopment should include tenures which facilitate families and are community orientated.

We received queries about how affordable purchase and cost rental tenures are defined.

Noted that good design is needed to attract investment and create a vibrant attractive place to live. Overall, noted that the proposed spatial framework is successful in this regard.

Placemaking

In terms of property management, a good management model is needed.

Stakeholders noted that the overall management of the proposed development and the impact on local roads and the transport network are important and further consideration should be given to these issues as the project progresses.

We received feedback about how waste would be managed and stored, the importance of bin storage and comments that best practice examples should be used.

Some comments emphasised the importance of reliable and fast broadband connections and how this should be designed into any proposed development.

Comments were received regarding the importance of connecting with existing local schools and education centres. The point was also made that school provision is important for any future development and that the Dept of Education should be consulted.

Business and Enterprise

Comments were received from a number of existing tenants in the Galway City Council depot regarding the possibility of being relocated within the proposed new development. These include social enterprises that provide valuable services to the local community. It was noted that the needs of these local enterprises must be considered.

Stakeholders noted that a vibrant late night economy is important to the success of the proposed development.

We received feedback that greater consultation with local businesses is needed.

Plan-Making Consultation

Feedback received as part of the public consultation process included suggestions and comments on plan-making and consultation process which can be summarised as follows:

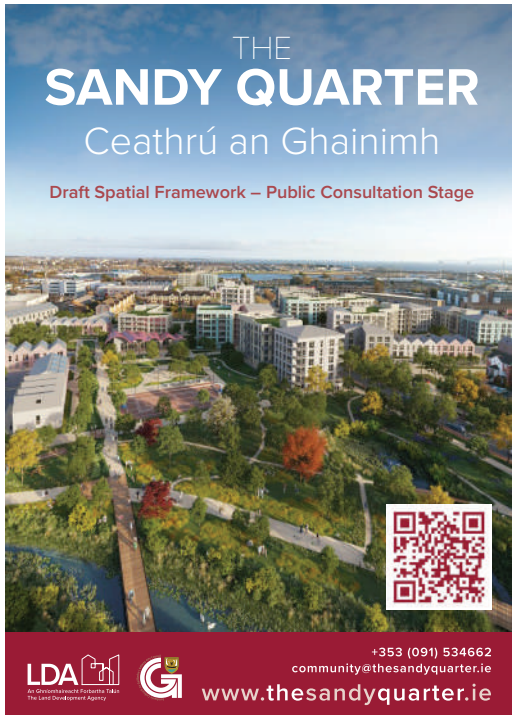
Some comments included queries about the next steps in terms of the planning process and that this be explained as the project progresses.

Stakeholders highlighted the importance of engagement with key utilities providers such as Irish Water.

It was noted that while consultation events were taking place, the communication regarding these could be improved and targeted more towards local residents and businesses in the future.

Inclusive consultation important.

More detail on the process for assessing alternative designs and proceeding with the option consulted on was requested going forward.



Next Steps

We 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.

Where appropriate, we will seek to address collective concerns and take on board ideas that will strengthen the Spatial Framework proposals and create a vibrant and integrated community through housing-led regeneration in the heart of Galway.

You can read more about how we will do this in the Public Consultation Outcomes section of the final version of the Spatial Framework document.

Please see the webite for all updates: **www.thesandyquarter.ie**

Formal Submissions received from

Galway County Council (GCC)

Galway Mountain Rescue Team (GMRT)

Galway City and Community Network (GCCN)

Galway City Council- Economic Development Tourism & Arts

Irish Red Cross

Link Galway Limited

National Transport Authority (NTA)

People Before Profit (PBP)

Sandy Road Enterprise group

Sinn Féin (SF)

Terryland Forest Park Alliance

GCC Tourism & Arts

Institute of Technology Galway (ATU)

Comments received as part of public events and meetings have also been captured.

The Sandy Quarter, Galway

Ceathrú an Ghainimh

Community and Stakeholder Engagement Report

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