



GALWAY

— HARBOUR —

GALWAY • IRELAND

A vision for a new Urban Quarter

RESIDENTIAL | OFFICE | RETAIL | LEISURE | HOTEL | CULTURE

TITHÍOCHT | OIFIG | MIONDÍOL | FÓILLÍOCHT | ÓSTÁN | CULTÚR



Tionscadal Éireann
Project Ireland

2040



RESIDENTIAL
TITHÍOCHT



LEISURE
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OFFICE
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HOTEL
ÓSTÁN



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MIONDÍOL

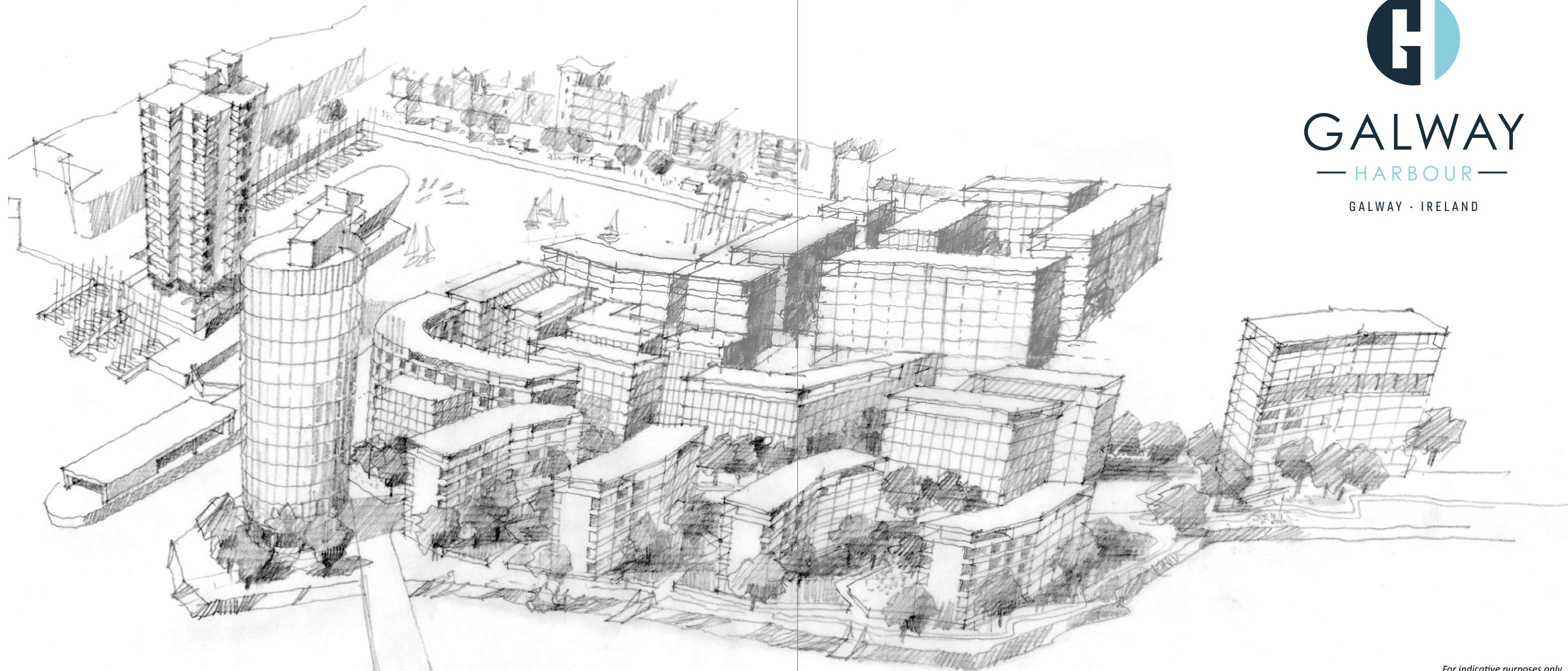


CULTURE
CULTÚR



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— HARBOUR —

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PREAMBLE

Galway Harbour Company have prepared this document which sets out a framework and vision for the development of the inner harbour lands.

www.galway-harbour.com

This document is Galway Harbour Company's vision as to how it envisages the inner harbour lands being utilised in the future for the maximum benefit of Galway City and its citizens. It is the Harbour Company's vision as opposed to a statutory plan.

The vision provides for a mixed-use urban quarter which will complement and support the dominant role of the city centre.

The uses proposed are predominantly residential and office/employment, with a range of ancillary supporting uses such as hotel, leisure, cultural, multi-purpose public spaces and local services.

Our primary purpose is to set out a non-statutory framework for the redevelopment of the inner harbour lands. Due to the significant area involved, the redevelopment of the entirety of the inner harbour lands is likely to extend over a period of time

and, consequently, the use mix may be adjusted over time to reflect the city's needs as the development takes place.

Galway Harbour Company is at an advanced stage of planning in respect of the relocation and extension of the existing port. The new port will be a modern, sustainable facility, well connected with Europe and beyond and with ready access to modern rail, motorway and telecommunication links. It will also enable the installation and service of offshore wind energy off the West Coast.

While some of the inner harbour lands could be developed in the short term, the development of the majority is dependent on a successful outcome to the current planning application for the new harbour extension. This permission will enable for the building of what is effectively a new port, beyond the existing Harbour Enterprise Park, thereby freeing up

the entirety of the inner harbour lands for redevelopment. This, in turn, provides an opportunity for the creation of a significant new urban quarter adjacent to the city centre and to the primary public transport bus and rail nodes. The potential contribution which a development of this scale, in such a central location, can make to the future of Galway city is enormous.

In addition to the provision of housing and places of employment, the redevelopment of the inner harbour lands will open up very extensive waterfront recreation areas and multi-function public spaces in the city centre. It will also continue the promenade-South Park waterfront 'greenway' from the Spanish Arch to Renmore. This framework, therefore, will result in a significant extension of the public realm within the city centre area.

EXECUTIVE SUMMARY



SCALE

7.6 Ha (18.8 Ac) with development potential for a Gross Floor Area of approx. 130,000 sq m (1,400,000 sq ft)



HEIGHT

Predominately 6 to 8 storeys with buildings ranging from 2 storeys to a landmark 14-storey building



RECREATION

Parks, a playground, marine based leisure activities and extensive walking and cycling routes, including a running track



EMPLOYMENT

Will support local employment in the short, medium and long-term



SUSTAINABILITY

Developed to the highest standards with sustainability and energy efficiency at the forefront



PERMEABILITY

New bicycle routes, public parks and amenities connecting Galway Harbour with the surrounding area



MIX

Overall mix proposed approx. 39% Residential, 58% Commercial, 3% Exhibition / Event



RESIDENTIAL

Mixed tenure responsive to housing needs



CULTURE

New multi-purpose event space for Galway City suitable for meetings, conferences, cultural events and maritime festivals



PLANNING POLICY

The vision for these lands is consistent with local planning policy and the National Planning Framework (NPF)



PUBLIC REALM

Potential for over 22,300 sq m (5.5 Ac) of new public realm (approx 30% of site area) predominantly adjacent to the waterfront



PHASED

Planning-led phased development

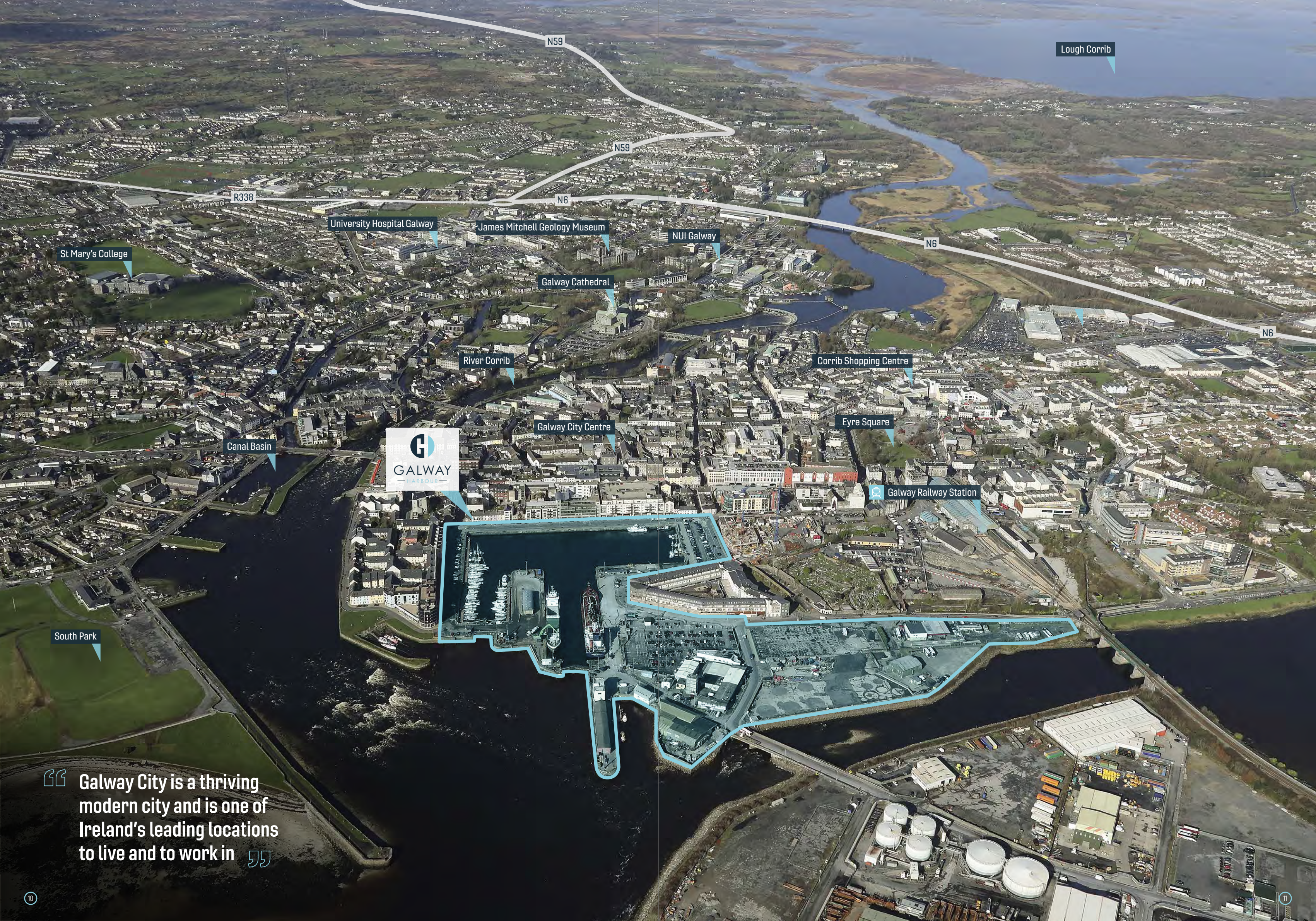
THIS IS GALWAY



GALWAY

HARBOUR

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Lough Corrib

N59

N59

R338

N6

University Hospital Galway

James Mitchell Geology Museum

NUI Galway

St Mary's College

Galway Cathedral

River Corrib

Corrib Shopping Centre

Canal Basin

Galway City Centre

Eyre Square

Galway Railway Station



South Park

“ Galway City is a thriving modern city and is one of Ireland’s leading locations to live and to work in ”



GALWAY AS A DESTINATION

WHY GALWAY?

Today, Galway City is a thriving modern City, one of the fastest growing cities in Europe and one of Ireland's leading locations to live and to work in.

Galway is a vibrant, bilingual and diverse city. As the largest urban centre in the West, it is also the key driver of economic development and competitiveness in the region.



POPULATION

There are approximately 80,000 people living in Galway City; a further 60,000 people live within 30 minutes' drive.



TRANSPORT

Galway is well served with rail services and the expanding motorway network allows speedy, comfortable access to Dublin, Limerick, Shannon and further afield.

Galway is less than an hour's drive from two international airports, including Shannon, with direct flights to North America, UK and Europe.

The westernmost city in Europe is also the closest to North America. With US Immigration clearance at Shannon, Galway is less than an hour from the US border.



CONNECTIVITY

Air travel and wireless communications, two of the biggest influences on the way we do business today, had their first European land fall in Galway.

- In 1907, the first trans-Atlantic commercial wireless messages were transmitted and received from the Marconi Wireless Station.
- In 1919, the first trans-Atlantic flight landed in Connemara.

High speed wired and wireless internet access is widely available in Galway City and the major county towns while the government-sponsored rural broadband scheme is being rolled out across the county.

“Galway is a vibrant diverse bilingual city and the largest urban centre in the West”



EDUCATION & EMPLOYMENT

Galway is a University city with a highly-educated and creative workforce. Galway ranks second highest in Ireland for both the proportion of graduates and PhDs in its population.

28% of Galway City's population are students. With a student population of over 22,500, Galway has a well-educated, skilled workforce who are drawn to the city by its strong enterprise culture and lifestyle.

The National University of Ireland Galway and Galway-Mayo Institute of Technology work closely with employers in the area to ensure that science, engineering and biomedical education is world-class and relevant to their needs.

Galway's third level institutions and the Education and Training Board have established a strong but adaptable infrastructure of life-long learning which encourages active employer and employee involvement in skill acquisition.

It is a global centre of excellence for medical technology companies, IT services and the Marine sector with a vibrant and growing start-up infrastructure.



MAJOR INDUSTRY

Long-established multi-nationals have benefitted from the dedication and creativity of Galway's ambitious workforce.

Galway is home to 4 of the top 5 ICT companies – IBM, SAP, Oracle and Cisco.

Relationships have been built with the educational institutions, local government and state agencies bringing a strong sense of collaboration which benefits the entire community. Newer companies are attracted by the talent pool, accessibility and lifestyle.



QUALITY OF LIFE

Galway's quality of life sets it apart

Life in Europe's most westerly city is inspiring yet relaxed. It's full-on when you want it but allows you to immerse yourself in its culture and absorb its energy at your own pace.

Drawing from its rich cultural heritage and its unique countryside, Irish-speaking Connemara to the west, the dramatic Burren to the south, Galway has long been recognised as Ireland's capital of culture. This was officially acknowledged with Galway's designation as European Capital of Culture for 2020.

Over 20% of the population come from overseas, attracted to work, learn and live at an easier pace of life, with less commuting and at a lower cost.

In addition to being a UNESCO City of Film, Travel & Leisure magazine named Galway its Friendliest City in the World in 2015.

Galway was awarded an environmental EU Green Leaf for 2017 and was nominated a European Region of Gastronomy in 2018.

Sitting on the mid-point of the Wild Atlantic Way, Galway's outdoor life and activities make the most of its dramatic countryside.

Galway attractively combines a cosmopolitan diversity with a distinctive regional culture.

Given all of the above, Galway is an attractive place to live and is well placed to continue attract and retain talent from all over the world.

Gaillimh
2020
Galway

EUROPEAN CAPITAL
OF CULTURE



A photograph of the Coach Station building, a modern structure with a glass facade. The building features a grid-like pattern of dark metal frames holding large glass panels. A prominent sign on the lower part of the building reads "COACH STATION" in large, white, sans-serif capital letters. The sky is visible through the glass, showing a blue sky with some clouds. The building's design is contemporary and industrial.

A blue road bicycle is parked against a grey concrete wall. The bike features a blue frame with 'CANYON' branding, a black saddle, and a red pannier bag mounted on the rear rack. A black saddle bag is also visible. The wheels have red and white rims. The ground in front of the bike is wet and reflective.

A close-up, low-angle shot of the front of a red and black Dublin Bus. The bus is a Scania K230UB, as indicated by the 'Scania' logo on the front. The destination display shows '20 Dublin Airport'. The bus is parked on a street, and a white building is visible in the background under a blue sky with clouds.

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GALWAY HARBOUR

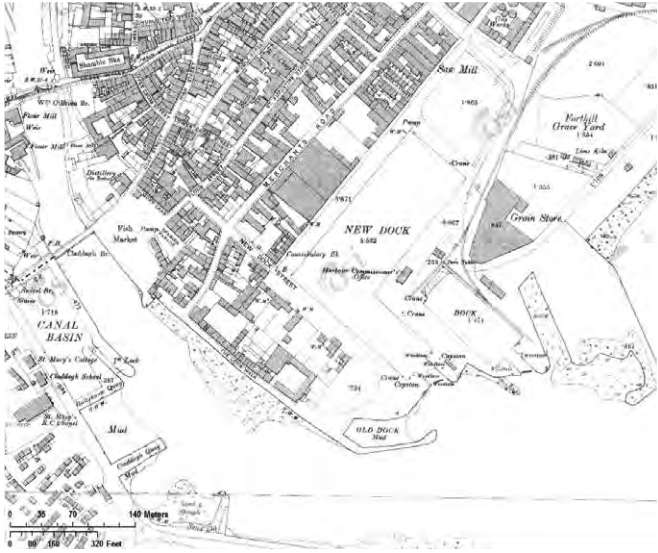
A BRIEF HISTORY

The existing Galway Harbour dates from 1832, when the Commercial Dock was first built by the Harbour Commissioners. Further development of the docks took place over the next century, with more land gradually reclaimed from the sea.

Typical activity around the harbour area related to the docks, gasworks, coalyards and grain / fertiliser stores, etc. and a railway siding connected to the main railway line to carry freight.

However, over the past 20 years, many of these uses have gradually been replaced by apartments and office developments around the west and south side of the docks. The Harbour Hotel and apartments now occupy the site of the grain store between the docks and the Harbour lands to the east. 'Bóthar na Long' has been constructed as a through road connecting Lough Atalia Road with Dock Road. Port activities have extended along Lough Atalia Road and also eastwards with the development of the Galway Harbour Enterprise Park.

“Galway Harbour is an open expanse of former and current commercial lands which can create a pivotal new development area”



A BRIEF HISTORY THROUGH THE CENTURIES

12TH CENTURY

THE KING'S CASTLE

In 1124, Turlough O'Connor, King of Connacht, erected his castle to create a strategic frontier fort, possibly supplanting an existing small fishing village.

13TH CENTURY

THE ANGLO-NORMAN INVASION

The Anglo-Norman invasion of Connacht is successful when Richard de Burgo finally laid claim to the fort in 1235 and developed a centre of trade at this important river crossing. There is evidence of a strong sea trade developing by the middle of the 13th century.

14TH CENTURY

A GROWING PORT

Links to France, Flanders and Italy strengthened Galway's status as a major port and, in 1380, Richard II gave permission to Iberian and Galway merchants to trade.

15TH CENTURY

A MAJOR PORT

Galway was licenced as one of the four ports in Ireland along with Dublin, Cork and Waterford and developed lucrative trading links with European ports including St.Malo, Dieppe, Lisbon, Seville, and, further afield, to the West Indies and Newfoundland. Imports were wine, iron, lead, spices and silks; exports were wool, fish, hides, tallow and general provisions.

16TH CENTURY

A PERIOD OF DECLINE

The 16th century saw the apex of Galway's greatness as a maritime port but lead to a period of decline after the Cromwellian and Williamite wars reflecting the ebb and flow of the city's economic fortunes from then on.

18TH CENTURY

A REVIVAL

Trade revived somewhat with a new dock for shipping at the old mud dock and the development of the "Long Walk" promenade by Edward Eyre.

19TH CENTURY

BECOMING THE CITY WE KNOW TODAY

The city experienced its greatest expansion with the development of the city as we know it today. Streets, merchant houses, churches, the university and Court House, fuelled by water powered industries following the development of a new dock in 1842 and the opening of the canal system in 1852, were developed. 1880 saw the advent of scheduled sailings of large cruise vessels and Dún Aengus Dock was developed in 1882.

20TH CENTURY

TRANSATLANTIC LINERS

In 1927 and 1933, the transatlantic liner trade was re-established and over 100 ships annually called to the port. That trade ceased in the 1950's.

1964

COMMERCIAL DOCK DEVELOPMENT

1964 saw the deepening and development of the new Commercial Dock.

1994

ENTERPRISE PARK

1994 saw the opening of the Enterprise Park and access bridge on partially reclaimed lands south east of the harbour.

21ST CENTURY

PORT EXPANSION PLANNING

Planning for port expansion commenced.

2008

THE OCEAN RACE STOPOVER

2009 saw the relocation of oil tanks to the Enterprise Park. 2009 also saw the port host a stopover leg of the Ocean Race.

2012

THE OCEAN RACE RETURNS

The Ocean Race returns to Galway for the finalé of this global sporting event generating €60M economic benefit for Galway.

2013

WIORA

West of Ireland Offshore Racing (WIORA) held at the Port.

2015

PORT EXPANSION HEARING

Oral Hearing for the port expansion is held in January.

2016

SEAFEST, LÉ AISLING & LÉ W.B. YEATS

The port plays host to Seafest which drew 60,000 people to the city's quays. Galway chosen for a return of WIORA. In June, LÉ AISLING was decommissioned at a ceremony at Mulvoy Quay. In October, the latest Irish naval vessel, LÉ W.B. Yeats, was commissioned at the port.

2017

ORIANA ARRIVES

Seafest is another success, attracting over 100,000 people to learn all about "ships and the sea". The largest cruise ship calls to Galway, P&O's ORIANA, with 2,800 passengers and crew.

2017

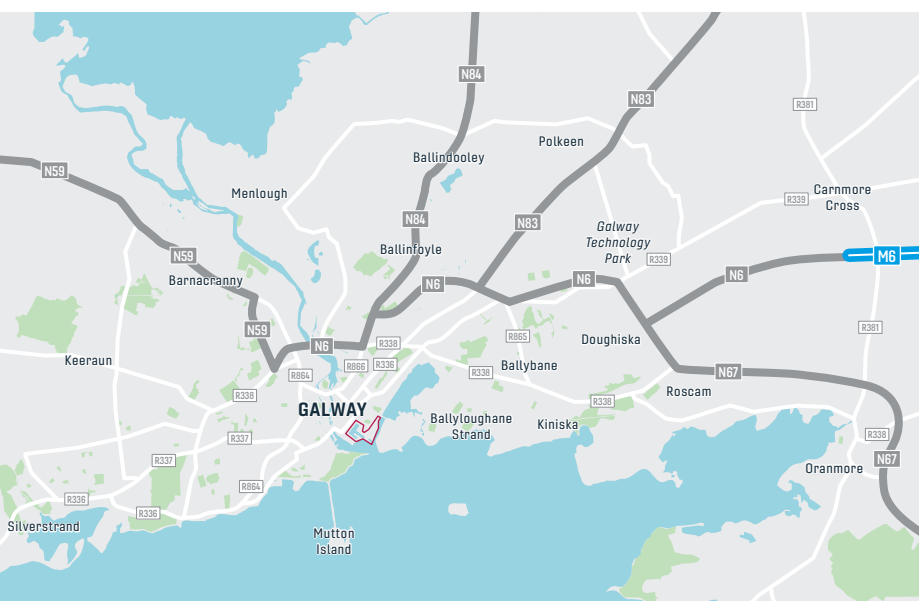
DECOMMISSIONING OF OIL SILOS



“ This vision document offers a once in a generation opportunity to create a new sustainable urban quarter ”

THE INNER HARBOUR

The inner harbour lands offer the opportunity to create a significant new sustainable city quarter with a mix of uses and high-quality public realm, that extends the city centre to the waterfront. Galway Harbour will be an attractive place for people to both live and work in the city centre, with good public transport connections and little need for private cars.



GALWAY HARBOUR 2021

Galway Harbour lies adjacent to the historic centre of Galway City, host to a wide variety of building types and uses in a traditional compact city centre.

In contrast to the compact dense city centre core, Galway Harbour is an open expanse of former and current commercial lands which will create a pivotal new development area of new, modern accommodation adjacent to the city centre whilst also connecting the seafront to the city centre.



For indicative purposes only, subject to planning permission



REIMAGINING THE PORT



GALWAY

HARBOUR

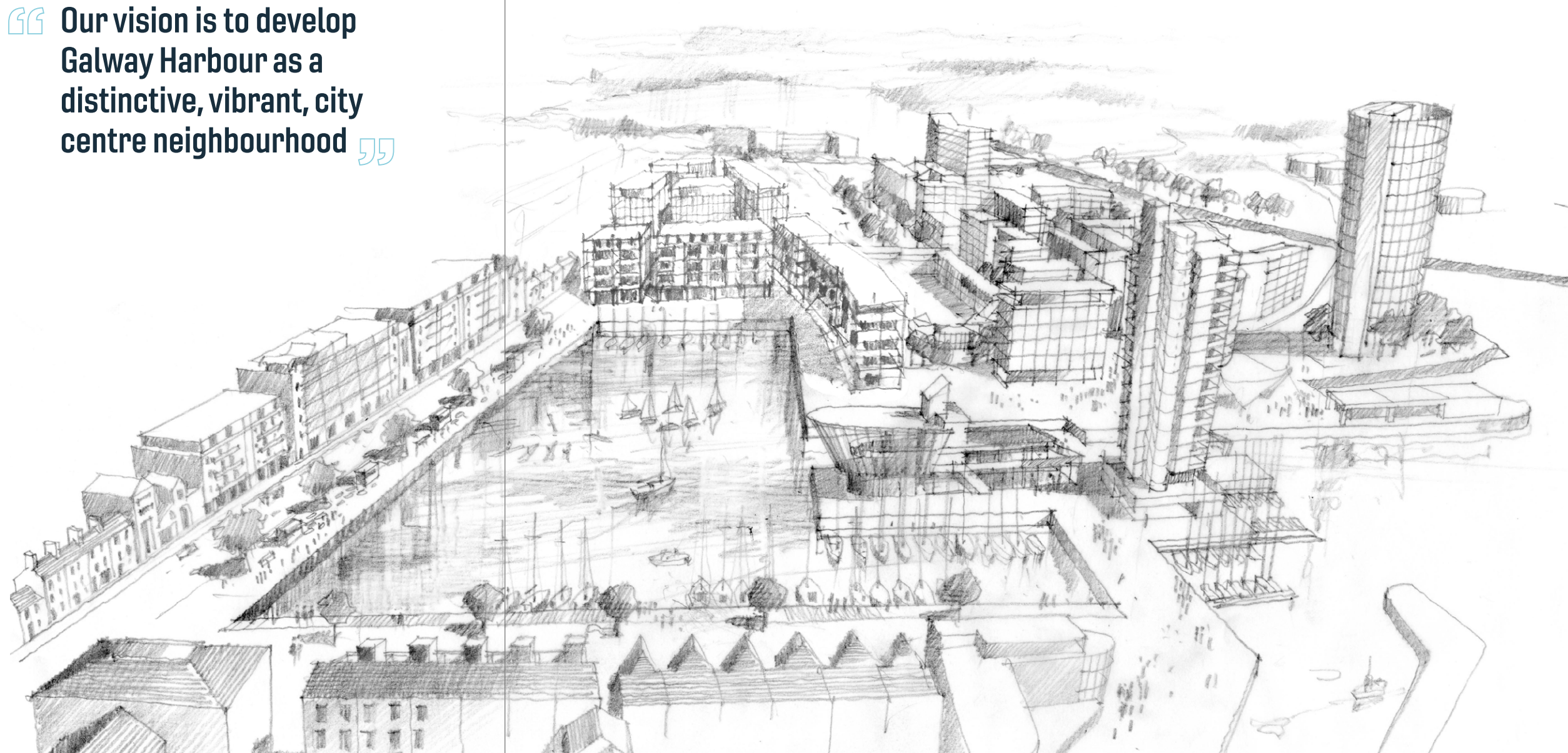
GALWAY · IRELAND

“ Our vision is to develop Galway Harbour as a distinctive, vibrant, city centre neighbourhood ”

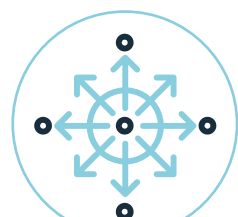
THE VISION

Galway Harbour Company (‘GHC’) commissioned Scott Tallon Walker Architects to prepare a comprehensive plan for the future development of the inner harbour lands in conjunction with the development of a port expansion for Galway.

The purpose is to enable the development of the Inner Harbour as a distinctive, vibrant, city-centre neighbourhood where people can work, live and play, in well-designed buildings and high-quality public realm linked to the city centre. The development of the Inner Harbour will create an attractive, sustainable urban quarter and destination in the city centre. It will be developed in accordance with best practice sustainable urban planning principles and the plan will be implemented over time as port activities relocate and sites become available.



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MIX OF USES



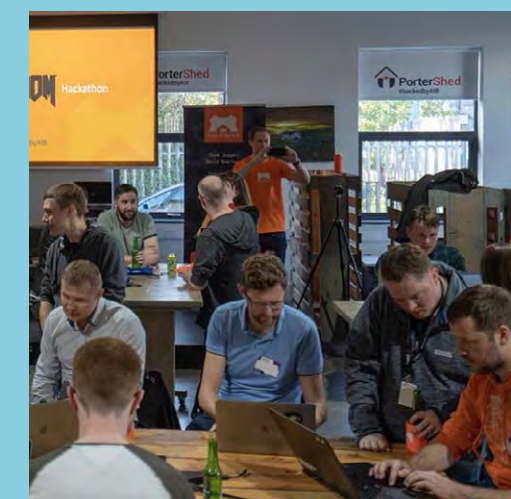
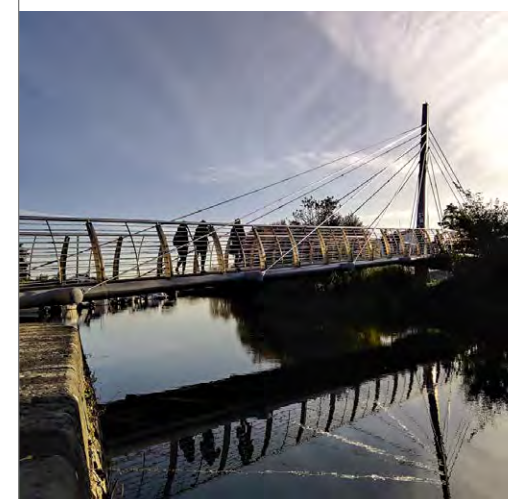
SUSTAINABILITY



PUBLIC REALM



CIRCULATION & MOVEMENT



THE OVERALL VISION IS TO



Create a sustainable mixed-use urban quarter

To create a sustainable mixed-use urban quarter, a place to live, work and enjoy, integral to the city and city living.



Plan for flexible, adaptable growth

To plan for flexible, adaptable growth, with development plots and blocks allowing a variety of uses, maximising efficiency.



Minimise the need for vehicular movement

To minimise the need and demand for vehicular movement by providing a mix of uses, with flexible parking provision that can be re-purposed in response to people's changing behaviours, as better modal options become available and the extensive provision of bike racks and bike share facilities throughout the development.



Provide a breathing space for the city

To provide a breathing space for the city, by opening up the harbour as a public realm event space, by extending the city centre to Galway Harbour and by creating 'green/blue links' connecting up pedestrian and cycle routes along the river and waterfront.



Provide a significant multi-purpose event space

To provide a significant multi-purpose event space suitable for meetings, conferences and exhibitions in the heart of Galway. Such a multi-purpose event space will copperfasten Galway as the centre of commerce in the west and raise the profile of Galway to an international audience.



Minimise energy consumption

To minimise energy consumption and carbon emissions through various actions, including net zero energy buildings (NZEB) or similar.



Reintroduce nature and biodiversity

To reintroduce nature and biodiversity with natural connections to nearby Lough Atalia and 'wetland' areas.



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POTENTIAL LAYOUT

To create a vibrant new urban quarter, a series of new urban blocks are proposed with a permeable street network that connects Galway Harbour with adjoining developments (in progress and proposed), such as Bonham Quay and Augustine Hill (Ceannt Station site). The buildings are set back from the water's edge to create a high-quality public realm. Around the docks and between the blocks, new parks and amenities will be developed for both future occupants and Galway City as a whole.

The large apartment block (Cé Na Mara) and Harbour Hotel remain as existing. Active ground floor frontage is envisaged along the docks with a mix of office and residential above.

The urban structure relates to existing site boundaries within the docklands to allow for phased development and to integrate with the established urban structure of the city centre core.



INNOVATION DISTRICTS

Innovation districts are areas where leading-edge institutions and companies cluster and connect with start-ups, business incubators and accelerators. They are also physically compact, transit-accessible and technically-wired and offer mixed use housing, office and retail. Rather than building on green-field sites, marquee companies in knowledge-intensive sectors are locating key facilities close to other firms, research labs and universities so that they can share ideas and collectively prosper.

PLACEMAKING

New communities require a mix of employment, shops, schools and services to thrive. Research has shown that the features homeowners value most about their home are not necessarily associated with the building itself, but more with the environment in which it is located. Factors such as neighbourhood, safety, sustainability, greenery and access to amenities are more important than simply building attractive buildings. These must be created by focussing on the relationship between individual developments and the wider area or, in other words, 'placemaking'.

“ New communities require a mix of employment, shops, schools and services to thrive ”

PLANNING

The Government's National Planning Framework ('Project Ireland 2040') includes the objective for Galway City to increase the population and jobs by 50-60% by 2040.



Under the NPF, Galway is a designated Regional City. The NPF recognises that the city offers a range of opportunities for social and community interaction, potential for innovation and prosperity and also gives support and opportunity to the wider western region. The NPF targets the population of the city to grow by between 40,000 - 45,000 people by 2040 which is an increase of almost 55%. Half of the homes to accommodate this population increase are to be located within the existing built footprint on lands which include key regeneration/ brownfield sites, infill sites and underutilised lands at locations that are well served by existing and planned public transport, amenity, social and community infrastructure.

The regeneration of the Inner Dock, facilitated by the development of the new deep-water port, will enable Galway City to realise the policies and objectives for the city and region as set out in national, regional and local plans. This will result in the creation of a new sustainable, mixed use urban quarter adjacent to the city centre which will be self sufficient in terms of services, accessibility and amenities.

Together with the regeneration of Ceannt Station lands, the combined redevelopment, as envisaged in the current Galway City Development Plan, will extend the city centre to the waterfront and make a significant contribution to the city's development. It will enable Galway City to provide sustainable mixed use urban living through the reuse of brownfield lands, in line with national policy.

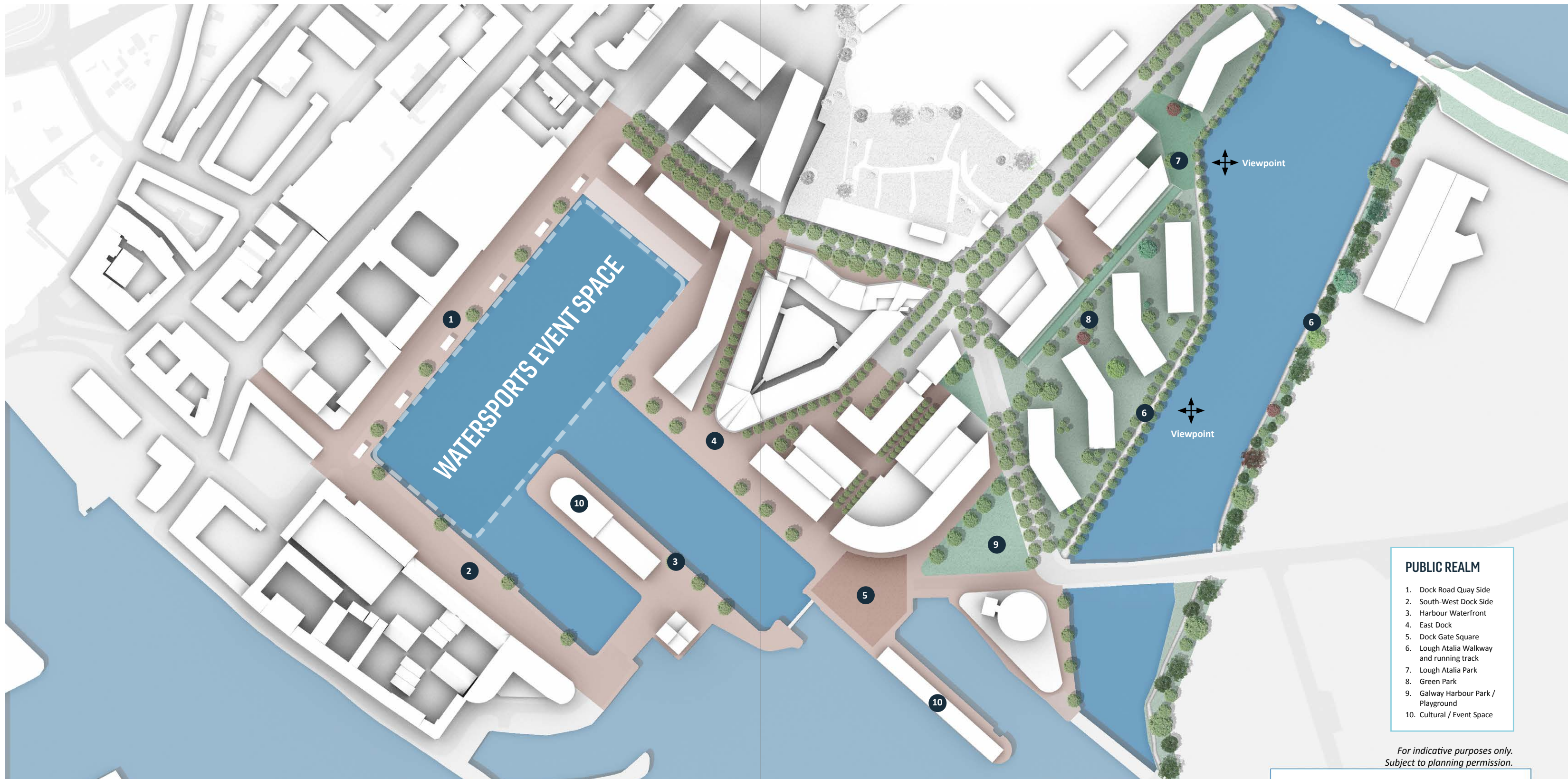
“ The vision is to revive the docklands, to open up Galway Harbour and the waterfront to future generations of Galwegians, and to create new public amenities for the City ”



NEW PORT PLANNING

- 1 Galway Harbour Extension Development (Incl. Lands, Breakwaters, Dredged Areas)
- 2 Galway Harbour Enterprise Park Road And Services Upgrade
- 3 Lough Atalia Road And Bridge





PUBLIC REALM

1. Dock Road Quay Side
2. South-West Dock Side
3. Harbour Waterfront
4. East Dock
5. Dock Gate Square
6. Lough Atalia Walkway and running track
7. Lough Atalia Park
8. Green Park
9. Galway Harbour Park / Playground
10. Cultural / Event Space

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PARKS, PUBLIC REALM AND OPEN SPACE

PUBLIC REALM

The objective of the public realm strategy is to provide a 'sense of place' for people, with a variety of attractive places and spaces that feel comfortable and pleasant for people to walk through, stay in and enjoy.

Key aspects of the public realm strategy are:

- an overall public realm structure that creates a seamless extension to the existing city centre
- a hierarchy of urban streets and spaces ranging from tree lined boulevards with wider pavements that carry through traffic; shared surface pedestrian streets and arrival spaces providing local and service access; traffic-free spaces designed for pedestrians and cyclists with emergency access only; and residential amenity space where children can safely play



highly permeable with natural orientation and wayfinding



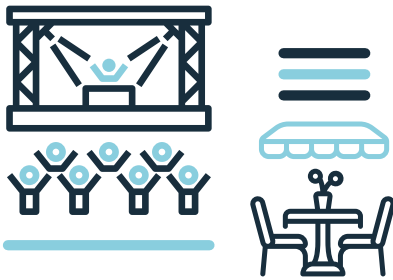
allowing pedestrians and cyclists to easily move through the network of streets and spaces

It is envisaged that the new urban quarter will be highly permeable with natural orientation and wayfinding, allowing pedestrians and cyclists to easily move through the network of streets and spaces. It is intended that local vehicular access can service each block using just some of these streets and spaces and that pedestrians and cyclists will be prioritised with high quality public realm, seating, planting and bike racks located at various points throughout the site.

Both the overall circulation and movement principles and the public realm strategy inform the proposed ground floor uses of buildings and the location of main entrance points. Along the docks, with good weather, active ground floor uses can spill out from buildings into the public realm creating activity, variety and interest that will attract people into the area and to move from one space to the next.

The existing Inner Dock basin can be re-purposed for a wide variety of watersports and this space could enable events and attractions such as a quay to quay zip wire.

A high-quality pedestrian-friendly public realm is proposed with attractive paving, planting, lighting, seating and street furniture.



MULTI-PURPOSE EVENT SPACE

The Old Docks provides a unique event space in the heart of Galway City that can cater for major events such as the Clipper Round-the-World Race and The Ocean Race. Associated with these events, the dockside will be transformed into a high-quality public realm. The areas around the dock will be attractive pedestrian spaces with cafés, markets and active street frontages.

Dock Road will be redesigned with continuous surface treatment so that it can be used as a public space for public events. This will create a more unified people-friendly urban space with reduced vehicular lanes and less on-street parking, wider pavements and new public realm materials and finishes with continuous surface treatment. New ground floor active uses



“ The Old Docks provides a unique event space in the heart of Galway ”



(restaurants, cafés, etc.) along Dock Road can be provided with minimal intervention to existing buildings. These uses can spill out onto widened pavements. Pavilions with cafés and external seating along the dockside will provide plenty of locations for people to sit and enjoy the view looking out onto the docks.

ACTIVE GROUND FLOOR

Generally, the buildings around the dock will provide active ground floor frontages to both the docks and street - including flexible ‘market/event spaces’, restaurants, cafés, bars, etc. with high quality dual aspect residential apartments and office accommodation on floors above, all enjoying views across the dock.



SUSTAINABILITY

SUSTAINABLE DEVELOPMENT GOALS

The 2030 UN Agenda for Sustainable development sets out 17 Sustainable Development Goals (“SDGs”) adopted by the world’s leaders including Ireland’s government.

Galway Harbour Company will develop a sustainable development roadmap over the course of the project informed by these goals. This roadmap will be a strategic plan that allows this vision to be realised as the development opportunities emerge before, during and after the relocation of the port’s activities.

The roadmap will be a living document, which will evolve over time as building sector and urban design sustainability responses mature and as the plans absorb changes in the regulatory environment. This will be done in consultation with the principal stakeholders and to a level of detail appropriate to the stage of development and the emerging timelines.

The sustainable development of the quarter includes anticipated responses to local targets and actions such as those already described in this vision.

AIR_QUALITY
COMFORT
BIODIVERSITY
DIVERSITY_OF_GREEN_SPACES
PUBLIC_SPACE_NETWORK
WATER
QUALITY_OF_LIFE
ECOLOGY
URBAN_HEAT_ISLAND
OPEN SPACE
AND ECOLOGY

URBAN_CENTRES
OPEN_CITY
MIXED_USE
ACCESSIBILITY
PUBLIC_TRANSPORT
SHORT_DISTANCES
BUILDING TYPOLOGIES
NEIGHBOURHOOD
LOCAL_WORK_AND_SHOPPING
BUILT FORM
AND TRANSPORT

ENERGY AND
NATURAL RESOURCES
CO2_REDUCTION
LOCAL_MATERIALS
RENEWABLE_ENERGY
RAIN_WATER
HARVESTING
RECYCLING
FOOD_PRODUCTION
BIOCLIMATISM



CONTEXT AND
CULTURE
CREATIVITY
CULTURAL_HERITAGE
URBAN_VITALITY
IDENTITY
POPULAR_FESTIVALS
GASTRONOMY

ECONOMICS AND
ENTREPRENEURSHIP
SOCIAL_BENEFITS
TRANSPORT
ENTREPRENEURSHIP
CREATIVITY
FINANCIAL_STRATEGIES
FEASIBILITY
EMPLOYMENT_SKILLS
COMPETITION SKILLS

COMMUNITY
AND EDUCATION
HEALTH_AND_WELFARE
MANAGEMENT
ACCESS
INCLUSION
EDUCATION
SPORT
CULTURAL_MIX
SOCIAL_SUSTAINABILITY

CLIMATE ACTION PLAN 2019

The Irish Government’s ‘Climate Action Plan 2019’ sets out objectives and targets, including carbon-pricing, electricity and renewable energy capacity, buildings, transport, enterprise and adoption of low carbon technologies, the design of the built environment and buildings to eliminate carbon emissions, transport, land use, waste and the circular economy.

“Buildings are to be carbon neutral using sustainable, recyclable materials”

ENERGY STRATEGY

The objectives of the National Climate Action Plan provide an ideal opportunity for Galway Harbour to be an innovative, urban, user-friendly, environmentally sustainable development that meets the needs of all age groups and future generations.

Inherent in the Masterplan is the reuse and intensification of ‘brownfield lands’ close to the city centre, the creation of a connected high quality public realm for urban living and a move away from private car dependency which involves high levels of energy consumption.

Buildings are to be carbon neutral using sustainable, recyclable materials built to passive house standards or equivalent, using renewable energy with pv panels and natural ventilation systems.

INTEGRATING NATURE & BIODIVERSITY

Improving environmental quality involves working with the natural environment and encouraging biodiversity from the outset.

The existing harbour area historically formed part of the natural wetlands that today consists of the area around Lough Atalia and the Renmore Lagoon. The intention is to create natural landscape and biodiversity corridors around the Galway Harbour Enterprise Park and along the main infrastructure corridors that connect Lough Atalia and Renmore Lagoon to encourage native species, provide an attractive public amenity and enhance the landscape setting and aspect from the Inner Harbour area with screening to existing structures.

FLOOD MANAGEMENT

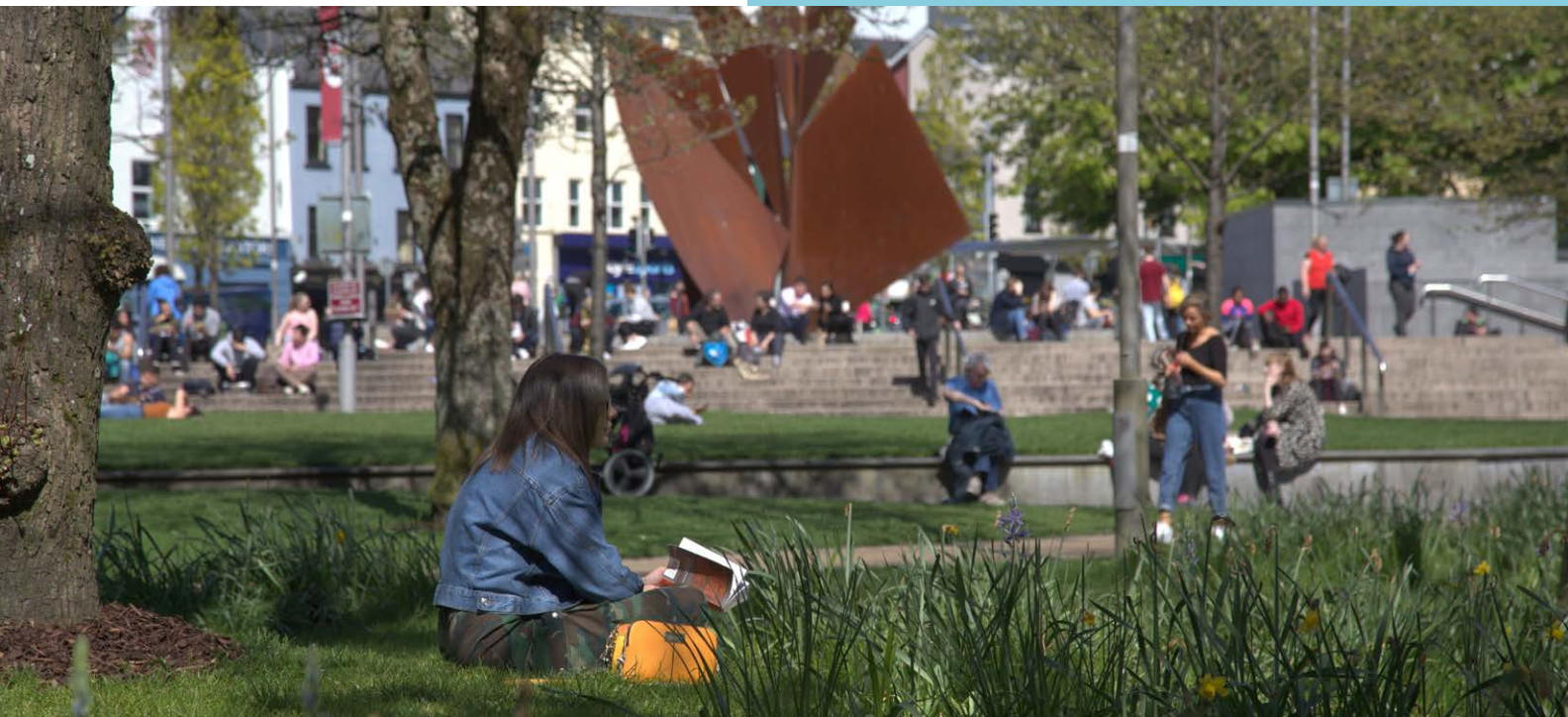
The Harbour development must respond to the challenge of flood risk management across the whole site with a combination of measures designed to fully integrate the flood defence measures into the proposed future use of the site. This will be done with a level of innovation and design agility so that these measures contribute to and enhance the public realm. The Harbour Company will work with Galway City Council to establish the best technical solutions consistent with the sustainable future use of the inner dock. The design of the flood defence measures can support the conservation and interpretation of the historic inner dock. The detail design and implementation of this will be carried out with reference to the conservation plan and the emerging sustainability road map.



RESIDENTIAL AMENITY SPACE

Residential amenity space around each residential development will provide space for residents to meet and develop friendships and a sense of community.

It is proposed that community gardens and/or roof gardens could form part of the amenity space related to the residential buildings. There is also scope for a temporary community and biodiversity garden using land awaiting development and for a more permanent allotment scheme nearby, potentially by Lough Atalia or in the Galway Harbour Enterprise Park.



POTENTIAL BUILDING MIX

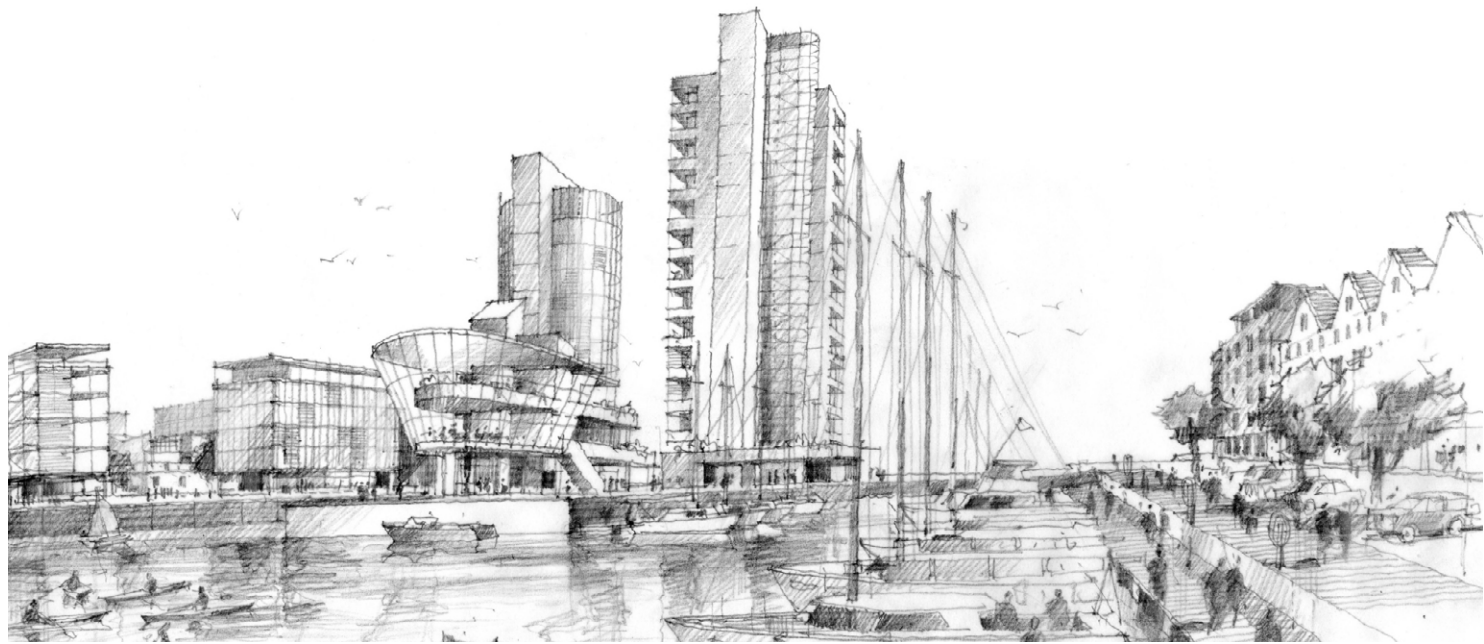


- Restaurant / Bar / Event / Cultural
- Hotel
- Residential
- Business / Commercial
- Mixed Use



BUILDING USES

*For indicative purposes only.
Subject to planning permission.*



For indicative purposes only. Subject to planning permission.

PHASING AND TIMESCALE

The Galway Harbour area is currently an operational port used on a 24 hour basis.

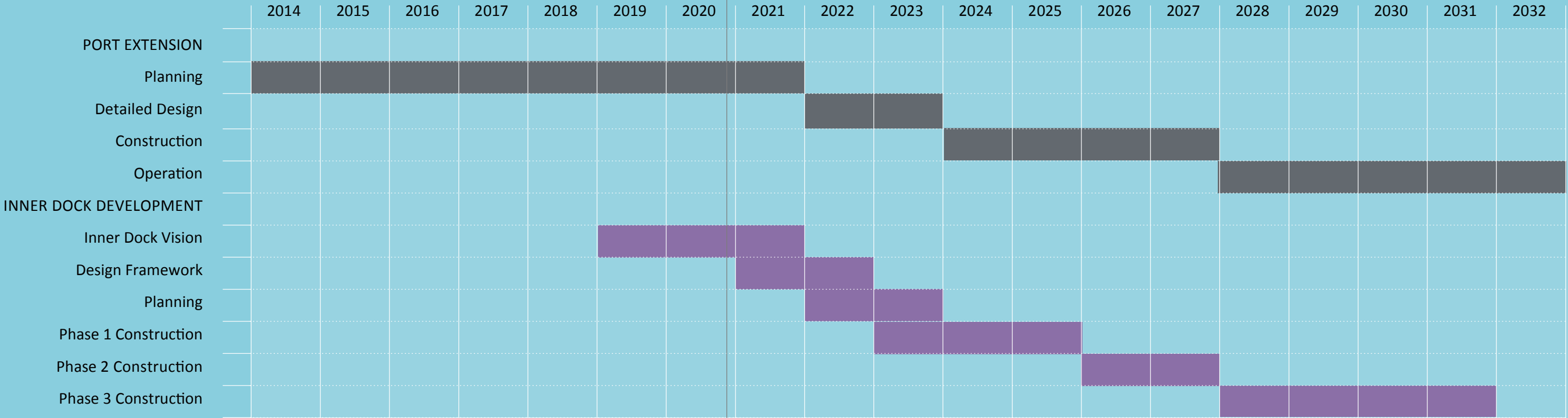
The port is gradually relocating some businesses to the Galway Harbour Enterprise Park. The port expansion will allow all port operations to be relocated, which will allow for the site to be developed in its entirety in the medium to long term.



For indicative purposes only. Subject to planning permission.



DEVELOPMENT SCHEDULE



For indicative purposes only. Subject to planning permission.



TESTIMONIALS



JOHN ROMERO
romero games



At some point, you realise you can make games anywhere, and it's then that you ask yourself those quality-of-life questions. Is this a great place for families? Does it have an amazing nightlife? Is it rich, historic and safe? Does it have amazing educational institutions? Does it have a hardcore tech scene? Is it incredibly beautiful?

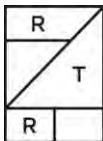
If it was good enough for Luke Skywalker, it's good enough for us, too. With all Galway has to offer, it's amazingly affordable, too.

- World's Friendliest City, Travel + Leisure
- European Capital of Culture
- Most Diverse City in Ireland, The Irish Times
- Top 25 European Cities of the Future, Financial Times
- Galway named European Region of Gastronomy
- Med-Tech Capital of Europe
- 36 Hours in Galway, New York Times
- Best Travel Destination in the Whole of Europe

Galway is home to 80,000 people, with 25% coming from international locations. As such, it's incredibly welcoming and friendly. Galway is home to dozens of major tech companies such as Electronic Arts, Oracle, Cisco, HP and SAP as well as over a dozen independent game companies. Galway also has vibrant incubation spaces for entrepreneurs.



DOROTHY CREAVEN
rent the runway



When Rent the Runway was looking for a location for our first international office, Galway City won out for a number of reasons. The size of the city coupled with its proximity to the sea, the richness of Galway's culture, access to superb software engineering talent and third-level educational institutes, as well as some of the world's best restaurants and festivals, made Galway the ideal choice for us.

As Managing Director, one of my primary objectives is to recruit best-in-class software engineering talent for our European engineering headquarters in Galway. Having worked with rapid growth companies for most of my career both in the Western region and also nationally, our search has already yielded a diverse and talented team that will contribute to the growth of this truly disruptive company.

We chose a convenient city centre location so that our employees could easily commute to the office while also enjoying the highlights this great city has to offer. The redevelopment of the Galway harbour area will be a real draw for similar technology companies who see the benefits of being located in this city.



Galway is home to dozens of major companies such as Electronic Arts, Oracle, Cisco, HP, Boston Scientific and SAP.



DAMIEN KILGANNON
IDA



IDA Ireland is the State Agency responsible for winning Foreign Direct Investment ('FDI') for Ireland. Essential to the success of our client companies is the ability to attract and retain highly skilled employees. These individuals are highly mobile in terms of their ability to gain employment internationally. As a result, their decisions on where to locate are heavily influenced by the attractiveness and quality of life on offer in a given location.

Galway city provides a strong value proposition for mobile FDI as it is an attractive location for employees to live, work and learn and has an excellent quality of life enriched by a vibrant cultural sector, recognised by Galway being named European Capital of Culture in 2020. The vision for the redevelopment of Galway Harbour presents a unique opportunity to elevate Galway's capacity to win mobile investment with opportunities for projects of scale in a waterfront location, adjacent to the vibrant city centre. The multi-use plans for the site will increase Galway's attractiveness with an ability to live and work in close proximity utilising sustainable transport modes of cycling and walking.

IDA Ireland firmly believes that placemaking and the creation of attractive locations that offer a high quality of life are central to ensuring Ireland remains competitive for talent and, by extension, FDI.




PROJECT TEAM

	CLIENT Galway Harbour Company
	ARCHITECTS & URBAN PLANNERS Scott Tallon Walker Architects
	PROJECT MANAGEMENT, PLANNING & ENVIRONMENTAL CONSULTANTS MKO Planning & Environmental Consultants
	TRAFFIC AND TRANSPORT CONSULTANTS AECOM
	ENGINEERING CONSULTANTS - CIVIL & STRUCTURAL, SERVICES TOBIN Consulting Engineers

FURTHER INFORMATION

PROPERTY ADVISOR



Savills
33 Molesworth Street
Dublin 2

PSRA - 002233



Tionscadal Éireann
Project Ireland
2040

www.galway-harbour.com

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GALWAY

— HARBOUR —



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