

Submission on the Corrib Causeway project

Section 2.4.2 of the Draft Site Development Framework refers to the Strategic Flood Risk Assessment for the city, which was published as part of the City Development Plan. Considering how much this site depends on the embankment between the Dyke Rd. and the Corrib, it is surprising that no independent survey of the embankment taken place to ensure that there is no risk of failure of the embankment. It has held back the Corrib for well over 100 years (after previous embankments had failed), but it is vital that we assess if age, or development, or plant roots or any possible change in flow patterns of the Corrib have raised the risk level.

Rainfall levels will increase with climate change, and previous flood defences have to be considered in this context. More rain means more water and faster flows in the Corrib.

I think the Corrib Causeway is a fantastic project for Galway city, but I do think we have to take all precautions to ensure the site is viable for many decades.

The SFRA quotes the Corrib go Costa documents : "The CFRAM study has identified that defences along the Dyke Road are critical and should be raised and strengthened in order to support intensification of land use behind it."

Your Draft Site Development Framework makes no reference to these proposed improvements to the defences. I believe that you should mandate that this work is committed to before the Corrib Causeway project proceeds. If you proceed on blind faith that another public body will eventually do that work then you might find yourselves vulnerable.

The existing developments in the area are already built and have no choice but to wait for the improvements and hope they happen before the floods. You however are in a different situation. If no guarantee is in place that the defences are improved then the LDA need to assess if the project still makes sense without those defences. You need to be cautious about putting all your faith in plans of others over which you may have little control.

Submission above emailed in on 12 Aug 2024

Reference : <https://corribcauseway.ie/>

April 2025

It has been submitted to ABP and details are at. <https://corribcausewaypart10.ie>

Corrib Causeway Plans Need to Consider Dyke Condition

Plans for the development of 219 apartments, called Corrib Causeway, on the Dyke Road car park are before An Bord Planála. In a housing crisis, it is vital that these plans progress, but they need to take account of the flood risk of the area.

Because it is in a Flood Zone A area a number of precautions have been taken such as a minimum floor height for residential areas and a flood-proofing requirement for any doors located below that level. Green roofs will provide soakage to slow the flow of excessive rain to potential flood sites.

It is rarely a good idea for build in Flood Zone A, but I accept it is justified in this case by it being a city centre location that is going to have to be protected against flooding in any case because of the existing developments.

However the embankment that puts the name Dyke into Dyke Road continues to be a great unknown. It has held back the Corrib for well over 100 years (after previous embankments had failed), but it is vital that we asses if age, or development, or plant roots or any possible change in flow patterns of the Corrib have raised the risk level. Climate change guarantees that rain levels and temperatures will be quite different to the past 100 years.

It is important that we find out if the embankment is in danger and what steps will be taken to remedy it. Currently ABP are being expected to make a judgement on this planning application without the results of a ground investigation on the embankment. This ground investigation is planned as part of Coirib go Cósta Galway City Flood Relief Scheme. The fact that that scheme has fallen so far behind the original schedule now feeds into the difficulty of making decisions on large projects like Corrib Causeway. We need to build new homes, but we need to protect against a flood risk that will increase hugely in the coming decades.

Even without the ground inspection, the Coirib go Cósta documents state "The CFRAM study has identified that defences along the Dyke Road are critical and should be raised and strengthened in order to support intensification of land use behind it." But the construction work on Galway's Flood defences is not due to start until 2030. We do not know if the intention is to construct the apartments in advance of the flood defence work.

Full details of the planning application are available at <https://corribcausewaypart10.ie/> and submissions can be made until Monday 12th May 2025.