

PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)

NOTICE OF DRAFT DIRECTION BY THE MINISTER FOR HOUSING, LOCAL GOVERNMENT AND HERITAGE TO GALWAY CITY COUNCIL AS REGARDS THE MAKING OF THE GALWAY CITY DEVELOPMENT PLAN 2023-2029

Notice is hereby given pursuant to Section 31 of the Planning and Development Act 2000 (as amended) that the Minister has, in accordance with the provisions of the above Act, issued Galway City Council with a Draft Direction as regards the making of the Galway City Development Plan 2023-2029.

The reasons for the Draft Direction are as follows:

I. Pursuant to Section 31(1)(b), Section 31(1)(ba)(i) and Section 31(1)(c) of the Planning and Development Act 2000 as amended

The Development Plan as made includes land zoned for residential development that individually and cumulatively are not consistent with the Core Strategy, national and regional planning policy, and the proper planning and sustainable development of the area, including:

a. Land zoned for residential development that is not consistent with the Core Strategy in the adopted Plan.

b. Land zoned for residential development in peripheral and unserved locations in a piecemeal and non-sequential manner inconsistent with the requirement for compact growth in NPO 3(a-c) and RPO 3.2 of the RSES and to strengthen the value of greenbelts and green spaces under NPO 62, the requirement under Section 10(2)(n) for objectives of the Act to promote sustainable settlement and transport strategies to reduce energy use and to reduce GHG emissions, and fails to have regard to the sequential approach to development having regard to the policy and objective of the Development Plans Guidelines for Planning Authorities (2022) (“the Development Plan Guidelines”) regarding the sequential approach to zoning for residential development (Section 6.2.3).

II. Pursuant to Section 31(1)(ba)(i) and Section 31(1)(c) of the Planning and Development Act 2000 (as amended)

The Development Plan as made includes extensive areas of land zoned Residential R2 in a piecemeal manner in unserved and peripheral and/ or isolated locations, and more often in areas otherwise zoned Agriculture or Agriculture and High Amenity, that would undermine the potential of the city to deliver its 50% compact growth target in NPO 3(a-c), and inconsistent with NPO 62 to strengthen the value of greenbelts and green spaces at a city level.

III. Pursuant to Section 31(1)(ba)(i) and Section 31(1)(c) of the Planning and Development Act 2000 (as amended)

Land zoned for Enterprise, Light Industry and Commercial (CI) at an unserved and remote location at Coolagh Road (material amendment A.4) inconsistent with the tiered approach to zoning under NPO 72 (a-c) of the NPF, the requirement under Section 10(2)(n) for objectives of the Act to promote sustainable settlement and transport strategies to reduce energy use and to reduce GHG emissions, and fails to have regard to Development Plans Guidelines regarding sequential development in a city context, in particular in relation to the prioritisation of new development along high quality public transport corridors.

IV. Pursuant to Section 31(1)(ba)(i) and Section 31(1)(c) of the Planning and Development Act 2000 (as amended)

Land zoned for residential development in areas known to be at risk of flooding inconsistent with NPO 57 of the NPF, which seeks to avoid inappropriate development in areas at risk of

flooding in accordance with Ministerial Guidelines issued under Section 28 of the Act, The Planning System and Flood Risk Management, Guidelines for Planning Authorities (2009) ("the Flood Guidelines").

V. Pursuant to Section 31(1)(c) of the Planning and Development Act 2000 (as amended)

No adequate reasons nor explanations relating to the proper planning and sustainable development of the area have been provided to explain why lands have been zoned in such a way and how this approach (involving a failure to zone lands having regard to the Development Plan Guidelines and Flood Guidelines) is consistent with an overall strategy for the proper and sustainable development of the area.

VI. Pursuant to Section 31(1)(a)(i)(II) of the Planning and Development Act 2000 (as amended)

The Development Plan has not been made in a manner consistent with, and has failed to implement, the recommendations of the Office of the Planning Regulator under Section 31 AM of the Act.

The Draft Direction and particulars is available to view and download on the website www.galwaycity.ie and on the online consultation portal consult.galwaycity.ie. It is also available for inspection at the Planning Department, Galway City Council, City Hall, College Road, Galway, H91 X4K8, during opening hours- 9am-4pm, Monday to Friday.

The period for public consultation is from Friday 20th January 2023 to Friday 3rd February 2023 at 4pm. Written submissions or observations in respect of the Draft Direction may be made to the Planning Authority during the consultation period and these shall be taken into consideration by the Office of the Planning Regulator before it makes a recommendation to the Minister on the matter.

Written submissions or observations can be made by:

- Using the online submission portal following registration at consult.galwaycity.ie
- By email to devplan@galwaycity.ie.
- By posting your submissions or observations to Senior Planner, Planning Department, City Hall, College Road, Galway, H91 X4K8.

The closing date for receipt of submissions or observations is **Friday 3rd February 2023 at 4pm**. Please note that late submissions /observations cannot be considered.

Data protection

Please note that all valid submissions/observations received by the Council will be published on the Galway City Council website/consultation portal and will form part of the Chief Executive's Report on submissions/observations received. Galway City Council is subject to the requirements of the Freedom of Information Act, 2014, the Data Protection Act, 2018 and to the General Data Protection Regulations (GDPR). Data will only be processed in accordance with the aforementioned legislation. The Privacy Statement for the management of submissions made during this public consultation process can be found here on this Portal – <https://www.galwaycity.ie/planning-privacy-statement> Galway City Council's privacy policy is available here - <https://www.galwaycity.ie/privacy-policy>

Patricia Philbin, Director of Services, Infrastructure Development, Planning & Climate Change

January 2023