

**Galway City Council
Development Plan 2023-2029**

**Comhairle Cathrach na Gaillimhe
Plean Forbartha 2023-2029**

**Chief Executive's Report
on submissions received in relation to the
Draft Ministerial Direction to the
Galway City Development Plan 2023-2029**

**Development Plan and Policy
Section**

**Updated version
3rd March 2023**

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1 Introduction

1.1 Background and overview of Chief Executive's Report

The Minister for Housing, Local Government and Heritage, consequent to a recommendation made to him by the Office of the Planning Regulator under Section 31 AM (8) of the Planning and Development Act 2000 (as amended), notified Galway City Council on the 13th of January 2013 of his intention to issue a Draft Direction to Galway City Council to take certain measures specified in the notice in order to ensure that the Galway City Development Plan 2023-2029 is in compliance with the requirements of the Act.

As per section 31 (7) of the Act, the Planning Authority published a notice setting out details with regard to the Draft Direction. A public display of the Draft Direction commenced on the 19th of January 2023. Written submission or observations in respect of the Draft Direction could be made to the Council between the 20th January and the 3rd February 2023 at 4pm by using the online submission portal following registration at consult.galwaycity.ie, by email to devplan@galwaycity.ie or by post.

The Draft Direction and particulars were available to view and download on the website www.galwaycity.ie and on the online consultation portal. It was also available for inspection at the Planning Department offices, during opening hours- 9am-4pm, Monday to Friday.

Section 31(8) of the Planning and Development Act 2000 (as amended) requires that no later than 4 weeks after the expiry of the public display period, the Chief Executive (CE) shall prepare a report on any submissions or observations received and shall send the CE Report to the Elected Members, the Office of the Planning Regulator and the Minister.

The CE Report is required to:

- a) Summarise the views of any person who made a submission or observation to the Planning Authority.
- b) Summarise the views and recommendations made by the Elected Members of the Planning Authority.
- c) Summarise the views of and recommendations made by the Regional Assembly.
- d) Make recommendations in relation to the best manner in which to give effect to the Draft Direction.

A total of 63 submissions were received during the consultation period (It is noted also that Section 31(10) allows for Elected Members to make a submission directly to the OPR and to send a copy also to the Minister during the public display period).

This CE report sets out in Section 2 a summary of each written submission/observation. The summaries of submissions/observations received from the public are set out in Section 2.1, the summaries of submissions/observations received from the Elected Members are set out in Section 2.2 and the summary of the Regional Assembly submission is set out in Section 2.3. Within each section, submissions are grouped into those which relate to a specific area which is the subject of the Draft Direction and those which relate to a number of areas.

Section 3 of the report sets out the Chief Executive's recommendations in relation to the best manner in which to give effect to the Draft Direction. Section 4 lists the appendices which includes the list of submissions, newspaper notice and the Particulars of the Ministerial Draft Direction Report (dated 13th January 2023).

All submissions are hyperlinked through the reference numbers provided in the summaries in Section 2 of this Report and in the list of submissions.

1.2 Draft Direction

The Planning Authority has been directed to take the following steps:

- (a)** Reinstate the following zoning objectives to that of the draft Plan:
- (i)** A.4 Coolagh Road – i.e. subject land reverts to Agriculture and High Amenity (G) from Enterprise, Light Industry and Commercial (CI).
 - (ii)** A.9 Off Headford Road and Sandyvale Lawn – i.e. subject land reverts to Recreation and Amenity (RA) from Residential (R).
 - (iii)** A.11 Dublin Road – i.e. subject land reverts to Recreation and Amenity (RA) from Residential (R).
 - (iv)** A.13 Terryland – i.e. subject land reverts to Recreation and Amenity from Residential.
 - (v)** A.15 Quarry Road, Menlo – i.e. subject land reverts to Agriculture (A) from Residential (R2).
 - (vi)** A.16 Ballindooley – i.e. subject land reverts to Agriculture (A) from Residential (R2).
 - (vii)** A.17 Off Circular Road – i.e. subject land reverts to Agriculture (A) from Residential (R2).
 - (viii)** A.18 Off Circular Road – i.e. subject land reverts to Agriculture (A) from Residential (R2).
 - (ix)** A.19 Menlo Village Extension – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).
 - (x)** A.20 Quarry Road – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).
 - (xi)** A.21 Roscam – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).
 - (xii)** A.23 Roscam – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).
 - (xiii)** A.24 Menlo Village Extension – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).
 - (xiv)** A.25 Headford Road – i.e. subject land reverts to Recreation and Amenity (RA) from Residential R2.
- (b)** Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned:
- (i)** Land zoned Residential R2 in the adopted Plan at Cappagh consistent with the recommendation of the chief executive's report dated 16th June 2022.
 - (ii)** Figure 11.20 Ballindooley.
 - (iii)** Figure 11.26 Coolagh area.
 - (iv)** Figure 11.31 Coolagh area.
 - (v)** Figure 11.29 Quarry Road Menlo and two further sites on Monument Road Menlo.

- (vi) Figure 11.27 in the Castlegar area.
- (vii) Figure 11.28 in the Castlegar area.
- (viii) Figure 11.24 in the Roscam area.
- (ix) Figure 11.30 in the Roscam area.
- (x) Figure 11.14 in the extended Roscam area.
- (xi) Figure 11.25 Murrough.

Statement of Reasons for the Draft Direction

The reasons as set out by the Minister 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.

1.3 Next Steps

Section 31 (AN) of the Planning and Development Act, 2000 (as amended) sets out that on receipt of the Chief Executive's Report, the Office of the Planning Regulator:

“ shall consider the report of the Chief Executive on the submissions, together with any submission made under Section 31(10), and shall recommend to the Minister that he or she issue the direction with or without minor amendments or where the Office is of the opinion that-

- a) A material amendment to the draft direction may be required,*
- b) Further investigation in order to clarify any aspect of the report furnished or submissions made, or*
- c) It is necessary for any other reason, then the Office may, for stated reasons, appoint a person to be an inspector no later than 3 weeks after the date of receipt of the Chief Executive's Report”.*

Following receipt of a report from the inspector (if required) the OPR shall make a recommendation to the Minister regarding whether the Direction is to be issued with or without minor amendments, or not issued.

If the Minister agrees with the recommendation, he may issue a final direction.

Pursuant to Section (17) of the Act, a direction issued by the Minister is deemed to have immediate effect and its terms are considered to be incorporated into the Plan, or, if appropriate, to constitute the plan.

If the Minister does not agree with the recommendation, then the Minister shall-

- (i)** Prepare a statement in writing of his or her reasons for not agreeing,
- (ii)** Cause the statement to be laid before each House of Oireachtas, and
- (iii)** As soon as practicable, make the statement available on the website of the Department of Housing, Local Government and Heritage.

As soon as practicable, after a statement has been prepared under subsection (4A) (b), the Minister shall cause a copy of to be sent to the Office, the Planning Authority concerned as soon as practicable and make it available on their respective websites.

2 Summary of Submissions/Observations Received in Relation to the Draft Ministerial Direction.

2.1 Views of any person who made a submission/observation

Submissions which relate to a number of areas which are the subject of the Draft Direction:

Submission Reference Number	GLWC-C8-3
Submitters Name	Save Roscam Peninsula
<p>This submission welcomes the Draft Ministerial Direction as a whole. In particular the submission welcomes the Draft Ministerial Direction in relation to lands in the Roscam/Rosshill area as follows:</p> <p>2(a)(xi) A.21 Roscam – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2)</p> <p>2(a)(xii) A.23 Roscam – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2);</p> <p>2(b) Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned: (viii) Figure 11.24 in the Roscam area, (ix) Figure 11.30 in the Roscam area and (x) Figure 11.14 in the extended Roscam area.</p> <p>The submission requests that the OPR considers the deletion of the R2 zoning objectives in respect of Figure 11.12 (labelled as ‘Rosshill House and adjacent lands’ in the current plan), and to recommend to the Minister that they be zoned G (Agricultural/High Amenity).</p> <p>The submission sets out the overarching objectives and outcomes that the Save Roscam Peninsula group are seeking to achieve. These relate to development plan policy which supports the protection and enhancement of the archaeological, cultural, and ecological assets, and resources of the Roscam Peninsula; adherence to SEA, EIA, Habitats, Birds, Water Framework and Urban Waster Water Directives, and other Irish legal statutes, regulations, and ministerial directions; maintaining the ecological / sustainable value and importance of the long-standing agricultural activities on the Roscam Peninsula and that the value and importance of the high amenity, environmental, and archaeological and historical factors are appropriately retained.</p> <p>The submission states that Rosshill House and adjacent lands are not the subject of judicial review proceedings, that the R2 zoning objectives on these lands represent piecemeal zoning in an unserved and isolated, peripheral area, of very high environmental sensitivity, in an area otherwise zoned G (Agricultural/High Amenity) and dominated by ongoing agricultural activity. It states that the zoning objective undermines the potential of the City to deliver its 50% compact growth target required by NPO 3 and Policy 1.4 of the adopted Plan.</p> <p>The submission states that the R2 zoning continues a legacy of previously Low Density Residential zoning objectives and a failure to adopt an evidence-based strategy for the proper planning and sustainable development of the area, especially in the context of the requirements for compact growth (NPO 3) and strengthening the value of greenbelts and green spaces (NPO 62), and the National Climate Action Plan</p>	

It states that the R2 zoning of greenfield lands at Rosshill House and adjacent lands (Figure 11.12) is contrary to national and local plan policy and the Habitats and Birds Directive, the 2011 Regulations, the Water Framework Directive and the Urban Waste Water Directive.

The submission requests that the OPR considers the deletion of the R2 zoning objectives in respect of Figure 11.13 (labelled 'Roscam Pitch & Putt adjacent lands' in the current plan), and to recommend to the Minister that they be zoned G (Agricultural/High Amenity).

The submission states that not all lands at the Roscam Pitch & Putt and adjacent lands (Figure 11.13) are the subject of judicial review proceedings and requests that the OPR recommends to the Minister that lands not subject to the judicial review proceedings be zoned G (Agricultural/High Amenity).

The submission states that the judicial review proceedings concern only a subset of the lands at Roscam Pitch and Putt & adjacent lands (Figure 11.13) and not any of the lands at Rosshill House and adjacent lands (Figure 11.12). The submission includes maps in the appendices which highlight the extent of land subject to judicial review proceedings.

The submission states that the judicial review of ABP's decision by the High Court to grant permission for residential development concerns the following folios: GY14598F, GY97245F, GY9511, GY82019, and GY82023F.

The submission states that the characterisation of the lands "subject to the judicial review proceedings" in the CE Report is erroneous and quotes the OPR who *"acknowledge[s] that there is an extant planning permission pertaining to the lands in Rosshill illustrated at Figure 11.12 and Figure 11.13, which is the subject of judicial review proceedings. The Office accepts the reasons and justification provided by the CE Report recommending that these lands change the LDR land use zoning to Residential R2"*.

The submission states that the judicial review is not a valid basis/reason for the change from LDR land use zoning to Residential R2 with respect to lands at Rosshill House and adjacent lands (Figure 11.2) and that the CE Report conflates some lands subject to judicial review proceedings on the Roscam Pitch & Putt with all lands at Figure 11.12 (Rosshill House and adjacent lands).

The submission states that the lands are greenfield lands currently unserved in terms of public transport, water and wastewater services, that R2 development of lands at Rosshill House and adjacent lands is contrary to the National Climate Action Plan and s19(2)(n) of the Act as no public transport is currently available in the area and will be reliant on private car transport, which will exacerbate congestion on the road network.

The submission states that current water infrastructure is insufficient to support R2 zoning objectives in the area and would require significant upgrades which are not included in the Irish Water programme of works during the life time of the 2023-2029 Plan.

The submission states that there is currently no additional capacity in the Merlin Park No. 1 WWPS catchment to support additional development, until such time as a new wastewater storage tank is installed. It quotes Irish Water who in relation to this project advise that construction is expected to commence at the end of 2023 and that capacity for further development in the catchment is extremely limited until this project is

completed. It also quotes Irish Water who state in relation to Roscam that the area is “unserved” and will require a pumped rising main and gravity network.

The submission contends that it is not appropriate for the Council/planning Authority to consider the zoning designation of land use based on proposals by developers to upgrade wastewater and water infrastructure as part of the consultation process on the development Plan.

The submission states that the lands at Rosshill House and adjacent lands are located at a remove from any existing development in an area otherwise zoned G (Agricultural/High Amenity) with an existing concentration of septic tanks. It states that except for lands with existing dwellings, lands adjacent to Rosshill House are unserved greenfield lands located outside the existing build up footprint of the City and used only for agricultural purposes.

The submission states that the potential development delivery on these lands would amount to 100 dwellings which would not be consistent with the core strategy and/or the NPF targets would undermine the potential of the city to deliver compact growth targets.

The submission states that the lands adjacent to Rosshill House (Figure 11.12) are located in an existing high concentration of on-site wastewater treatment adjacent to areas of high environmental sensitivity that is that is between c.390m at maximum to c.130 at minimum from the Galway Bay SAC and Inner Galway Bay SPA, and within a Regionally Important Aquifer – Karstified (conduit) (Rkc) with a groundwater vulnerability classified as X (Rock/Karst near surface) or E (Extreme).

The submission states that the R2 Zoning of Lands adjacent to Rosshill House, while aspiring to be sensitive infill, will undermine the existing value of greenbelts and greenspaces in an area in very close proximity to no. 2 European Protected Sites and that the zoning is contrary to Policy 5.2 of the Plan, the Habitats and Birds Directive, the 2011 Regulations, the Water Framework Directive and the Urban Waste Water Directive, and Policy NPO 62.

The submission states that the R2 Zoning Objectives on Lands at Figure 11.13, which are not the subject of the Judicial Review, reflect a developer-led approach to planning. It states that Irish Water is not committed to grant a connection to the wastewater infrastructure of the catchment area for more than that granted at the time of Alber Development’s application (which is subject to judicial review proceedings) to connect to it.

The submission states that part of the greenfield lands to the north-west, which form part of the Pitch & Putt, are zoned G (Agricultural/High Amenity) due to their abutting the Galway Bay SAC and close proximity to the Inner Galway Bay SPA. It notes that the north of the Pitch & Putt lands, which are not subject to the judicial review, are a wooded area which acts as a wildlife/biodiversity corridor with Merlin Park Woods, and which the Galway City Habitats Inventory 2005 and Galway City Biodiversity Action Plan acknowledge.

Submission Reference Number	GLWC-C8-7
Submitters Name	Galway City Community Network
<p>Galway City Community Network (GCCN) supports the Draft Ministerial Direction for the Galway City Development Plan on the following basis:</p> <p>That the proposed amendments that were made do not support:</p> <ul style="list-style-type: none"> • Sustainable Development and reduction of emissions due to sprawl. • The protection of green spaces and amenities due to rezoning in floodplains and recreational areas. • The development of Galway as a 15-minute Liveable City due to rezoning in areas unsupported by infrastructure. • Risks the future economic development of the city needed to support centralised population growth by situating industrial development in un-serviced land. • That the plan has not integrated the recommendations of the Office of the Planning Regulator under Section 31 AM of the Act. <p>The submission notes the Ministerial comment in Section V and requests that all elected officials and office of the CEO consider the impact of poorly planned amendments to the Draft City Plan and take all efforts to address them. It states that any failure to integrate the Ministerial Direction would be a matter of public interest, and asks that the elected representatives account for this in a publicly accessible format.</p>	

Submission Reference Number	GLWC-C8-36
Submitters Name	Deirdre Greally
<p>Submission objects to retention of R2 zoning at figures 11.12 and 11.13 on the basis that all lands in Fig. 11.12 are not subject to judicial review and 15% of lands in Fig. 11.13 are not subject to judicial review.</p> <p>The submission states that it is not reasonable that lands not subject to judicial review should be left zoned R2 as R2 is contrary to the objectives of NPF, Climate Action Plan and lands are not connected to public transport infrastructure.</p> <p>The submissions finds Irish Water claim that it can service the sites in question dubious and claims the sewer infrastructure of Galway East cannot support the addition of an extra tank at Merlin Park pumping station. It states that the existing water infrastructure on the old Dublin Road and portion of Rosshill Road which services Fig. 11.12 are serviced by a 3 inch pipe which was part of a private water scheme prior to the council taking it over.</p> <p>The submission notes that a lot of weight is given to the intention to provide services and states that the land should not be zoned until concrete plans, budgets and funding is in place to provide the required services.</p>	

It states that in zoning lands in Fig. 11.12, which are not subject to judicial review, the Chief Executive is favouring developer led residential development and that retaining R2 zoning on these sites facilitates development of greenfield lands outside the footprint of the city in an unserviced area.

Submission Reference Number	GLWC-C8-41
Submitters Name	James McCarthy
<p>The submission supports the vast majority of the Draft Direction.</p> <p>The submission fully supports and quotes Reason I(b) in relation to NPO 3(a1c) and RPO 3.2 and NPO 62; Reason II; Reason V and Reason VI of the Statement of Reasons given by the Minister.</p> <p>The submission includes extracts of the Material alterations map showing relevant lands. It also includes maps of Figures 11.10 – 11.13 from the Draft City Development Plan.</p> <p>The submission includes extracts from the report which issued to Elected Members setting out the particulars of the Draft Direction and any specific development objectives for lands the subject of the Draft Direction.</p> <p>The submission supports the following sections of the Draft Direction: 2(a) (iii) A.11 Dublin Road - Revert to Recreation and Amenity (RA) from Residential (R) 2(a) (xi) A.21 Roscam - Revert to Agriculture and High Amenity (G) from Residential The submission notes that in relation to A.21, that the protected view across the frontage of this site which was removed (Material Alteration A22) must logically be reinstated into the new plan.</p> <p>2(a) (xii) A.23 Roscam Revert to Agriculture and High Amenity (G) from Residential R2 (R2). The submission supports the Draft Direction to unzone the following areas set out in 2(b).</p> <p>2(b) (viii) Figure 11.24 Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e.the subject land is unzoned.</p> <p>2(b) (x) Figure 11.14 in the extended Roscam area. Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e.the subject land is unzoned.</p> <p>2(b) (xi) Figure 11.25 Murrough. Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e.the subject land is unzoned.</p> <p>The submission quotes the OPR and states that its statement not to recommend a direction in the case of Figures 11.10, 11.11, 11.12, and 11.13 (as set out in the draft plan) is inappropriately linked to the judicial review related to only part of the land in Figure 11.13 LDR Roscam Pitch and Putt to all of the lands in Figures 11.10, 11.11, 11.12, and 11.3 Roscam.</p> <p>The submission states that only the part of the lands in just Figure 11.13 are subject to the judicial review, and thus only this land thus should be outside the</p>	

recommendations for unzoning all the lands in Figures 11.10, 11.11, 11.12 and much of 11,13 in the current draft as zoned for housing development.
The submission states that there should be full consistency for the Roscam Peninsula in relation to the Statement of Reason II.

The submission states that the OPR should have unzoned all the lands in Figures 11.10, 11.11, 11.12 and 11.13, except the small part of Figure 11.13 that is under judicial review. All these lands of 11.10, 11.11, 11.12, and 11.13 are currently unserviced 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(ac), and inconsistent with NPO 62 to strengthen the value of greenbelts and green spaces at a city level.

The submission states that the absence of a direction to unzone these lands (some of which are directly touching on the Galway Bay SAC protected area) appears to rest simply on the “supposition” that sewage and water services maybe extend to these isolated, green belt lands sometime in the new development plan.

The submission argues that as the State should more and more facilitate planning permissions, and thus building, in the most easily and quickly serviced areas and therefore, it is very likely the isolated lands of Figures 11.10, 11.11, 11.12, and 11.13 will be far down the priority list for previsions of both new and costly water and sewage services.

The submission states that it is hoped that Irish Water’s “phased” in supply will be contingent on first supplying services to nearby areas of the City that already have full or outline planning permission; already are in areas currently planned for services and are most cost effective uses of Irish Waters precious investment resources. It states that as none of these are currently existing for any of the lands in Figures 11.10, 11,11, 11.12 and most of 11.13, that they should be unzoned.

The submission states that the unzoning of nearly the entire Roscam Peninsula will keep the vast majority of this contiguous green belt intact, and strengthen the value of greenbelts and green spaces at a city level and provide for an “East Galway Coastal Greenway/Cycleway/Wildlife Park”.

Submission Reference Number	GLWC-C8-54
Submitters Name	Ronan Duke
<p>This submission requests that clarity be provided in relation to what the term unzoned means and notes that a number of pieces of land are directed to be unzoned.</p> <p>The submission notes that there is currently a planning application (Pl. Ref 22/314) for land at Coolagh which is referenced in the Draft Plan as Figure 11.26 and asks if this application will be put on hold pending the decision from the minister.</p>	

Submissions which relate to a specific area which is the subject of the Draft Direction:

Draft Direction

2 (a) (i) A.4 Coolagh Road – i.e. subject land reverts to Agriculture and High Amenity (G) from Enterprise, Light Industry and Commercial (CI).

Submission Reference Number	GLWC-C8-37
Submitters Name	Ronan Burke
<p>This submission is opposed to the draft Ministerial Direction under 2 (a) (i) which is to revert these lands from Enterprise, Light Industry and Commercial (CI) to Agriculture and High Amenity (G).</p> <p>The submission states that the land includes a yard which has been long in existence as a commercial yard and the zoning for agriculture severely limits the use of the land and the ability to make a living. The submission includes a number of images and location maps. It states that there is planning history attached to the site and that the previous owners of the land operated a transport depot for over 20 years, storing trucks and containers onsite.</p> <p>The submission states that there is a huge deficit in storage facilities in the city and submitter wishes make a planning application to use a portion of the land as a temporary storage facility supporting the local rowing clubs and SME's (small medium enterprise).</p> <p>The submission states that storage is a major issue for small businesses in Galway City and the Council has failed to recognise the short term storage needs of retailers and the rowing clubs in the making of the development plan. It refers to the extent of unauthorised storage containers in the city and that a CI zoning allows for storage of this nature.</p> <p>The submission states that the land was acquired in 2019 and includes a family home and is required for use as a family business and for the storage of rowing boats. The submission states that the land is not suitable for agriculture/high amenity with a hardstand surface. There is ample amenity areas in close proximity and the area is not rural with urban development close by.</p> <p>The submission includes details of the proposed future storage operations and mitigation measures to reduce any impact. The submission states that there are currently no flooding issues on the land and that the surface is permeable.</p> <p>The submission responds to issues raised in the OPR report and the CE report in relation to connectivity and states that the Coolagh road network is a single carriageway with footpaths and lighting on both sides and at c7.5 meters wide is adequate to protect local cyclists. The Coolagh Road links with the wider road and cycle network and is proximate to local schools, industrial estates and because many people walk/cycle is quiet during work hours. It also states that local bus services operate within 1km of the site.</p>	

The submission responds to issues raised in the OPR report and the CE report in relation to water infrastructure and states that there is a water supply existing on the site and that the proposed storage facility will have minimum impact on water consumption. It also states that there is an existing septic tank serving the house and yard.

The submission states that the section of the site within the SAC is commercial in nature and has no environmental concerns and that the proposed future development will include for appropriate assessment and environmental assessment to ensure no impacts and solar panels will be used on the shed.

It states that landscaping measures to mitigate any visual impact will be implemented and there will be no detrimental noise/lighting impacts as the land is not close enough to residential development.

The submission includes extract of minutes where Elected Members voted in favour of the CI zoning.

Draft Direction

2 (a) (ii) A.9 Off Headford Road and Sandyvale Lawn – i.e. subject land reverts to Recreation and Amenity (RA) from Residential (R).

No specific submission has been received from the public in relation to this Draft Direction.

Draft Direction

2 (a) (iii) A.11 Dublin Road – i.e. subject land reverts to Recreation and Amenity (RA) from Residential (R).

Submission Reference Number	GLWC-C8-2
Submitters Name	John Furey

This submission opposes the Draft Direction of the Minister as issued under 2(a)(iii) Dublin Road to revert these lands to Recreation and Amenity(RA) from Residential (R) for the following reasons:

- The 1.27 Ha site is a green field site and in close proximity to existing pumping station, established bus routes along the Dublin Road which would facilitate easy pedestrian access to same, cycle lanes and a pedestrian path along the boundary of John Furey's land with the Dublin Road. These would contribute to reducing car dependency for any future development on this land.
- The site is in the vicinity of many essential services.

Draft Direction

2 (a) (iv) A.13 Terryland – i.e. subject land reverts to Recreation and Amenity from Residential.

Submission Reference Number

GLWC-C8-56

Submitters Name

Matt and Mary Lohan

This submission is opposed to the Draft Direction **2 (a) (iv)**, which proposes the reversal of the adopted Residential (R) zoning back to Recreational and Amenity (RA) for small strip of land measuring 0.007 hectares at Terryland, next to the Kirwan Junction. The following reasons for retaining the Residential (R) zoning include:

- **Traffic Hazard at existing driveway:** Family home originally built in 1951 and since then the layout of the Headford Road has changed considerably. Most recently with Kirwan Junction upgrade resulting in the existing access to family home directly onto a new multi-lane road. Currently ingress/egress from the existing driveway is causing a significant traffic hazard and therefore landowners require the rezoning of lands to facilitate a new driveway from the property to provide access onto an existing slip road. This change in zoning was supported by the majority of elected members.
Reliability of review carried out: Landowners question the validity of Chief Executive's response on the issue and believe that the Council did not carry out survey or gather data in the area to enable an informed decision and therefore information provided to the OPR is misleading. Expert advice acquired by the landowners states that existing access is more hazardous due to volume of traffic traversing the road in contrast to the proposal to relocate the access to the slip road.
- **Flood Risk:** Landowners state that Galway City Council purchased by CPO a strip of land (25m long, facing east along N84 Headford Rd) from them to facilitate Kirwan Junction upgrade. The location of proposed new driveway is adjacent to the lands acquired by the council. Landowner question if hydrology report was carried out as part of the junction upgrade and if area of land acquired by the council is located in Flood Zone B? Landowner also notes that they have never seen any incidence of flooding in the area.

The submission concludes by requesting that the relocation of the drive way is considered favourably.

The submission is supported by the following additional information

- Submission from Oliver Higgins, Chartered Engineer retained by the landowners and dated 31 January 2023 states that:
 - Report from Barry Transportation, dated 2 July 2018, commissioned by Galway City Council, to design and oversee Kirwan Junction works recommended removing existing entrance to the Lohan property and providing a safer entrance on the Coolough Link Road. Barry Transportation note that the relocation of the entrance would be safer as there was only on direction of traffic flow at the merge point and the removal of an access point to a national road was in accordance with

TII policy. Overall, the report notes that 'the proposed minor alterations will have a positive impact on the design of the junction in terms of its functionality and safety and with minimal impact on lands adjacent to the junction'.

- Submission questions how the Chief Executives Response on the issue concludes that a new access point onto the slip road would 'compromise the safety of traffic movements at this location' when the current arrangement means that access to the property is from a 4 lane National Road.
 - Submission reaffirms concern that proper technical review was not carried out by the council as it is not available for inspection.
 - Submission states that the lands for the new entrance are outside of Flood Zone B while large section of the N6 in the vicinity of the Lohan Property, the existing entrance and a portion of the Lohan site are in Flood Zone B. No maps were provided to verify this claim.
- Additional Information included from Oliver Higgins, Chartered Engineer, dated 2 February 2023 states that:
 - Cycle Lane located in front of the Lohan house will form part of the primary cycle network, as identified in the Technical Report of the Galway Transport Strategy, 2016, which will result in greater use of cycle lane and contribute to hazard already experienced and further supports the relocation of the entrance.

Appendices included with the submission:

- Technical note included from Barry Transportation dated 2 July 2018 – summarised above.
- Written Submission to An Bord Pleanála Oral Hearing from Alan Lipscombe Traffic and Transport Consultants dated 17 January 2019 states
 - Proposed upgrade of the Kirwan Roundabout will have a negative impact in terms of safety for traffic exiting the Lohan property. Submission states that it is not clear why the closure of the existing entrance and provision of a new entrance were not included in final scheme design and request that ABP ensure that changes are included in the final scheme.

Draft Direction

2(a) (v) A.15 Quarry Road, Menlo – i.e. subject land reverts to Agriculture (A) from Residential R2 (R2).

Submission Reference Number	GLWC-C8-5
Submitters Name	Peter and Martina Keane
<p>This submission is opposed to the draft Ministerial Direction under 2 (a) (v) which is to revert these lands Residential R2 to Agriculture and High Amenity (G).</p> <p>The submission states that the R2 land use zoning would facilitate a dwelling for long term immediate family use.</p> <p>It states that a dwelling at this location would be single-storey and suitable to accommodate the special needs of a family member who has serious medical issues (medical information is included in the submission).</p> <p>It states that the land is unsuitable for agricultural purposes, consisting of rough scrubland. Construction of a dwelling on this land would include planting and restoration of the land.</p> <p>The submission states that the zoning to R2 would facilitate attractive renewal within the community and any construction would be sympathetic and add to the area which is adjacent to an SAC.</p> <p>It also states that a treatment plant specialist will be employed to ensure that any treatment system will protect the environment and all planning stipulations will be complied with.</p> <p>The submission includes a copy of a rezoning request dated April 2019.</p> <p>It also includes a copy of medical documentation in relation to Mr. Owen Keane, son of Peter and Martina Keane.</p> <p>The submission includes a copy of a valuation report carried out in January 2023 which comments that the land is not suitable for farming and would involve considerable cost to transform it to good quality agriculture land.</p>	

Draft Direction

2 (a) (vi) A.16 Ballindooley – i.e. subject land reverts to Agriculture (A) from Residential R2 (R2).

Submission Reference Number	GLWC-C8-1
Submitters Name	Laurence Fox
<p>Submission opposes the Ministerial Draft Direction 2a(vi) Ballindooley to revert to Agriculture (A) from Residential R2 (R2) & requests reconsideration for the following reasons:</p>	

- This small piece of land (0.75 hectare) was inherited from an uncle in 2016 and is not suitable nor viable for agriculture as it is extremely rocky with little topsoil & surface bedrock.
- The site adjoins other houses on both sides and, therefore, is not a "green-field" type situation. In fact, development would greatly enhance & make the surrounding area safer for existing householders as the site is often the location of random dumping & an attraction to vermin.
- As the owner, am willing to give ownership to Galway City Council sufficient lands to improve road safety along this stretch of roadway.
- Any proposed housing will be for the sole use of the owner's children who wish to remain in the parish they grew up in and their best & only opportunity to own a place of their own in these challenging times.
- As parents it would be a great comfort to have children nearby as support.

Draft Direction

2 (a) (vii) A.17 Off Circular Road – i.e. subject land reverts to Agriculture (A) from Residential R2 (R2).

Submission Reference Number	<u>GLWC-C8-46</u>
Submitters Name	Tommy Kearns
<p>Submission is opposed to the Draft Direction 2 (a) (vii), which proposes the reversal of the adopted Residential (R2) zoning back to Agriculture (A) for lands off Circular Road. The following reasons for retaining the Residential (R2) zoning include:</p> <ul style="list-style-type: none"> • Land is serviceable during the period of the plan contrary to Irish Water submission dated 6 October 2022. The landowners, with the agreement of the developer of the adjacent Cuirt Cheirin housing estate, have invested in the construction of a 10 meter wide road and extension of all services including water and wastewater from Circular Road to the subject site in order to facilitate development of the lands, subject to the change in zoning and application for planning permission. • An adjacent housing development, The Heath, was subsequently connected to the extended services. Landowners met with a representative from Galway City Council Water Services in December 2022 to assist in identification of location of pipework shown on maps. Existing houses in the ownership of the Kearns family are connected to public water and wastewater infrastructure. <p>The submission states that information provided by Irish Water relating to this site is inaccurate as GIS data was not up to date.</p> <p>The submission disagrees with OPR description of the site as a 'peripheral and non-sequential' on the following grounds:</p> <ul style="list-style-type: none"> ○ Site is located adjacent to completed and occupied Cuirt Cheirin housing estate and The Heath, mature housing estate. ○ Proximity to services and amenities. ○ On Galway City side of potential N6 Ring Road and N59 Link Road South. 	

- Lands are serviced by 10 meter road with footpaths and street lighting which services the Cuirt Cheirin housing estate and Kearns family homes
- Lands are located in an established settlement area with well-defined character which can contribute to the compact development of the city.

Draft Direction

2 (a) (viii) A.18 Off Circular Road – i.e. subject land reverts to Agriculture (A) from Residential R2 (R2).

Submission Reference Number	GLWC-C8-30
Submitters Name	Ross Tobin
<p>This submission is opposed to the Ministerial Draft Direction 2(a)(viii) to revert to Agriculture (A) from Residential R2 (R2) land use zoning.</p> <p>The submission requests the retention of the ‘Residential 2 (R2)’ zoning on lands measuring 2.366 ha located off Circular Road.</p> <p>The submission states that the lands are located adjacent to family owned property to the east at Cuirt Cheirin and that the area is characterised by low density housing at ‘The Heath’, as well as low density housing to the north at Barnacranny and that the lands are strategically located approximately 3 km from Galway City Centre.</p> <p>Location and site context maps and images are included with the submission.</p> <p>The submission states that the lands are very well served by a range of existing services and facilities, that there is an existing footpath located to the south of the site which links to Kearns Lane, connecting the site to Circular Road. It states that there are existing public water services in the area and includes an image of existing manholes located at Kearns Lane.</p> <p>It states that any future development on the subject site will include a pre-connection enquiry to Irish Water for a connection to the existing public network. The submission states that the site is accessible via Kearns Lane (images included) which is located to the south of the site, that Kearns Lane links to Circular Road to the east, which in turn connects the site to the wider area. It also states that the site is accessible via The Heath through a serviced road which is understood to be taken in charge by the council.</p> <p>The submission states that the subject site is located adjacent to the N6 Road Reservation Corridor and that the road reservation corridor disconnects the site from the surrounding agricultural land to the west. It states that given that there is a well established area of low density residential development to the east of the site, and a strong development buffer to the west, the use of the land for agricultural use would be inappropriate.</p> <p>The submission states that the proposed subject lands perform very well when assessed against the ‘Settlement Capacity Audit’ (SCA) criteria provided for in the Development Plan Guidelines for Planning Authorities (2022). It states that there is an</p>	

existing footpath on both sides of the road at Kearns Lane which leads up to the subject site, that c10 metres of additional footpath would be required to directly connect the site to the existing footpath network and that the site is also accessible via The Heath. The city centre is a c10 min cycle for the average cyclist from the subject lands and there is a well established cycle network along Seamus Quirke Road approximately 1,5km or 4 mins cycle from the site.

It also states that there is a range of social facilities in the surrounding area including educational and childcare facilities, that there is an existing national school and an existing creche located approximately 1km north of the site. The site is located approximately 1.5km north of Westside shopping centre, where there is a range of commercial, recreational and community facilities.

The submission states that the lands are located adjacent to the N6 Galway City Ring Road (GCRR) reservation corridor and that they are located appropriately to provide commensurate housing for those in the Bushypark community that will be displaced by the new road, but that will wish to remain in an area where they have lived all their lives and where their children go to school.

It states that the zoning of the lands for R2 use provides a significant opportunity to protect the Bushypark community from declining following the construction of the GCRR, if permitted.

This submission also highlights the omission of Material Alteration No. A.6 from the Draft Ministerial Direction which relates to lands at Ragoon. This land parcel was zoned for Agricultural use within the Draft Plan and was subsequently upgraded to a Residential zoning within the material alterations and the adopted plan. This land parcel was the subject of a recommendation by the OPR to be reverted back to agricultural use within the GCDP 2023-2029. The submission notes that the Minister has not included this recommendation within the Draft Direction as the land is appropriately serviced and the zoning of this land for residential use is consistent with the sequential approach outlined in the Development Plan Guidelines for Planning Authorities (2022).

The submission considers that the lands are sufficiently serviced to the same extent as the lands at Ragoon and that it is inappropriate to remove the zoning from land that is appropriately serviced, and the removal of the zoning for Residential 2 would contravene the Development Plan Guidelines for Planning Authorities (2022).

Draft Direction

2 (a) (ix) A.19 Menlo Village Extension – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential R2 (R2).

Submission Reference Number	<u>GLWC-C8-29</u>
Submitters Name	Gaughan Family
This submission is opposed to the Ministerial Draft Direction 2(a)(ix) to revert to Agriculture and High Amenity (G) from Residential R2 (R2) land use zoning.	

The submission requests retention of the R2 zoning on a site which measure c1ha, located adjacent to the Menlo village envelope as defined in the city development plan. Maps are included with the submission showing ownership and site context and also a recommended extension to the Menlo village envelope boundary. It is stated that the subject site is part of a family holding, that the family have lived in Menlo for over 40 years and are very strong and valued contributors to the Menlo community in local community groups and organisations.

The submission states that should re-instatement of zoning objective R2 be permitted, it is intended to construct two dwelling for family members currently living and renting in Menlo village. It is a desire and family need for family to stay close to the family home and be part of local community. It states that the aspiration of the family to build within the own lands is conducive to future proofing the Menlo area, its community and preventing the potential for existing family members renting to have to relocate further afield, due to affordability issues.

The submission states that the actual area which the family intend to build future home(s) is on lands directly adjacent to, and within the existing family garden. The submission recommends that the Menlo village envelope be extended, that it would properly capture and reflect existing developments adjacent to the family holding and that the subject lands be re-instated to R2 zoning to facilitate retention within the existing Menlo community, long residing family members.

It states that the proposal to construct a dwelling(s) is within a pattern of development which has formed in recent years, and permitted by Galway City Council and it references a number of planning permissions granted in the vicinity. The submission states that a precedent has been set by Galway City Council for residential development on G zoned lands.

In response to the OPR reasons for the zoning change, the submission states that the Menlo Village envelope boundary should be reconfigured to include existing homes, adjacent to the family lands, that they form part of Menlo village and that the family lands should also be included that this would provide a coherent village envelope and a planned local settlement area which would prevent further piecemeal development and encourage compact development in Menlo.

The submission states that it has always been an aspiration of the client to build within the existing family garden, but require additional portion(s) of lands to be rezoned to R2 to enable a viable layout and positioning of 2 no. new homes for family members. It states that the rolling contour profile of the site is challenging, and therefore limits the true developable area within the submitted redline area for rezoning.

Draft Direction

2 (a) (x) A.20 Quarry Road – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential R2 (R2).

Submission Reference Number	GLWC-C8-8
Submitters Name	Labhaoise Hutchinson
This submission is opposed to the Ministerial Draft Direction 2(a)(x) to revert to Agriculture (A) from Residential R2 (R2) land use zoning.	

The submission requests that the R2 zoning and specific objective for a residential development for the immediate family members of the landowner be retained and not included in the final Ministers Direction.

The submission states that the site is located along Quarry Road, Menlo, Galway and measures approximately 0.35ha (located within a larger 0.97ha site), c250m outside the edge of the Menlo village envelope boundary. Location maps and an Irish Water servicing map is included in the submission.

It states that the site is well connected to Menlo village via the Quarry Road, and well suited to provide low density housing, with the surrounding neighbouring land consisting of single dwellings. It also states that the lands are currently greenfield and undeveloped apart from some agriculture buildings and hard stand to the rear of the field. It states that a desk-based review of the site has indicated that there are no ecological, cultural, or flooding constraints associated with the subject site.

The submission refers to the zoning objective for R2 lands and description of these lands, located generally on the periphery of the city with legacies of clustered patterns of low density development. It refers to the development plan specific objective for the site which states that any residential development on this site (0.35 ha) shall be reserved for the use of immediate family members of the landowner.

The submission refers to the NPF and states that it sets out that one of the aims of compact growth is to make better use of under-utilised land within or close to the existing footprint of built-up areas. It also cites a number of National Policy Objectives (NPOs) which relate specifically to population predictions and the need for new residential development to meet housing need (NPO1b, NPO 2(a), NPO 32 and NPO 35).

The submission states that R2 zoning of the site is appropriate and that the site can be considered an infill site and is compatible with the NPF which sets out that 40% of all future residential development should be within and close to the footprint of built-up areas, with the rest of the homes built to be delivered at the edge of settlements and in rural areas.

The submission refers to 'Our Rural Future' Rural Development Policy 2021-2025 and that it provides significant justification for the retention of the site-specific zoning objective, as it recognises the role villages play in sustaining rural areas.

The submission states that the site is in family ownership and the land owner has grown up on these lands and intends to live and raise the family on the site and that there are limited opportunities to purchase a family dwelling in Galway. It states that the provision of future development of this nature, where local need can be demonstrated, would not be out of character for this area and would be the family's only opportunity to live in Menlo or in the city.

It states that the site is close to the built-up footprint of the village and located within the city boundary, with development located on the north and south boundaries of the site, resulting in an infill development.

The submission states that water services are available on the site and confirmation of feasibility from Irish Water is included as an appendix to the submission.

The submission refers to the Draft Direction which states that the subject site is 'Not sequential to the built-up footprint of the village' and the development of the lands would 'extend residential development beyond the village envelope' and in response

states that there is a dwelling both further east of the subject along with a dwelling bordering the site to the west.

It states that a dwelling on the site would constitute infill development given the existing pattern of development on Quarry Road and would be consistent with the provisions of the National Planning Framework and the Rural Development Policy 2021-2025, which states that approximately 60% of new housing will be delivered on edge of settlements and in rural areas.

The submission states that the land owner has the ability to work from home, that the site is within walking distance of the national school approximately 700m from the subject site, and there are private bus services bringing secondary school students to and from schools in the city daily and is therefore not car dependant.

The submission states that an NIS has been carried out in anticipation of submitting a planning application on the site and it has demonstrated that proposed development on the site will not adversely affect the integrity of European sites.

The submission states that the need for new housing in Galway City is recognised as being imperative to the future growth of Galway City and that the development plan must tackle housing need head on, and ensure sufficient lands are zoned to deliver on increased housing targets. It states that an R2 zoning on this site will provide an opportunity to assist in reaching the targeted population growth for the City in a sustainable location where housing need by immediate family members of the landowner can be demonstrated.

Draft Direction

2 (a) (xi) A.21 Roscam – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential R2 (R2).

No specific submission has been received from the public in relation to this Draft Direction.

Draft Direction

2 (a) (xii) A.23 Roscam – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential R2 (R2).

Submission Reference Number	GLWC-C8-55
Submitters Name	Conor and Mary Coyne
This submission is opposed to the Ministerial Draft Direction 2(a)(xii) to revert to Agriculture and High Amenity (G) from Residential R2 (R2) land use zoning.	
The submission states that the Draft Ministerial Direction relates to lands which include the family home and that it is now proposed to be unzoned lands, with no colour on the zoning map.	

It states that it is unclear as to the rationale for this and that it is considered that there should be zoning attributed to all lands within the Galway City Administrative Area to reflect the use of the subject lands.

The submission questions if there are associated policy objectives in the adopted plan to reflect this unzoned land.

The submission states that they are farming in Roscam and had applied to rezone a field from Agriculture to Residential R2 for one house only for their daughter to build a house on the family farm to continue on with the farming tradition. The submission questions that as the front of this site is now classed as unzoned how will this impact on applying for a dwelling house on the farm and requests that this change from Agriculture to Residential R2 be reversed to accommodate such a planning application.

Draft Direction

2 (a) (xiii) A.24 Menlo Village Extension – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential R2 (R2).

Submission Reference Number	GLWC-C8-11
Submitters Name	Billy Lawless

This submission is opposed to the Ministerial Draft Direction **2(a)(xiii)** to revert to Agriculture and High Amenity (G) from Residential R2 (R2) land use zoning.

The submission includes a location map, and images including an aerial image of the lands in question.

This submission requests the retention of c. 0.16ha of land as “R2” as part of the Galway City Development Plan 2023-2029 and the specific development objective which relates to this site which states that *“R2 lands adjoining Menlo Village to the west. Any residential development on this site (0.16ha) shall be reserved for the use of immediate family members of the landowner.”*

The submission states that the family home is located on the north-western part of the site and the “R2” zoning on site is required to facilitate the immediate housing needs of the Lawless family, on the south eastern (infill) part of the site.

The submission states that the undeveloped section of the site can be classed as rural infill. The subject lands are surrounded by a cluster of rural dwellinghouses and outbuildings to the north, north-east, east and southeast and part of a historic clustered settlement pattern and is no different to the village envelope.

The submission states that only one house could be accommodated and it is considered that the requested zoning would not materially alter the content of the Development Plan or overarching planning policy.

The submission quotes the R2 policy background from the development plan and contends that owing to the rural infill characteristics of the site that an R2 zoning can be considered in this case.

The submission states that the existing family home pre-dated the original “Village Envelope” designation for Menlo and therefore it is illogical that the subject lands were not included as part of the original “Village Envelope” designation. It states that the policy in relation to the village envelope encourages sensitive infill in keeping with the historic settlement pattern of the Menlo and as such, the “R2” zoning can be considered in this case.

The submission states that this rural infill site would be consistent with the designated clustered settlement pattern of the area and that this approach would be consistent with the provisions of Appendix 3 of the *Sustainable Rural Housing Guidelines for Planning Authorities*.

The submission states that the Inner Galway Bay SPA does not encroach onto the subject site and that a single detached house, can be developed without adversely affecting the integrity of environmental designations in the area. It states that any future planning application for a single dwellinghouse on this site would typically be accompanied by a Natura Impact Statement, which would identify and recommend suitable mitigation measures in order to avoid any significant adverse effects on European Sites in the area.

The submission states that the subject site is located outside of any indicative future flood risk designations.

Draft Direction

2 (a) (xiv) A.25 Headford Road – i.e. subject land reverts to Recreation and Amenity (RA) from Residential R2 (R2).

Submission Reference Number	GLWC-C8-34
Submitters Name	Jimmy Francis

This submission is opposed to the Ministerial Draft Direction **2(a) (xiv)** to revert to Recreation and Amenity (RA from Residential R2 (R2) land use zoning.

Submission is requesting that the zoning of R2, under the adopted Galway City Development Plan 2023 – 2029, "remain on the subject lands and that the Ministerial Draft Direction that the lands be reinstated to Recreational & Amenity under Draft Direction number **(xiv) A.25 Headford Road** should not be adopted.

The area of the subject plot is 1.2381 hectares.

The submission states that the subject lands are located on the Headford Road, Galway, approximately 1.50km from the City Centre, and situated between the Sandyvale Lawn, Suan, Curralee & Brookdale Residential Developments in an established suburb of Galway City. It states that as such It is the policy of the City Council to promote the neighbourhood concept in existing residential areas and in new developments.

The submission states that the development of a compact city is characterised by the consolidation of existing neighbourhoods and the establishment of new neighbourhoods. It sets out the characteristics of sustainable neighbourhoods as set out in the development plan, that these are areas where an efficient use of land, effective integration in the provision of physical and social infrastructure and high quality design are combined to create places where people wish to live, have a sense of belonging, foster community spirit and feel socially inclusive and safe. It states that sustainable neighbourhoods support a diverse society providing housing choice and affordability for people of all ages and abilities throughout their lifecycle, that the concept reflects the ambition for a 15 minute city where the daily needs of neighbourhoods, including local services, can be easily accessed within a 15 minute walk, cycle or by public transport. Higher level facilities such as those associated with the city centre/major employment hubs/major attractors would be more readily accessible by the public transport network.

It states that while the concept supports a mix of uses within a neighbourhood to support the resident population, it also takes account of the hierarchy of centres set out in Chapter 6, recognising that certain services are more appropriate at a particular location or at a certain scale and nature commensurate with catchment demand.

The submission quotes the development plan in chapter 3 which states that *new residential development in both existing and new neighbourhoods will need to have regard to the surrounding context. In certain cases, residential development by virtue of scale or location, may be able to create its own character. In cases of infill, new residential development will need to have regard to the wider context including the existing pattern of development, plots, blocks, streets and spaces and not adversely affect the character of the area.*

Of importance also are the linkages between new housing and local services, the green network, public transport and active travel network. New residential development will need to consider the layout of adjoining developments supporting opportunities for connections between streets and open spaces, while establishing its own character and legibility.

Within existing neighbourhoods, designated residential open spaces which have a high amenity value and which are allied to existing residential developments will be protected for such use.

The submission states that under the Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) the subject lands can be described as an Intermediate Urban Location and that such locations are generally suitable for smaller-scale, higher density development that may wholly comprise apartments, or alternatively, medium-high density residential development of any scale that includes apartments to some extent (will also vary, but broadly >45 dwellings per hectare net), including:

Sites within or close to i.e. within reasonable walking distance (i.e. up to 10 minutes or 800-1,000m), of principal town or suburban centres or employment locations, that may include hospitals and third level institutions;

Sites within walking distance (i.e. between 10-15 minutes or 1,000-1,500m) of high capacity urban public transport stops (such as DART, commuter rail or Luas) or within reasonable walking distance (i.e. between 5-10 minutes or up to 1,000m) of high

frequency (i.e. min 10 minute peak hour frequency) urban bus services or where such services can be provided;

Sites within easy walking distance (i.e. up to 5 minutes or 400-500m) of reasonably frequent (min 15 minute peak hour frequency) urban bus services.

The submission states that the subject lands meet with all of the above criteria to warrant development of the subject lands within the Galway City Environs where the site is fully serviced with Bus lanes, Cycle Lanes and within 15 minutes walk of all the major infrastructure of the City.

The submission states that the subject lands from part of a farm holding and as such the proposed reversal of zoning back to "Recreational & Amenity" does not offer any such amenity use to the general public who cannot trespass on private lands.

Draft Direction

2(b) (i) Land zoned Residential R2 in the adopted Plan at Cappagh consistent with the recommendation of the chief executive's report dated 16th June 2022. Delete the Residential R2 zoning objective from the adopted plan i.e the subject land is unzoned.

Submission Reference Number	GLWC-C8-9
Submitters Name	Ceapach Development Limited and Thomas Lally
<p>This submission opposes the Draft Direction of the Minister as issued under 2 b(i) Cappagh Road, Cappagh to omit the R2 zoning objective for these lands resulting in unzoned lands for the following reasons:</p> <ul style="list-style-type: none">• That the lands were zoned LDR in the previous GCDP 2017-2023 and that a high quality residential scheme is currently at advanced design stage.• The submission notes that subject lands have the benefit of Confirmation of Feasibility from Irish Water to connect to mains water and public sewer network and lands should therefore be categorised as serviced and not unserved. (included as Appendix 1 in the submission)• Galway City Development Plan 2023-2029 Specific Objective 4.8 (35) demonstrates a commitment to improve the Cappagh Road during the lifetime of the plan therefore it is reasonable to assume that the zoning for the subject lands can also be considered to form part of the CDP. Submission includes letters of support (appendix 2) from landowners along Cappagh Road for improvements to the road infrastructure.• That Cappagh Road has already been subject to improvement works and further works form part of the proposed N6GCRR. <p>The submission states that the core strategy does not envisage that the increase in housing need be met exclusively within the existing built up footprint of the city and as such the core strategy does not preclude the consideration of low density development on the subject site.</p>	

The submission notes that Section 6.2.3 of the Development Plan Guidelines as referenced in the 'Notice of Draft Direction' does not preclude the zoning of spatially less central lands (i.e. Tier 2 lands) in order to meet core strategy requirements.

The submission notes that Section 4.4.4 of the Development Plan Guidelines entitled "Land/Sites Proposed to be zoned" provides that "it is recognised that there is a need for some degree of competition and choice in the residential development land market and to ensure a future pipeline of well-located serviced land. Accordingly, in considering whether to zone additional new land and sites for residential (or a mixture of residential and other uses) to meet housing need, planning authorities must ensure that the development plan core strategy makes adequate provision for zoned and serviced sites that will come forward during the six-year life of the development plan, while also considering and factoring in the proportion of projected housing need to be met on unzoned land in rural areas." In response, having regard to the serviceability of the subject lands, and the additional choice in housing that can be provided, the requested zoning can be considered.

The submission notes that the zoning of the subject lands would not result in a breach of the Core Strategy. In fact, the subject lands were included in the Core Strategy Table. In this regard, this "additional provision" was included into the Core Strategy in accordance with the Development Plan Guidelines. In this regard, Section 1.5.3 of the CDP entitled "Core Strategy Statement" confirms that that "The Core Strategy has, as demonstrated in Table 1.9 ensured that sufficient lands are available to meet the targeted growth and allow for a reasonable level of additional provision and identify long term reserve lands."

The submission states in response to Notice of Draft Direction" generally reference to land zoned for residential development being inconsistent with "sustainable settlement and transport strategies." That the zoning of the subject lands within the City boundary would not undermine such an approach, and represents a more sustainable alternative to an unsustainable proliferation of one off housing within the rural hinterland of the City.

The submission notes that the as the Galway City CDP 2023-2029 does not contain any greenbelt objectives or has not identified any greenbelt lands the requested zoning of lands is not inconsistent with NPF NPO 62 as stated in the 'Notice of Draft Direction'. In addition, it is important to note that the legacy of "agricultural" zoning along the Cappagh road over time has led to the predominance of roadside one off housing/ribbon development.

The submission notes that reasons for refusal for PL Ref 19/176 on public health grounds have been addressed as evidenced by Confirmation of Feasibility from Irish Water.

The submission considers that a zoning of the subject lands would not be inconsistent with the recent ministerial decision to zone lands Residential along Letteragh Road,

Rahoon as these lands are serviceable and also reliant on a road improvement objective along the public road.

3 no. Appendices are included in the submission as follows:

- Appendix 1: Confirmation of Feasibility from Irish Water
- Appendix 2: Letter of support for Cappagh Road improvement works from relevant landowners
- Appendix 3: Site Context Plan, Site layout Plan and Sample Images prepared by Sean Dockery & Associates

Submission Reference Number	GLWC-C8-10
Submitters Name	Tommy Lally c/o William Sandys Solicitor

This submission opposes the Draft Direction of the Minister as issued under **2 b(i)** Cappagh Road, Cappagh to omit the R2 zoning objective for these lands resulting in unzoned lands for the following reasons:

- That historically the lands were frozen in 1999 due to the Galway City Outer bypass (GCOB) and could not be properly utilised.
- That the lands were zoned in 2017 for Low Density Residential (LDR) once the GCOB was no longer affecting these lands. It states that more recently in the adopted 2023-2029 plan the lands remained zoned residential under new R2 designation.
- That infrastructural issues on these lands could be resolved. (*Reference is made to adjoining lands being refused in 2019 on infrastructural grounds*).

The submission states that unzoning these lands would have devastating consequences for the owner and his family.

Submission Reference Number	GLWC-C8-62
Submitters Name	Thomas Lally

This submission opposes the Draft Direction of the Minister as issued under **2 b(i)** Cappagh Road, to omit the R2 zoning objective resulting in unzoned lands.

It states that a planning application is ready to be lodged and includes all relevant infrastructure ie. Laying sewage pipes, road widening, footpaths and cycle lanes.

The submission includes a petition from residents of Cappagh Road requesting improvements of walking and cycling infrastructure wastewater and drainage issues on Cappagh Road.

The submission states that dezoning / preventing development of this site will delay upgrade works to the Cappagh Road.

The submission also includes copy of Confirmation of Feasibility from Irish Water, regarding water and waste water connection for 40 units on Cappagh Road stating, subject to a connection application, that Water Connection is feasible without IW infrastructure upgrade and Wastewater Connection can be facilitated through upgrade works funded by the applicant.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b) (ii) Figure 11.20 Ballindooley.

No specific submission has been received from the public in relation to this Draft Direction.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b) (iii) Figure 11.26 Coolagh area.

Submission Reference Number

[GLWC-C8-33](#)

Submitters Name

Ballindooley Developments Ltd.

Coolagh Lands

This submission opposes the Draft Direction of the Minister as issued under **2 b(iii)** to omit the R2 zoning objective for these lands resulting in unzoned lands. These lands are identified as Fig 11.26 Coolagh Area in the Draft Galway City Development Plan 2023- 2029.

The submission requests the retention of the 'Residential 2 (R2)' zoning on 10.3 ha site located at Coolagh.

It states that the site is well served in terms of access and connectivity. The main Coolagh Road to the west of the site has footpaths both directions along its entirety from the N6 Quincentenary Bridge to the subject site (1.5km) at Coolagh.

The submission states that the southern boundary of the site bounded by road of the Carraig Bán residential development which joins the Coolagh Road. It is understood that this access road is public and taken in charge by the Local Authority, and that there is a public right of way along a portion of this road. The subject lands could be accessed via the Carraig Bán development in future.

It states that Crestwood bus stop is located approximately 500m from the subject site with bus services to the city centre and that the site is in close proximity to the City Centre, NUIG and with good links to the motorway.

The submission refers to the Development Plan Guidelines for Planning Authorities (2022) which states that zoned housing land in an existing development plan, that is serviced and can be developed for housing within the life of the new development plan under preparation, should not be subject to dezoning.

The submission notes that the subject site has been zoned for Low Density Residential use in the Galway City Development Plan for the periods 2017-2023 and 2011-2017, for a period of 12 years. It states that the removal of the R2 zoning of these lands is not consistent with the sequential approach to development, and is not compliant with the Development Plan Guidelines for Planning Authorities (2022).

The submission notes that an existing low density residential settlement is located to the north of the subject site, as well as low density lands at Carraig Ban immediately to the south.

The submission considers that the site is fully serviced, and the R2 zoning is consistent with the sequential approach outlined in the Development Plan Guidelines for Planning Authorities (2022) in the context of these existing low density settlements.

The submission states that the proposed subject lands perform very well when assessed against the 'Settlement Capacity Audit' (SCA) criteria provided for in the Development Plan Guidelines for Planning Authorities (2022). It is proposed that access to the subject lands may be achieved via Carraig Ban. This road is understood to be taken in charge by the city council and a portion of this road contains a public right of way.

It states that the lands are located approximately 2.2 km from the city centre which represents a c. 7 min cycle time for the average cyclist from the subject lands. It states that there is an existing connection to the Irish Water network at the subject site, that Irish Water have confirmed that the water connection is feasible with an infrastructure upgrade, and that the wastewater connection is feasible subject to upgrades. Confirmation of Feasibility correspondence is included in the submission in Appendix 2.

The submission states that there is a range of social facilities in the surrounding area including educational and childcare facilities and indicates same in a site context map in Appendix 1 of the submission.

The submission notes that there is currently a live planning application on the subject lands under PI. Ref. 22/314 for an access road and all infrastructural connections via Carraig Ban; to provide 29 serviced sites; full permission of 5 dwellings and Outline Planning Permission for 24 dwellings.

The submission refers to a number of recent refusals of planning permission for housing developments by An Bord Pleanála on Residential zoned land within the city area due to a lack of appropriate social and physical infrastructure, including appropriate connections and associated facilities and services and therefore will not be available to fulfil the core strategy targets for some time.

The submission states that the subject site is well served in terms of access, connectivity, and water infrastructure. It is submitted that as the subject lands are appropriately serviced, the lands have potential to assist the local authority in meeting its housing targets as set out in the core strategy.

This submission also highlights the omission of Material Alteration No. A.6 from the Draft Ministerial Direction which relates to lands at Ragoon, that this land parcel was zoned for Agricultural use within the Draft Plan and was subsequently upgraded to a Residential zoning within the material alterations and the adopted plan. It states that this land parcel was the subject of a recommendation by the OPR to be reverted back to agricultural use within the GCDP 2023-2029. The submission notes that the Minister has not included this recommendation within the Draft Direction as the land is appropriately serviced and the zoning of this land for residential use is consistent with the sequential approach outlined in the Development Plan Guidelines for Planning Authorities (2022).

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b) (iv) Figure 11.31 Coolagh area.

Submission Reference Number

GLWC-C8-6

Submitters Name

Danielle Maloney

This submission opposes the Draft Direction of the Minister as issued under **2 b(iv)** to omit the R2 zoning objective for these lands resulting in unzoned lands. These lands are identified as Fig 11.31 West of Coolagh Road, Coolagh in the Draft Galway City Development Plan 2023- 2029.

The submission is requesting to retain LDR zoned lands from the 2017-2023 plan. *(These lands were zoned Residential (R2) in the adopted plan. The Draft Direction was to delete the R2 zoning objective from the adopted plan, making the subject land unzoned).*

The following reasons are given to retain a residential zoning on these lands:

- There are existing public mains water supply and public sewerage readily available along the northern edge of Coolagh Road. This was all confirmed as part of Pl. Ref. No. 11/147 on site.
- The site is served via an existing entrance and no additional entrances would be needed.
- There would be no adverse impact on Lough Corrib SAC owing to the fact that the subject lands can connect to public sewer.
- The retention of a residential zoning designation on these lands would satisfy the Housing Strategy as it would provide headroom in residentially zoned lands to allow for a longer-term vision.

Draft Direction

**To delete the following zoning objective: i.e. the subject land is unzoned.
2 (b) (v) Figure 11.29 Quarry Road Menlo and two further sites on Monument
Road Menlo.**

Submission Reference Number

GLWC-C8-38

Submitters Name

Ciana Welby

This submission opposes the Draft Direction of the Minister as issued under **2 b(v)** to delete the R2 zoning objective for lands identified as Fig 11.29 Quarry Road Menlo in the Draft Galway City Development Plan 2023- 2029.

Aerial images of the site are included in the submission

The submission states that the land should remain as Residential R2 in order to facilitate the immediate housing needs of the McCannon family.

The submission states that the subject lands (1.2 acres) lies at east Quarry Rd Menlo which is a rural area north of Menlo village and that it forms part of the larger family holding. It states that the site is located behind the McCannon family home which fronts onto the road at Quarry Rd.

The daughter of the family has made the submission and states that she currently lives in the family home with her own family and aims to build in the immediate future and states that three of her children attend the local school.

The submission states that an existing right of way provides access directly to the subject site.

It states that the lands are bounded East and South by an excavated limestone quarry and block yard and a large industrial shed and that the R2 zoning of this site would be appropriate as considered to be that of an infill site due its location with the existing house to the front and quarry to the side and rear.

The submission states that the pattern of one off houses is well established on Quarry Rd and Menlo village and there are also currently two other sites with active planning proposals on the Quarry Rd. It states that the construction of a dwelling house at this site would not be inconsistent with the character of the area.

The submission sets out the family history and connections to the area and that they are a well-established family in the village. The site at Quarry Rd Menlo makes up part of the larger family holding of the McCannon family.

It states that the family are involved in local sports/activities and are active members of the local GAA club Fr Griffins/Eire Óg as juvenile players and juvenile coach.

The submission states that if the site was to remain zoned as Residential R2 the construction of a dwelling would allow the family to continue being part of the wonderful community of Menlo and remain in the family land which has always been their intention.

The submission states that a recent bereavement and illness within the family had delayed the progression of meeting the essential housing need on the site and it is hoped that the retention of R2 on the land would resolve this need.

Draft Direction

**To delete the following zoning objective: i.e. the subject land is unzoned.
2 (b) (vi) Figure 11.27 in the Castlegar area.**

Submission Reference Number	GLWC-C8-4
Submitters Name	Tommy Grogan
<p>This submission opposes the Draft Direction of the Minister as issued under 2 b(vi) Figure 11.27 in the Castlegar area to omit the R2 zoning objective for these lands resulting in unzoned lands for the following reasons:</p> <ul style="list-style-type: none">• Site is located to the rear of Castlegar National School. Owner previously transferred land to the school at the time of the extension in exchange for legal access to his lands at the rear to allow for future development.• Site is fully serviced. A new access road was constructed from the public road to the said lands, site is served by a 150mm diameter public sewer and an 80mm diameter watermain, which is in the ownership of Irish Water.• Lands were zoned LDR in the 2017-2023 Development Plan.• The adopted plan proposed a residential zoning (R2) for these lands and included for a specific development objective that <i>“Development shall generally have a maximum density of 5 houses to the hectare. Any development shall be consistent with the N6 GCRR Strategic Road”</i>• Submission seeks to retain a 5 unit per hectare zoning as he feels it would make best use of these fully serviced lands during a period where more housing is needed to meet the housing crisis.	

Draft Direction

**To delete the following zoning objective: i.e. the subject land is unzoned.
2 b(vii) Figure 11.28 in the Castlegar area.**

Submission Reference Number	GLWC-C8-23
Submitters Name	Michael Tully
<p>This submission opposes the Draft Direction of the Minister as issued under 2 b(vii) which relates to the lands zoned for residential R2 development at School Road, Castlegar, Galway City (Figure 11.28 in the Castlegar area’).</p> <p>The submission states that the Draft Direction requires the removal of Residential R2 zoning and associated specific development objective for site referred to in Figure 11.28. rendering the subject land unzoned.</p> <p>The submission objects to the draft direction stating that the subject lands are located in an area in close proximity of Galway City Centre with residential development and lands zoned for ‘R2 Residential’ use in the surrounding area.</p>	

The submission states that the subject site is in close proximity to key areas of business and technology at Ballybrit Business Park to the southeast and Parkmore Business Park to the east.

It states that the subject lands are well serviced, with good connectivity opportunities to the surrounding area, that there are also no apparent constraints associated with the subject lands; there are no ecological designations on the site, no cultural or archaeological sites and no flood zones or recorded events.

The submission notes that the prospective development of the N6GCRR will allow for the future sustainable development of the Castlegar area.

It states that lands zoned for Residential (R) use, 350m South East of the subject site have been acquired by Galway City Council for future residential development.

The submission notes that the specific development objective attached to the subject site that restricts development to 5 no. houses only reserved for immediate family use will allow for appropriate sustainable development of the lands in accordance with development plan policy and core strategy and contrary to OPR Draft Direction.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned. b(viii) Figure 11.24 in the Roscam area.

No specific submission has been received from the public in relation to this Draft Direction.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned. 2 (b) (ix) Figure 11.30 in the Roscam area.

Submission Reference Number

GLWC-C8-18

Submitters Name

Mary-Harriet Madden

This submission opposes the Draft Direction of the Minister as issued under **2 (b) (ix)** to delete the R2 zoning on a site in the Rosshill/Roscam area. The specific site is identified on maps submitted with the submission. A specific objective in the development plan for this site is- *“R2 lands at Roscam Village. Family lands defined as site A and site B in details submitted in planning application reference 18/44. Development shall be restricted to two houses only, reserved for the use of immediate family members of the landowner”*.

The submission responds to the rationale for downzoning provided by the OPR and states that the subject lands are located in Rosshill which is an existing and long-established neighbourhood of Galway City, that is predominantly comprised of a series of one-off dwelling houses clustered around the local road network.

The submission includes a table which sets out distances and walk/cycle times to a range of services including the hospital, schools, neighbourhood centre, GAA club and employment areas to highlight that the site is not within an isolated area.

The submission notes that An Bord Pleanála granted planning permission for a Strategic Housing Development of 102 no. residential units on lands at Rosshill (approx. 600 metres north of the subject lands) in October 2021 (Ref: TA61.310797) and that the Board's Inspector characterised the location of the SHD lands as being a 'transitional location on the periphery of the urban area'. The submission states that Rosshill as a whole could be described in this manner and disagrees with the OPR's contention that the subject lands are in an 'isolated location'.

The submission states that the proposed SHD development referred to above provides for the upgrade of an existing pumping station which will facilitate the connection of existing and future residential developments in Rosshill to the public.

The submission states that there is an existing public water main serving Rosshill. It states that the Dublin Road/Coast Road bus stop which serves the 404 & 409 City Bus routes is located an approximately 15–20-minute walk or 7-minute cycle from Rosshill and that the area is well served by transport infrastructure and is located in close proximity to the railway line which, in future could provide commuter services for the eastern suburbs of the City.

The submission states that Rosshill is an existing neighbourhood where the predominant land use is residential and that while there are lands zoned Agriculture (A) or Agriculture and High Amenity (G) on the periphery of the Rosshill neighbourhood, that the subject lands are contiguous to existing residential development.

The submission states that there is ongoing residential development in Rosshill in immediate proximity to the subject lands as well as future pipeline residential development in the form of the SHD development referred to above and therefore would not concur with the OPR that the lands are located in an area which is predominantly zoned Agriculture (A) or Agriculture and High Amenity (G).

The submission states with regard to the environmental sensitivity of the area (adjacent to Galway Bay Complex SPA and SAC) that the lands have been the subject of 3 no. planning applications (Refs: 17/295, 18/44 & 19/89) in recent years and as part of the preparation of those planning applications, they have been the subject of extensive ecological and environmental assessments.

The submission includes an Ecological Briefing Note and a hydrological condition briefing note which conclude that the subject lands and the immediate surrounds are not of particular environmental sensitivity and do not provide significant habitat for any species that are among the qualifying interests or Special Conservation Interests of the nearby European Sites. They also conclude that none of the groundwater dependant terrestrial ecosystems for which the Galway Bay Complex SAC is designated are located in the vicinity. They also state that the general geological and hydrogeological conditions underlying the site are in accordance with the EPA Code of Practice (2021) requirements and are suitable to facilitate the construction of a single dwelling house, with a high specification wastewater treatment system and that the risk posed to groundwater flow, groundwater quality and to Galway Bay SAC is deemed to be low.

With regard to delivery of the NPF 50% growth objective within the built up footprint of the city (NPO3), the submission states that the subject lands are located within the built up footprint which is defined by the NPF. The definition in the NPF is lands located within the Central Statistics Office (CSO) settlement map and an extract of that map is included in the submission.

The submission highlights the need to respect and protect the existing character of the area which is characterised by low density one-off housing. It references the Sustainable Residential Development in Urban Areas Guidelines 2009 which states that 'In residential areas whose character is established by their density or architectural form, a balance has to be struck between the reasonable protection of amenities and privacy of adjoining dwellings, the protection of established character and the need to provide residential infill'.

It also quotes the Galway City Urban Density & Building Height Study which states that 'New development should take account of prevailing character and context in terms of the height, scale and form of development. Analysis of the surrounding area should be undertaken to ensure a proper understanding of prevailing character'.

The submission states that the low-density zoning objective of the subject lands is appropriate for the area, that it reflects the character of the locality and facilitates the growth of the neighbourhood.

With regard to NPO62, strengthening the value of green belts and green spaces, the submission states that Rosshill is an existing residential neighbourhood in the City which is surrounded by an extensive green network as set out in the development plan and which delivers a robust greenbelt around the built footprint of the neighbourhood.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.
2 (b)(x) Figure 11.14 in the extended Roscam area.

Submission Reference Number	GLWC-C8-19
Submitters Name	Proofridge Ltd.

This submission opposes the Draft Direction of the Minister as issued under **2 (b)(x)** to delete the R2 zoning on a site in the Rosshill/Roscam area. The specific site is identified on maps submitted with the submission. A specific objective in the development plan for this site is- "*R2 lands at Roscam. Lands adjoining and to the south of Ros Odhrain comprising 1.1 hectares. Development shall have a density of 12 houses per hectare subject to a connection to public wastewater treatment plant being present.*"

The submission states that the justification for retention of the R2 zoning is set in the context of the reasons set out by the OPR for downzoning the lands.

The submission sets out the background to the zoning of the lands and quotes the CE report at the draft plan stage which set out the rationale for not omitting the zoning on these lands and putting forward an R2 zoning policy to provide for the delivery of infill residential development in locations such as Rosshill while ensuring that environmental sensitivities and the particular character of a given area is maintained and respected.

The submission also cites references to planned infrastructure investment by Irish Water at Merlin Park which will facilitate the servicing of lands at Rosshill in due course.

The submission notes that the removal of residential zoning from the specific lands outlines in red in the submission maps includes Phase 1 of Ros Odhrain residential development which has the benefit of planning permission (Ref: 10/212 & 16/109) and where housing is

currently under construction and that there is no basis for the proposed downzoning of lands on which residential development is currently under construction.

The submission responds to the rationale for downzoning provided by the OPR and states that the subject lands are located in Rosshill which is an existing and long-established neighbourhood of Galway City, that is predominantly comprised of a series of one-off dwelling houses clustered around the local road network.

The submission includes a table which sets out distances and walk/cycle times to a range of services including the hospital, schools, neighbourhood centre, GAA club and employment areas to highlight that the site is not within an isolated area.

The submission notes that An Bord Pleanála granted planning permission for a Strategic Housing Development of 102 no. residential units on lands at Rosshill (approx. 600 metres north of the subject lands) in October 2021 (Ref: TA61.310797) and that the Board's Inspector characterised the location of the SHD lands as being a 'transitional location on the periphery of the urban area'. The submission states that Rosshill as a whole could be described in this manner and disagrees with the OPR's contention that the subject lands are in an 'isolated location'.

The submission states that the proposed SHD development referred to above provides for the upgrade of an existing pumping station which will facilitate the connection of existing and future residential developments in Rosshill to the public. It also noted that the specific development objective for the subject site requires a connection to public wastewater treatment plant to be available before the lands can be developed.

The submission states that there is an existing public water main serving Rosshill. It states that the Dublin Road/Coast Road bus stop which serves the 404 & 409 City Bus routes is located an approximately 15–20-minute walk or 7-minute cycle from Rosshill and that the area is well served by transport infrastructure and is located in close proximity to the railway line which, in future could provide commuter services for the eastern suburbs of the City.

The submission states that the subject lands are centrally located within, and physically contiguous, to a well-established neighbourhood where the predominant land use is residential and that there is ongoing residential development in Rosshill under PI. Ref. No: 10/212 & 16/109 on a portion of the subject lands as well as future pipeline residential development in the form of the SHD development referred to above.

It states that Rosshill is not a peripheral location but is a transitional location which is within easy reach of a range of educational, shopping, amenity and employment locations, well served by transport infrastructure and has the potential to accommodate service infrastructure in the form of a public wastewater connection in the near future.

The submission references the OPR position that the zoning for residential development would be inconsistent with the requirement for compact growth and the delivery of the NPF 50% growth objective within the built up footprint of the city (NPO3). It states that the subject lands are located within the built up footprint which is defined by the NPF. The definition in the NPF is lands located within the Central Statistics Office (CSO) settlement map and an extract of that map is included in the submission.

The submission contends that the development would facilitate the delivery of compact urban growth and/or residential development of a scale appropriate within the built up footprint of the City. It references the Sustainable Residential Development in Urban Areas Guidelines 2009 which states that 'In residential areas whose character is established by their density or architectural form, a balance has to be struck between the reasonable

protection of amenities and privacy of adjoining dwellings, the protection of established character and the need to provide residential infill’.

It also quotes the Galway City Urban Density & Building Height Study which states that ‘New development should take account of prevailing character and context in terms of the height, scale and form of development. Analysis of the surrounding area should be undertaken to ensure a proper understanding of prevailing character’.

The submission states that the low-density zoning objective of the subject lands is appropriate for the area, that it reflects the character of the locality and facilitates the growth of the neighbourhood.

With regard to NPO62, strengthening the value of green belts and green spaces, the submission states that Rosshill is an existing residential neighbourhood in the City which is surrounded by an extensive green network as set out in the development plan and which delivers a robust greenbelt around the built footprint of the neighbourhood.

Draft Direction

**To delete the following zoning objective: i.e. the subject land is unzoned.
2 (b)(xi) Figure 11.25 Murrough.**

No specific submission has been received from the public in relation to this Draft Direction.

2.2 Views and Recommendations made by Elected Members

Summaries of submissions made by the Elected Members to the consultation are set out below.

Submissions which relate to a number of areas which are the subject of the Draft Direction:

Submission Reference Number	GLWC-C8-44
Submitters Name	Cllr. Eddie Hoare
<p>This submission states that while the role of the OPR to ensure that local authorities and An Bord Pleanála support and implement Government planning policy is appreciated, it is felt that some of the recommendations made are contrary to Government planning policy. It states that they will further escalate the housing crisis, reducing the availability of residentially zoned lands in Galway City.</p> <p>The submission refers to the National Policy Objectives (NPOs) of Project Ireland 2040 National Planning Framework (the NPF) and notes the following:</p> <ul style="list-style-type: none">• NPO 3 - to ensure consistency with national and regional policy in respect of compact growth - While the ideology of a sequential approach to development to support compact growth of the City environs is understandable, the practicalities of this approach is not feasible. This will punish landowners who are willing to develop banks of residential lands if adjoining landowners are unwilling or unable to develop their own land bank. In turn, the ultimate victim here is future aspiring homeowners who will not have an ability to purchase their own home in Galway City.• NPO 72 – to promote a tiered approach to zoning and retention of agricultural land in the Galway MASP in order to promote sustainable settlement and transportation strategies - it is incumbent on the Government to make funds available to Local Government to improve local road networks and local infrastructure. The Government have committed to improving transport links and networks. Galway City Council through the Galway Transport Strategy is committed to transforming the whole transport network in Galway and the wider region. Transport should not be used as a mechanism to stall further development in the City. <p>The submission states that in light of the housing crisis, as much development land as possible should be activated and that while compact growth is a priority, piecemeal development also plays a big role and will in turn activate additional lands in close proximity/adjoining serviced areas.</p> <p>The submission fundamentally disagrees with the practice of dezoning/unzoning lands, stating that some of these lands (eg. 4.68ha of lands at Cappagh) were rezoned as part of the Galway City Development Plan 2017-2023 and are now ready to be developed. It states that while some of these lands are serviceable and will only be serviced if the current zoning status is retained.</p> <p>The submission welcomes transition from LDR to Residential R2 zoning and that this affords the local authority the opportunity to assess each application on its individual merits and that this should provide for a more lenient view on the proposed dezoning.</p> <p>The submission requests a closer examination of Galway City on a local level as opposed to the National Policy viewpoint taken by the OPR. It states that the policy is fine in principal but it will simply lead to less homes being built in Galway City and that less supply</p>	

of homes will place upward pressure on the demand for homes and in turn increase the purchase price of new homes.

The submission states that the housing list is already under extreme pressure with waiting periods in excess of 12 years, that this will only increase given the increased demands faced with the humanitarian response measures. It states that national planning policy has not provided for the influx of migrants to Ireland and should afford the Minister an opportunity to use discretion given the changing circumstances.

Submissions which relate to a specific area which is the subject of the Draft Direction:

Draft Direction

2 (a) (i) A.4 Coolagh Road – i.e. subject land reverts to Agriculture and High Amenity (G) from Enterprise, Light Industry and Commercial (CI).

No specific submission has been received from the Elected Members in relation to this Draft Direction.

Draft Direction

2 (a) (ii) A.9 Off Headford Road and Sandyvale Lawn – i.e. subject land reverts to Recreation and Amenity (RA) from Residential (R).

No specific submission has been received from the Elected Members in relation to this Draft Direction.

Draft Direction

2(a)(iii) A.11 Dublin Road – i.e. subject land reverts to Recreation and Amenity (RA) from Residential (R).

Submission Reference Number

[GLWC-C8-25](#)

Submitters Name

Cllr. Frank Fahy

This submission opposes the inclusion of lands on the Dublin Road, owned by John Furey, in the Draft Direction of the Minister **(2(a)(iii))**.

The submission states that the Draft Direction would require the lands, which were zoned Residential by a vote of the members of Galway City Council in the City Development Plan, to go back to their previous zoning of Recreation and Amenity.

The submission states that the purpose of the rezoning was to allow access off the Dublin Road near Merlin Park to lands owned by Galway City Council, which could accommodate the building of more than 100 homes — which would be a mix of private, Social, Affordable and Traveller housing.

It states that there is an urgent need for housing in Galway City at present, and in recent weeks An Bord Pleanála has refused planning permission for three large development, consisting of more than 170 homes, in different parts of the city, due to a lack of connectivity — but the Council site here is in a location that is perfectly connected, with a regular and efficient public bus service.

The submission states that the only other possible access to the site would be off the Doughiska Road — but this is not a viable option as it would involve boring through a 7-metre high wall of rock located in a former quarry which is located right next to a Special Area of Conservation, and the entrance/exit point is where traffic builds up back from the traffic lights at the junction with the Dublin Road. It states that using this access point would involve significant extra spending that could be spent on providing homes for the people who so desperately need them, not the mention a long delay before construction.

The submission states that the site comprises just 1.27 hectares and offers a perfect alternative that would mean instant access to the Council site at a fraction of the cost otherwise.

Submission Reference Number	GLWC-C8-49
Submitters Name	Cllr. Niall McNelis

This submission opposes the inclusion of lands on the Dublin Road near Merlin Park in the Draft Direction of the Minister **(2(a)(iii))**.

It states that the inclusion in the Draft Direction has huge implications for the efforts by the City Council to provide much-needed accommodation at a time of crisis in housing.

The submission requests the Minister to allow the rezoning to Housing of a 1.27 hectare site owned by John Furey, that the change of zoning was to allow for access to lands owned by the Council and on which it is proposed to build more than 100 houses which would be a mix of private, Traveller, social and affordable homes for which there is a huge demand.

The submission states that there is a crisis for housing in City and this would connect lands owned by City, that allowing the rezoning will save the Council significant monies and would also allow for the homes to built more speedily.

The submission states that the alternative access to the council site would be from the Doughiska Road, through a former quarry with a 7-metre high wall of solid rock, and beside an existing SAC, which could lead to long delays and expense, delays which the people of Galway crying out for accommodation should not have to face.

The submission states that calls from families and individuals in a housing crisis are received daily.

It states that the provision of new housing in Galway City has been set back by the refusal of planning permission by An Bord Pleanála for three separate and substantial proposed housing developments at various points in the city.

It states that it would be a shame if plans for another 100-plus houses were to be delayed by the decision of the Planning Regulator in this case and it urges the Minister to allow the rezoning of the lands, as voted through by members of Galway City Council.

Submission Reference Number	GLWC-C8-40
Submitters Name	Cllr. Noel Larkin
<p>This submission opposes the inclusion of lands on the Dublin Road near Merlin Park in the Draft Direction of the Minister (2(a)(iii)).</p> <p>The submission states that the 1.27 hectares site was rezoned in the 2023-2029 City Development Plan from Recreational and Amenity to Residential, for the purpose of allowing safe access to adjoining lands zoned for housing.</p> <p>It states that the site for which access is required is owned by Galway City Council and it is envisaged that more than 100 Social, Affordable and Traveller homes as well as private dwellings would be built on the site.</p> <p>The submission states that the only other option to gain access to the land is off the Doughiska Road, which is extremely dangerous, as it is at a point where heavy traffic builds up approaching the busy junction with the Dublin Road.</p>	

Submission Reference Number	GLWC-C8-64
Submitters Name	Cllr. Declan McDonnell
<p>This submission is opposed to the Draft Direction 2a(iii) in relation to lands off the Dublin Road near Merlin Park.</p> <p>The submission states that 1.27 hectares, owned by John Furey, was rezoned from Recreation and Amenity to Residential, for the purpose of allowing safe access to adjoining lands zoned for housing.</p> <p>It states that the site for which access is required is owned by Galway City Council and on which it is envisaged that more than 100 Social, Affordable and Traveller homes as well as private dwellings would be built.</p> <p>It states that the only other option to gain access to the land is off the Doughiska Road, at a point where traffic already builds up approaching the busy junction with the Dublin Road.</p> <p>The submission states that this would entail blasting a road through a former quarry, where there is a 7-metre high wall of solid rock to be overcome. In addition, adjoining lands are classified as a Special Area of Conservation, on which any such road construction work could potentially impact.</p> <p>It states that such obstacles will incur huge costs and take much longer, than the access proposed by the rezoning of the small patch of land directly adjoining the Dublin Road at the other end of the site.</p> <p>The submission refers to the need for housing in the city and references a number of housing developments refused planning permission by An Bord Pleanála in the past few weeks, largely on the basis of a lack of connectivity.</p> <p>It states that this site is in an area that is served by a main bus corridor into the City, with the Doughiska area also very well served by a regular and well-supported public bus service.</p>	

Draft Direction

2 (a) (iv) A.13 Terryland – i.e. subject land reverts to Recreation and Amenity (RA) from Residential (R).

Submission Reference Number

[GLWC-C8-12](#)

Submitters Name

Cllr. Donal Lyons

This submission is opposed to the Draft Direction **2a(iv)**, which proposes the reversal of the adopted Residential (R) zoning back to Recreational and Amenity (RA) for small strip of land measuring 0.007 hectares at Terryland, next to the Kirwan Junction. The following reasons for retaining the Residential (R) zoning include:

- Current access to the Lohan family home is too dangerous as it feeds onto busy N6.
- The (R) zoning would allow the owner to request an entrance off the Coolough Road, which would remove a potentially serious hazard to fast-flowing traffic on the N6 Road.

The submission states that there is another (R) zoning, less than 100 metres away on the other side of Kirwan Junction which has been allowed to stand and questions why the same cannot apply in this case.

Submission Reference Number	GLWC-C8-17
Submitters Name	Cllr. Terry O’Flaherty
<p>This submission is opposed to the Draft Direction 2a(iv), which proposes the reversal of the adopted Residential (R) zoning back to Recreational and Amenity (RA) for small strip of land measuring 0.007 hectares at Terryland, next to the Kirwan Junction. The following reasons for retaining the Residential (R) zoning include:</p> <ul style="list-style-type: none"> • It is vital that the decision by Galway City Councillors to zone the tiny strip of land — a mere 70 square metres — as Residential should be allowed to remain in the Development Plan, in order to ensure the safety of the Lohan family, for whom this is intended to give a safer access to their house. • Currently, their access is off the N6 road, which is dangerous, not just for them and any visitors to their home, but also to the thousands of motorists who travel along the three-lane major artery every day. • The intention of the councillors was to move this entrance/exit around the corner, off a much quieter slip road leading to Coolough Road. This was the intention of the consultants who designed the Kirwan Junction when it was transformed from a roundabout to a signalised junction just a few years ago. However, after being included in several draft designs, it was dropped in the final design. • Just across the road, on the other side of the Kirwan Junction, a rezoning of land included in the latest City Development Plan 2023-2029, has not met with any objection from the Planning Regulator, which makes it difficult to understand his stance on the Lohan strip of land. • The site is on the very periphery of a Flood Zone 2 area — but then so is much of the Kirwan Junction. 	

Submission Reference Number	GLWC-C8-31
Submitters Name	Cllr. Noel Larkin
<p>This submission is opposed to the Draft Direction 2a(iv), which proposes the reversal of the adopted Residential (R) zoning back to Recreational and Amenity (RA) for small strip of land measuring 0.007 hectares at Terryland, next to the Kirwan Junction.</p> <p>The submission states that the rezoning decision is to ensure the Lohan family have safe accessibility in and out of their home, that their home is situated at the Kirwan junction which is an extremely busy and dangerous intersection.</p> <p>It states that if this strip of land at the side of the house is rezoned to residential, it will mean that the family and visitors will be able to access the house via the quiet side road as opposed to one of the busiest roads in Galway City.</p>	

Submission Reference Number	GLWC-C8-48
Submitters Name	Cllr. Niall McNelis
<p>This submission is opposed to the Draft Direction 2a(iv), which proposes the reversal of the adopted Residential (R) zoning back to Recreational and Amenity (RA) for small strip of land measuring 0.007 hectares at Terryland, next to the Kirwan Junction.</p> <p>This submission states that this site is a mere 0.007 hectares and the zoning was agreed by city councillors on the basis that the current access to the Lohan family home is too dangerous to be allowed to continue, that it feeds directly onto the busiest road in the city, the N6, a three-lane carriageway carrying many thousands of vehicles every day. This was pointed out many times when this junction was being designed.</p> <p>The submission states that the residential zoning would allow the family access and exit their home from just around the corner, off the quiet slip road that brings traffic one-way onto the Coolough Road. It states that this would also be consistent with the decision made with regard to the Collins family site on other side of road.</p> <p>It states that this would not only remove a real and present danger to members of the family and anyone else visiting their home, but also remove a potentially serious hazard to fast-flowing traffic on the N6 road.</p>	

Submission Reference Number	GLWC-C8-61
Submitters Name	Cllr Declan McDonnell
<p>This submission is opposed to the Draft Direction 2a(iv), which proposes the reversal of the adopted Residential (R) zoning back to Recreational and Amenity (RA) for small strip of land measuring 0.007 hectares at Terryland, next to the Kirwan Junction. The following reasons for retaining the Residential (R) zoning include:</p> <ul style="list-style-type: none"> • This was rezoned in the new City Development Plan from Recreational and Amenity to Residential, to provide a safe access for the Lohan family home as current access is directly onto three-lane N6. • The intention was to allow for the opening of a new access just around the corner, off a one-way slip road which carries only a tiny fraction of the traffic at the current entrance location. <p>The submission makes reference to original design proposals for the Kirwan Junction that allowed for an alternative access to the Lohan family home and states that this was removed in the final design.</p> <p>In response to location of lands in Flood Zone B the submission notes that the lands are on the periphery of the Flood Zone, as is the Kirwan Junction.</p> <p>The submission also notes that no objection was raised by the Office of the Planning Regulator in relation to the rezoning of another site 100m away.</p> <p>The submission requests that Minister allow for rezoning of lands in the interest of safety of the Lohan family and the travelling public</p>	

Draft Direction

2 (a) (v) A.15 Quarry Road, Menlo – i.e. subject land reverts to Agriculture (A) from Residential R2 (R2).

Submission Reference Number

[GLWC-C8-15](#)

Submitters Name

Cllr. Terry O' Flaherty

This submission is opposed to the Draft Direction **2a(v)** in relation to lands at Quarry Road, Menlo that the subject land reverts to Agriculture (A) from Residential (R2).

It states that the Keane family propose to build a single-storey dwelling that would be suitable to accommodate the special needs of their son, who suffers from a multitude of serious medical issues (medical evidence has been supplied by the family in their submission), and climbing stairs is a struggle for him in the family's current home.

The submission states that Elected Members of Galway City Council agreed to change the zoning of the 0.63 hectare site to Residential in order to accommodate the family's urgent need for a home that meets their needs and that a condition of the rezoning of the patch of land was that the dwelling would be solely for the long term use of immediate family

The submission states that the land is surrounded on both sides of the road by existing houses, making it an infill development, and that while the Minister proposes that it should revert to its zoning of Agriculture, this land is entirely unsuitable for agricultural purposes, consisting of rough scrubland.

Submission Reference Number

[GLWC-C8-20](#)

Submitters Name

Cllr. Frank Fahy

This submission is opposed to the Draft Direction **2a(v)** in relation to lands at Quarry Road, Menlo that the subject land reverts to Agriculture (A) from Residential (R2).

The submission states that the family's urgent requirement for a home that meets the special needs of their son hinges on the Minister reversing a decision to include their site in the Draft Direction and requests that it be removed from the Draft Direction.

The submission states that the Keane family propose to build a single-storey dwelling that would be suitable to accommodate the special needs of their son, who suffers from a multitude of serious medical issues and climbing stairs is a struggle for him in the family's current two storey home.

The submission refers to the states that the letter from the Orthopaedic Consultant treating their son, confirming that the family's intention to build a single-storey home to provide for their son's needs into the future "is a prudent idea".

It states that the proposed new home would constitute an infill development on rough scrubland that would never be suitable for agricultural purposes, surrounded as it is by several existing homes along Quarry road.

It states that when agreeing to rezone the land from Agriculture to Residential, members of Galway City Council included the stipulation that the single-storey dwelling would be reserved for the long-term use of immediate family members of the landowner.

Submission Reference Number

GLWC-C8-50

Submitters Name

Cllr. Niall McNelis

This submission is opposed to the Draft Direction **2a(v)** in relation to lands at Quarry Road, Menlo that the subject land reverts to Agriculture (A) from Residential (R2).

The submission states that the family's urgent requirement for a home that meets the special needs of their son hinges on the Minister reversing a decision to include their site in the Draft Direction and requests that it be removed from the Draft Direction.

The submission states that the Keane family propose to build a single-storey dwelling that would be suitable to accommodate the special needs of their son, who suffers from a multitude of serious medical issues and climbing stairs is a struggle for him in the family's current two storey home.

The submission refers to the states that the letter from the Orthopaedic Consultant treating their son, confirming that the family's intention to build a single-storey home to provide for their son's needs into the future "is a prudent idea".

It states that the proposed new home would constitute an infill development on rough scrubland that would never be suitable for agricultural purposes, surrounded as it is by several existing homes along Quarry road.

It states that when agreeing to rezone the land from Agriculture to Residential, Cllr. McNelis and the other members of Galway City Council included the stipulation that the single-storey dwelling would be reserved for the long-term use of immediate family members of the landowner.

Submission Reference Number

GLWC-C8-65

Submitters Name

Cllr. Declan McDonnell

This submission is opposed to the Draft Direction **2a(v)** in relation to lands at Quarry Road, Menlo that the subject land reverts to Agriculture (A) from Residential (R2).

The submission states that Members of Galway City Council voted to rezone a site measuring 0.63 hectares, owned by Peter Keane, from Agriculture to Residential in order to provide for a family need for housing.

It states that the Keane family propose to build a single-storey dwelling that would be suitable to accommodate the special needs of their son, who suffers from serious medical issues (medical evidence has been supplied by the family in their submission), and climbing stairs is a struggle for him in the family's current home.

It states that the dwelling would be sympathetic with its surrounds and would be solely for the long term use of immediate family.

It states that the land is rough scrubland that could never be used for agricultural purposes and that the site is located on a road where there are several existing houses, so any new building at the location would be infill development.

Draft Direction

2 (a) (vi) A.16 Ballindooley – i.e. subject land reverts to Agriculture (A) from Residential R2 (R2).

No specific submission has been received from the Elected Members in relation to this Draft Direction.

Draft Direction

2 (a) (vii) A.17 Off Circular Road – i.e. subject land reverts to Agriculture (A) from Residential R2 (R2).

No specific submission has been received from the Elected Members in relation to this Draft Direction.

Draft Direction

2 (a) (viii) A.18 Off Circular Road – i.e. subject land reverts to Agriculture (A) from Residential R2 (R2).

No specific submission has been received from the Elected Members in relation to this Draft Direction.

Draft Direction

2 (a) (ix) A.19 Menlo Village Extension – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential R2 (R2).

Submission Reference Number

[GLWC-C8-26](#)

Submitters Name

Cllr. Frank Fahy

This submission is opposed to the Draft Direction **2a(ix)** in relation to lands at Menlo that the subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

The submission requests the Minister to allow this land to be rezoned to facilitate family members build homes on their own agricultural land.

It states that the land in question is immediately to the rear of the family home which is in the zoned village envelope where there are no restrictions on planning.

The submission states that family members have a housing need and this is the only land owned by the family in the village, that it represents a small extension to the village envelope and as the map clearly shows there are houses on either side of the lands.

Draft Direction

2 (a) (x) A.20 Quarry Road – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential R2 (R2).

Submission Reference Number

[GLWC-C8-13](#)

Submitters Name

Cllr. Donal Lyons

This submission is opposed to the Draft Direction **2a(x)** in relation to lands at Quarry Road, Menlo that the subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

The submission states in relation to the Labhaoise Hutchinson site at Quarry Rd, Menlo, that this 0.35 hectare site is already surrounded by several houses on both sides of the road and any new development would constitute infill development.

It states that the owner is currently renting with her husband and three children and that this is the best chance the family have of meeting their family's need for a permanent home in the current housing climate.

The submission states that any proposed development would not adversely affect the integrity of any European Site.

Submission Reference Number

[GLWC-C8-16](#)

Submitters Name

Cllr. Terry O'Flaherty

This submission is opposed to the Draft Direction **2a(x)** in relation to lands at Quarry Road, Menlo that the subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

The submission requests the Minister to clear the way for the housing need for this family of five by removing it from the final Direction.

The submission states that Galway City Councillors had agreed to rezone the 0.35 hectare site to residential, with the requirement that any development should be reserved for the immediate family members of the landowner, Labhaoise Hutchinson.

It states that the owner lives in rented accommodation with her husband and three children in rural County Galway and wishes to build a home closer to the city on land she inherited from her late uncle.

The submission states that the site is surrounded by several existing homes and while the Planning Regulator has suggested it is an unserviced site, Irish water has confirmed a supply can be provided with ease, and there is no public sewerage service in Menlo, so any new house built there would provide its own waste water, just the same as all existing houses.

It states that a Natura Impact Statement in relation to the site concludes that the proposed small-scale single development would not adversely affect the integrity of any European Site.

Submission Reference Number	GLWC-C8-22
Submitters Name	Cllr. Frank Fahy
<p>This submission is opposed to the Draft Direction 2a(x) in relation to lands at Quarry Road, Menlo that the subject land reverts to Agriculture and High Amenity (G) from Residential (R2).</p> <p>The submission requests that the Minister reconsiders his decision to include this site at Quarry Road, Menlo, in the Draft Direction.</p> <p>The submission states that the 0.35 hectare site is already surrounded by several houses on both sides of the road so any new development, like the small-scale single dwelling proposed, would constitute infill development.</p> <p>It states that a Natura Impact Statement in relation to the site concludes that the proposed development “would not adversely affect the integrity of any European Site”.</p> <p>The submission states that the owner, Labhaoise Hutchinson, inherited the site from her late granduncle, and is currently renting, with her husband and three children a house thirty km away from where her family network and support in Menlo. Her children are enrolled in the local school and her family are in the village for hundreds of years unfortunately they do not own any land inside the village envelope where planning is permitted and indeed there is no obstacle to getting planning even for people who do not have a housing need.</p> <p>It states that sites are on the market currently with an asking price of 175k and one was sold a number of years ago for in excess of 300k. This site provides the best chance they have of meeting their family’s need for a permanent home in the current housing climate.</p>	

Submission Reference Number	GLWC-C8-24
Submitters Name	Cllr. Noel Larkin
<p>This submission is opposed to the Draft Direction 2a(x) in relation to lands at Quarry Road, Menlo that the subject land reverts to Agriculture and High Amenity (G) from Residential (R2).</p> <p>The submission states that Galway City Councillors had agreed to rezone to residential, with development reserved for immediate family members of Mrs. Labhaoise Hutchinson.</p> <p>It states that Mrs. Hutchinson, her husband and their three children are currently renting in County Galway with a 30km commute into the city everyday, whereas building a home on her own land, would mean that they would be close to the City and not have to rent.</p> <p>The submission states that the Planning Regulator implied that the site was unserved but Irish Water confirmed that a supply can easily be facilitated and that similar to other houses nearby, any new house would need to provide its own waste water system.</p>	

Submission Reference Number	GLWC-C8-53
Submitters Name	Cllr. Niall McNelis
<p>This submission is opposed to the Draft Direction 2a(x) in relation to lands at Quarry Road, Menlo that the subject land reverts to Agriculture and High Amenity (G) from Residential (R2).</p> <p>The submission states that Cllr. Niall McNelis along with other elected Galway City Councillors had agreed to rezone the 0.35 hectare site to residential, with the requirement that any development should be reserved for the immediate family members of the landowner, Labhaoise Hutchinson and that the site was gifted by a family member for family use.</p> <p>It states that the owner lives in rented accommodation with her husband and three children in rural County Galway and wishes to build a home closer to the city on land she inherited from her late uncle and that it difficult to get housing and that this is a specific need.</p> <p>The submission states that the site is already surrounded by several existing homes and while the Planning Regulator has suggested it is an unserved site, Irish water has confirmed a supply can be provided with ease. There is no public sewerage service in Menlo, so any new house built there would provide its own waste water, just the same as all existing houses, with the same quality standards.</p> <p>It states that a Natura Impact Statement in relation to the site concludes that the proposed small-scale single development “would not adversely affect the integrity of any European Site”.</p> <p>The submission states that this case was supported at Council debates because of the housing need of this family of five, and that removing the zoning causes a family more hardship during a housing crisis.</p>	

Submission Reference Number	GLWC-C8-63
Submitters Name	Cllr. Declan McDonnell
<p>This submission is opposed to the Draft Direction 2a(x) in relation to lands at Quarry Road, Menlo that the subject land reverts to Agriculture and High Amenity (G) from Residential (R2).</p> <p>It states that Labhaoise Hutchinson, inherited the site from her late uncle and currently lives in rented accommodation with her husband and three children in an area of County Galway that requires a daily 30k commute to and from work in Galway City.</p> <p>It states that any house would constitute infill housing, as it is surrounded by several existing houses on both sides of this road.</p> <p>The submission states that the Natura Impact Statement in relation to the site concludes that the Proposed Development, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site”.</p>	

The submission states that Irish Water have confirmed in a letter to the landowner that a water connection to the site is feasible without any infrastructure upgrades. This is included in the live planning application made to Galway City Council.

It requests that in light of the family's current circumstances, their local housing need, the pressing need for housing in Galway and the other facts outlined above, to agree to allow the rezoning in respect of this site to stand.

Draft Direction

2 (a) (xi) A.21 Roscam – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential R2 (R2).

No specific submission has been received from the Elected Members in relation to this Draft Direction.

Draft Direction

2 (a) (xii) A.23 Roscam – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

Submission Reference Number	GLWC-C8-35
Submitters Name	Cllr. Frank Fahy
This submission is opposed to the Draft Direction 2a(xii) in relation to lands at Roscam that the subject land reverts to Agriculture and High Amenity (G) from Residential (R2).	
The submission states that this is family owned land farmed for generations and it is hoped that a family member can build a home on the land to continue farming and in time look after elderly parents. It states that it is crucial that a farming family live on the farm especially at calving and lambing times.	

Draft Direction

2 (a) (xiii) A.24 Menlo Village Extension – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential R2 (R2).

Submission Reference Number

[GLWC-C8-39](#)

Submitters Name

Cllr. Noel Larkin

This submission is opposed to the Draft Direction **2a(xiii)** in relation to lands at Menlo that the subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

The submission requests the Minister for Housing to retain the low-density 'R2' zoning on the 0.16 hectares site in Menlo, which is required to facilitate the immediate housing needs of the Lawless family.

The submission states that the existing family home located within the north-western part of the site, originally permitted in the 1990's pre-dated the original 'village envelope' designation for Menlo. Therefore, owing to the infill characteristics of the site, it states that it is illogical that the said lands were not included as part of the original 'village envelope' designation.

Draft Direction

2 (a) (xiv) A.25 Headford Road – i.e. subject land reverts to Recreation and Amenity (RA) from Residential R2 (R2).

No specific submission has been received from the Elected Members in relation to this Draft Direction.

Draft Direction

To delete the Residential R2 zoning objective from the adopted plan: i.e. the subject land is unzoned.

2 (b) (i) Land zoned Residential R2 in the adopted Plan at Cappagh consistent with the recommendation of the Chief Executive's Report dated 16th June 2022.

No specific submission has been received from the Elected Members in relation to this Draft Direction.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b) (ii) Figure 11.20 Ballindooley.

No specific submission has been received from the Elected Members in relation to this Draft Direction.

Draft Direction

**To delete the following zoning objective: i.e. the subject land is unzoned.
2 (b) (iii) Figure 11.26 Coolagh area.**

No specific submission has been received from the Elected Members in relation to this Draft Direction.

Draft Direction

**To delete the following zoning objective: i.e. the subject land is unzoned.
2 (b) (iv) Figure 11.31 Coolagh area.**

Submission Reference Number

[GLWC-C8-27](#)

Submitters Name

Cllr. Frank Fahy

This submission is opposed to the Draft Direction **2b(iv)** in relation to Figure 11.31 Coolagh area.

The submission states that this site was zoned in the previous City Development plan to facilitate the construction of a home for a family member with a housing need and that the family have farmed the land for generations.

The submission states that the site is already connected to the public sewer, that it has water laid on and there are footpaths and street lighting immediately outside the site and that it is a maximum of five minutes walk to the nearest bus stop.

The submission states that to the south of the land clearly visible on the map is a site with the same zoning owned by an individual living elsewhere who purchased the land a number of years ago and it states that this person does not have a housing need. The submission asks why two land owners a few hundred metres apart are being treated differently and states that the subject land was zoned in the previous development plan and the owner had no idea that it was going to be dezoned.

It states that the family did not have the opportunity to make a submission to the Galway City Development as is the normal course of events and that due process has not been given to the land owner.

It states that when they did make a submission to the last City Development plan it went out for public consultation and there were no objections. It states that as a local Councillor whose family have lived in this area since 1640, the Councillor is aware of the issues facing farm families living in a rural part of an expanding City.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b) (v) Figure 11.29 Quarry Road Menlo and two further sites on Monument Road Menlo.

Submission Reference Number	GLWC-C8-28
Submitters Name	Cllr. Frank Fahy
<p>This submission is opposed to the Draft Direction 2b(v) in relation to Figure 11.29 Quarry Road. It states that the land the subject of Figure 11.29 on Quarry Road was zoned in the previous Development plan 2017/2023 to facilitate the building of one family home, but due to family health issues, it was not possible to transfer title and therefore planning and construction could not proceed.</p> <p>The submission includes a screen shot of an aerial image showing the site location. The submission states that the screenshot shows an adjoin business and that it carried on for upwards of 30 years with little or no planning permission or zoning.</p> <p>It states that the young family have a housing need and live in the adjoining house with family.</p> <p>It states that this land was previously zoned agriculture and the Councillor proposed that it be rezoned Low density residential restricted to facilitate one family home.</p> <p>It states that on a daily basis Councillors are asked to help constituents with housing needs and wishes to assist this family provide a home for their family in a community that their family have lived in for generations.</p>	

Draft Direction
To delete the following zoning objective: i.e. the subject land is unzoned.
2(b) (vi) Figure 11.27 in the Castlegar area.

Submission Reference Number	GLWC-C8-32
Submitters Name	Cllr. Noel Larkin
<p>This submission is opposed to the Draft Direction 2b(vi) in relation to Figure 11.27 in the Castlegar area. It states that this 2.8 hectares site is located behind Castlegar National School and that the owner donated 0.5 of an acre of land to the school in return for legal access to his lands at the rear of same for future development.</p> <p>It states that a new access road has been constructed from the public road to the owners lands, the site is serviced with an 80mm diameter watermain (owned by Irish Water) and the houses do not require on-site treatment systems for each house.</p> <p>The submission requests, noting that the lands are fully serviced, that the site density be increased to 5 units per hectare, that this would permit fourteen houses to be constructed rather than seven.</p> <p>It states that considering the current housing crisis, it would make sense to make better use of this serviced land and to increase the site density on these lands to 5 units per hectare.</p>	

Draft Direction
To delete the following zoning objective: i.e. the subject land is unzoned.

2(b) (vii) Figure 11.28 in the Castlegar area.

Submission Reference Number	GLWC-C8-14
Submitters Name	Cllr. Terry O’Flaherty
<p>This submission relates to 2(b) (vii) Figure 11.28 in the Castlegar area. It requests the Minister to reconsider his decision to include a parcel of land on School Road, Castlegar, in the Draft Direction.</p> <p>The submission states that the land in question belongs to a family whose home will be demolished should the Galway City Ring Road proceed — and they hoped to build a new home there, along with two homes for their children whose houses are also set to be bulldozed.</p> <p>The submission states that at a time when houses are in such short supply, the family face an uncertain future if the Ring Road goes ahead, forced to seek alternatives in a hugely competitive city housing market and probably forced to move from the areas generations of their families have called home.</p> <p>The submission states that the 3.99 hectares parcel of land was zoned Residential R2, with development to be restricted to 5 houses only for family use.</p> <p>The submission requests the Minister to at least allow the building of three homes for the immediate Tully family, who face an entirely uncertain future in the event of the Ring Road proceeding.</p>	

Submission Reference Number	GLWC-C8-21
Submitters Name	Cllr. Noel Larkin
<p>The submission relates to 2(b) (vii) Figure 11.28 in the Castlegar area. It requests the Minister to support the rezoning decision for Mr. and Mrs. Tully’s land at the School Road, Castlegar, under the Galway City Development Plan 2023-2029.</p> <p>The submission states that Mr. Tully and his family have been facing anxiety and uncertainty for several years with regards to their homes being demolished if the N6 Galway City Ring Road goes ahead.</p> <p>It states that generations of this family have lived in this area and with the threat of compulsory purchase orders looming over them, they will need planning permission for five houses to preserve their neighbourhood.</p>	

Submission Reference Number	GLWC-C8-51
Submitters Name	Cllr. Niall McNelis
<p>The submission relates to 2(b) (vii) Figure 11.28 in the Castlegar area. It requests the Minister to reconsider his decision to include a parcel of land on School Road, Castlegar, in the Draft Direction.</p> <p>It states that the land in question, comprises of 3.99 hectares and is owned by Michael Tully, whose own house, along with four others in the immediate vicinity, is scheduled for</p>	

demolition if the proposed N6 Galway City Ring Road project eventually proceeds. Two of those other houses are owned and occupied by Tully family members.

It states that the land was zoned Residential R2, with development to be restricted to 5 houses only for family use.

The submission states that a Protected View from a section of the lands in question was removed as that was the only part of the site where the houses could realistically be built. The submission states that the protected view was away from the site.

The submission states that the Councillor voted to support the zoning and specific objective in order to allow Mr Tully and his immediate family build new homes in the area where they have lived for generations, as well as to allow for the building of another two houses for immediate neighbours whose homes are similarly facing compulsory purchase orders, which would effectively preserve their neighbourhood.

The submission requests that the rezoning as adopted city councillors in the City Development Plan be restored and Mr Tully allowed to have five houses built on the parcel of land in question. It states that at the very least, to allow the building of three homes for the immediate Tully family, who face an entirely uncertain future in the event of the Ring Road proceeding.

Submission Reference Number	GLWC-C8-58
Submitters Name	Cllr. Declan McDonnell

The submission relates to **2(b) (vii)** Figure 11.28 in the Castlegar area.

This submission states that the land in question, comprising 3.99 hectares, is owned by Michael Tully, whose own house, along with four others in the immediate vicinity, is scheduled for demolition if the proposed N6 Galway City Ring Road project eventually proceeds and that two of those other houses are owned and occupied by Tully family members.

The submission states that this parcel of land was zoned Residential R2, with development to be restricted to 5 houses only and that the purpose of this was to allow Mr Tully and his immediate family build new homes in the area where they have lived for generations, as well as to allow for the building of another two houses for immediate neighbours whose homes are similarly facing compulsory purchase orders, which would effectively preserve their neighbourhood.

The submission states that a Protected View from a section of the lands in question was removed as that was the only part of the site where the houses could realistically be built, but members of Galway City Council were of the opinion that this was irrelevant as the protected view was two miles away as the crow flies, and there was an urgent family need for housing there and that if the Galway City Ring Road is permitted this Protected View is in effect non-existent.

The submission requests that the rezoning as adopted by city councillors in the City Development Plan be restored and the objective to facilitate Mr Tully having five houses built on the parcel of land in question. It requests that the Minister at least allow the building of three homes for the immediate Tully family, who face an entirely uncertain future in the event of the Ring Road proceeding.

Draft Direction

**To delete the following zoning objective: i.e. the subject land is unzoned.
2 (b) (viii) Figure 11.24 in the Roscam area.**

No specific submission has been received from the Elected Members in relation to this Draft Direction.

Draft Direction

**To delete the following zoning objective: i.e. the subject land is unzoned.
2 (b) (ix) Figure 11.30 in the Roscam area.**

Submission Reference Number[GLWC-C8-45](#)**Submitters Name****Cllr. Noel Larkin**

This submission relates to **2 (b) (ix)** Figure 11.30 in the Roscam area and requests the Minister to allow the R2 zoning remain.

The submission includes a map showing the sites allied to Fig. 11.30 in the Roscam area.

It states that this site was rezoned for two family homes only and it my belief that this will not impact on the area. The locality is principally made up of a group of one-off dwelling houses around the local road network.

It states that Rosshill is an area which is a long-standing neighbourhood of Galway City, that it is not isolated as suggested by the OPR, but is, in fact, located within easy reach of a range of educational, shopping, amenity and employment locations. In addition, it is well served by transport infrastructure.

The submission states that the lands have been the subject of 3 no. planning applications (Refs: 17/295, 18/44 & 19/89) in recent years and as part of the preparation of those planning applications, they have been the subject of extensive ecological and environmental assessments.

Submission Reference Number[GLWC-C8-59](#)**Submitters Name****Cllr. Declan McDonnell**

This submission relates to **2 (b) (ix)** Figure 11.30 in the Roscam area and requests the Minister to allow the R2 zoning remain.

The submission states that the subject lands are located in Rosshill which is an existing and long-established neighbourhood of Galway City. The locality is predominantly comprised of a series of one-off dwelling houses clustered around the local road network.

The submission includes a map showing the sites allied to Fig. 11.30 in the Roscam area.

It states that Rosshill is not isolated, that it is proximate to key educational, shopping, amenity and employment locations and that it is well served by transport infrastructure and has the potential to accommodate service infrastructure in the form of a public sewer in the near future.

It states that the lands have been the subject of 3 no. planning applications (Refs: 17/295, 18/44 & 19/89) in recent years and as part of the preparation of those planning

applications, they have been the subject of extensive ecological and environmental assessments.

The submission states that this site was rezoned to all for two family homes only and will not impact on the area and it is appropriate that two family homes should be allowed.

Submission Reference Number	GLWC-C8-52
Submitters Name	Cllr. Niall McNelis
<p>This submission relates to 2 (b) (ix) Figure 11.30 in the Roscam area. It states that the subject lands are located in Rosshill which is an existing and long-established neighbourhood of Galway City and that the locality is mainly comprised of a series of one-off dwelling houses clustered around the local road network.</p> <p>The submission states that contrary to the position outlined by the OPR, Rosshill is not isolated, that it is located within easy reach of a range of educational, shopping, amenity and employment locations. It states that it is well served by transport infrastructure and that there is potential to accommodate service infrastructure in the form of a public sewer in the near future by Irish Water.</p> <p>The submission states that the lands have been the subject of 3 no. planning applications (Refs: 17/295, 18/44 & 19/89) in recent years and as part of the preparation of those planning applications, they have been the subject of extensive ecological and environmental assessments all of which have looked at every rock and stone in the area at this point and that the owners want to build homes not destroy the ecology.</p> <p>The submission states that support was given for this site to be rezoned for two family homes only and that this will not impact on the area and it is still appropriate that two family homes should be allowed.</p>	

Draft Direction
To delete the following zoning objective: i.e. the subject land is unzoned.
2 (b) (x) Figure 11.14 in the extended Roscam area.

Submission Reference Number	GLWC-C8- 42
Submitters Name	Cllr Declan McDonnell
	Rosshill, Roscam
<p>This submission relates to 2 (b) (x) Figure 11.14 in the extended Roscam area. The map accompanying this submission shows a site which is located within Figure 11.14. The site is the subject of a specific objective - <i>R2 lands at Roscam. Lands adjoining and to the south of Ros Odhrain comprising 1.1 hectare. Development shall have a density of 12 houses per hectare subject to a connection to public wastewater treatment plant being present</i></p> <p>The submission states that it is a small infill site in the outer suburbs of Galway City, with residential development on adjoining lands to the north, east and west.</p>	

It states that the lands are within easy reach of educational, shopping, amenity and employment locations in the local area by car, by bicycle and on foot and that city bus routes are located an approx. 10-15 minute walk or 5 minute cycle.

The submission states that R2 zoning on the lands is an appropriate zoning for the site, that the lands have been zoned for low density development for many years and that the first phase of the Ros Odhrain housing development is currently under construction on part of the lands that it is proposed to dezone.

The submission states that An Bord Pleanála granted planning permission for a Strategic Housing Development of 102 no. residential units on lands at Rosshill (approx. 300 metres north of the subject lands) in October 2021 (Ref: TA61.310797) and that in its initial submission to the Draft City Development Plan, the OPR recommended that these lands be dezoned notwithstanding the ABP decision and that this has not been included in the proposed direction.

The submission requests that the proposed de zoning of the subject lands also be removed from the proposed Ministerial direction. It states that the specific density objective proposed at this site will augment the housing stock in Galway city and will ensure the availability of a variety of house types in the area.

It states that construction is underway on 4 houses (access road & footpaths built, and houses roofed) on part of the lands and an additional 5 units can be accommodated under the zoning and specific objective for this site.

Submission Reference Number	GLWC-C8-43
Submitters Name	Cllr. Noel Larkin

This submission relates to **2 (b) (x)** Figure 11.14 in the extended Roscam area.

The map accompanying this submission shows a site which is located within Figure 11.14 in the extended Roscam area. The site is the subject of a specific objective - *R2 lands at Roscam. Lands adjoining and to the south of Ros Odhrain comprising 1.1 hectare. Development shall have a density of 12 houses per hectare subject to a connection to public wastewater treatment plant being present*

The submission requests the Minister to reconsider the proposed direction. It states that currently there is construction underway on 4 houses on the lands and an additional 5 units can be accommodated under the R2 zoning and specific objective.

It states that there is residential development on adjoining lands of this small infill site, that it is a well established area in Galway, close to a lot of amenities and well served by City buses.

The submission notes that planning permission was granted by An Bord Pleanála for a Strategic Housing Development of 102 no. residential units on nearby lands at Rosshill in October 2021 (Ref: TA61.310797).

Draft Direction
To delete the following zoning objective: i.e. the subject land is unzoned.
2(b) (xi) Figure 11.25 Murrough.
No specific submission has been received from the Elected Members in relation to this Draft Direction

2.3 Views and Recommendations made by the Northern and Western Regional Assembly

Submission Reference Number	GLWC-C8-47
Submitters Name	NWRA
<p>The Assembly considered many of the issues in Part A of the Draft Direction and maintained that many of the material alterations were small scale interventions that did not have regional implications. However, there are a number of proposals where significant areas (greater than 1Ha.) were earmarked for low density residential development; the Draft Direction indicates that these areas would lose their proposed status. The Assembly agrees with the Draft Direction as the provision would be inconsistent with RPOs in respect of compact development, prioritising development in areas already serviced and development in areas subject to flooding. It would therefore support the Draft Direction in respect of these lands.</p> <p>The submission refers to - A.4 Coolagh Road - on which the Draft Direction indicates that the zoning revert to Agriculture and High Amenity from Industrial and commercial use and states that a large proportion of these lands are brownfield and the prospect of them being utilised for agriculture is not immediately obvious.</p> <p>The submission states that the second part of the Draft Direction comprises the removal of proposed residential zoning. It states that this part differs significantly from the first part in that it does not propose any zoning and that it creates parcels of 'white land' throughout the plan area.</p> <p>The submission states that the implication of this are twofold; the City Council has not created any white land within the plan and it therefore has no objectives/policies published for the specific development of such lands. Secondly, it states that the creation of such designation moves away from plan led development and creates unnecessary uncertainty and would not be fully consistent with RPO 3.6.14 – which supports the retention of existing agricultural land within the MASP unless zoned for alternative purposes.</p> <p>The submission states that it may be preferable for the lands to be zoned, having regard to the contiguous land uses and in a manner that realises the spirit of the Draft Direction. The Assembly consider that in the circumstances, the City Council may be well placed to examine zoning for the 'white lands' and to recommend appropriate zonings to the Minister for same. The examination could take full account of environmental issues and document them for the Minister's consideration – which would ultimately result in a better plan for the City.</p> <p>The submission refers to the NWRA submission on the proposed material amendments, which states that the Assembly was of the opinion that the plan would generally increase the levels of consistency with the RSES and it supported all those which had or dealt with regional issues.</p> <p>In conclusion, the Assembly support the Draft Direction as set out in part 1, where larger areas are proposed to revert to the Draft Plan zoning. The Draft Direction in part 2 proposes that lands remain un-zoned and whilst the Assembly also support this aspect of the Draft Direction, it is suggested that, as an alternative, consideration be given by the planning authority to recommend an alternative appropriate zoning to the Minister for consideration in the manner outlined above.</p>	

3 Recommendation on the best manner in which to give effect to the Draft Direction

Draft Direction

2 (a) (i) A.4 Coolagh Road – i.e. subject land reverts to Agriculture and High Amenity (G) from Enterprise, Light Industry and Commercial (CI).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

(2) (a) Reinstate the following zoning objectives to that of the draft Plan:

- (i) A.4 Coolagh Road – i.e. subject land reverts to Agriculture and High Amenity (G) from Enterprise, Light Industry and Commercial (CI).*

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to reinstate the Agriculture and High Amenity (G) land use zoning, as published in the Draft Galway City Development Plan.

Draft Direction

2 (a) (ii) A.9 Off Headford Road and Sandyvale Lawn – i.e. subject land reverts to Recreation and Amenity (RA) from Residential (R).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

2 (a) Reinstate the following zoning objectives to that of the draft Plan:

- (ii) A.9 Off Headford Road and Sandyvale Lawn – i.e. subject land reverts to Recreation and Amenity (RA) from Residential (R).*

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives map to reinstate the Recreation and Amenity (RA) land use zoning as published in the Draft Galway City Development Plan.

Draft Direction

2(a) (iii) A.11 Dublin Road – i.e. subject land reverts to Recreation and Amenity (RA) from Residential (R).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that “The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”

2 (a) Reinstates the following zoning objectives to that of the draft Plan:

(iii) A.11 Dublin Road – i.e. subject land reverts to Recreation and Amenity (RA) from Residential (R).

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to reinstate the Recreation and Amenity (RA) land use zoning as published in the Draft Galway City Development Plan.

Draft Direction

2 (a) (iv) A.13 Terryland – i.e. subject land reverts to Recreation and Amenity (RA) from Residential (R).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that “The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”

2 (a) Reinstates the following zoning objectives to that of the draft Plan:

(iv) A.13 Terryland – i.e. subject land reverts to Recreation and Amenity from Residential.

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to reinstate the Recreation and Amenity (RA) land use zoning as published in the Draft Galway City Development Plan.

Draft Direction

2 (a) (v) A.15 Quarry Road, Menlo – i.e. subject land reverts to Agriculture (A) from Residential (R2).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that “The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”

2 (a) Reinstate the following zoning objectives to that of the draft Plan:

(v) A.15 Quarry Road, Menlo – i.e. subject land reverts to Agriculture (A) from Residential (R2).

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to reinstate the Agriculture (A) land use zoning as published in the Draft Galway City Development Plan.
2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands at Quarry Road, Menlo. Any residential development on this site (0.63 ha, which corresponds with the site the subject of Pl. Ref. 17/217) shall be reserved for the use of immediate family members of the landowner.

Draft Direction

2 (a) (vi) A.16 Ballindooley – i.e. subject land reverts to Agriculture (A) from Residential (R2).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that “The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”

2 (a) Reinstate the following zoning objectives to that of the draft Plan:

(vi) A.16 Ballindooley – i.e. subject land reverts to Agriculture (A) from Residential (R2).

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to reinstate the Agriculture (A) land use zoning as published in the Draft Galway City Development Plan.

2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands at Ballindooley located on local road ref L-51517. Any residential development on this site (0.75 ha) shall be reserved for the use of immediate family members of the landowner.

Draft Direction

2 (a) (vii) A.17 Off Circular Road – i.e. subject land reverts to Agriculture (A) from Residential (R2).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that “The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”

2 (a) Reinstates the following zoning objectives to that of the draft Plan:

(vii) A.17 Off Circular Road – i.e. subject land reverts to Agriculture (A) from Residential (R2).

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to reinstate the Agriculture (A) land use zoning as published in the Draft Galway City Development Plan.

Draft Direction

2 (a) (viii) A.18 Off Circular Road – i.e. subject land reverts to Agriculture (A) from Residential (R2).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that “The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”

2 (a) Reinstates the following zoning objectives to that of the draft Plan:

(viii) A.18 Off Circular Road – i.e. subject land reverts to Agriculture (A) from Residential (R2).

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to reinstate the Agriculture (A) land use zoning as published in the Draft Galway City Development Plan

Draft Direction

2 (a) (ix) A.19 Menlo Village Extension – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that “The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”

2 (a) *Reinstate the following zoning objectives to that of the draft Plan:*

(ix) A.19 Menlo Village Extension – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to reinstate the Agriculture (A) land use zoning as published in the Draft Galway City Development Plan.
2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands adjoining Menlo Village to the south. Residential development on this site (1 ha) shall be reserved for the use of immediate family members of the landowner.

Draft Direction

2 (a) (x) A.20 Quarry Road – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that “The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”

2 (a) *Reinstate the following zoning objectives to that of the draft Plan:*

(x) A.20 Quarry Road – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to reinstate the Agriculture and High Amenity (G) land use zoning as published in the Draft Galway City Development Plan.
2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands on the western side of Quarry Road. Any residential development on this site (0.35 ha) shall be reserved for the use of immediate family members of the landowner.

Draft Direction

2 (a) (xi) A.21 Roscam – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that “The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”

2 (a) Reinstate the following zoning objectives to that of the draft Plan:
(xi) A.21 Roscam – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to reinstate the Agriculture and High Amenity (G) land use zoning as published in the Draft Galway City Development Plan.

Draft Direction

2 (a) (xii) A.23 Roscam – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that “The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”

2 (a) Reinstate the following zoning objectives to that of the draft Plan:

(xii) A.23 Roscam – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to reinstate the Agriculture and High Amenity (G) land use zoning as published in the Draft Galway City Development Plan.
2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands at Roscam (comprising of approximately 0.9 ha) adjoining and to the south west of Pl. Ref.16/187. Any development shall be limited to one house only reserved for the use of immediate family members of the landowner.

Draft Direction

2 (a) (xiii) A.24 Menlo Village Extension – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

2 (a) Reinstate the following zoning objectives to that of the draft Plan:

(xiii) A.24 Menlo Village Extension – i.e. subject land reverts to Agriculture and High Amenity (G) from Residential (R2).

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to reinstate the Agriculture and High Amenity (G) land use zoning as published in the Draft Galway City Development Plan.
2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands adjoining Menlo Village to the west. Any residential development on this site (0.16ha) shall be reserved for the use of immediate family members of the landowner.

Draft Direction

2 (a) (xiv) A.25 Headford Road – i.e. subject land reverts to Recreation and Amenity (RA) from Residential R2.

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

2 (a) Reinstate the following zoning objectives to that of the draft Plan:

(xiv) A.25 Headford Road – i.e. subject land reverts to Recreation and Amenity (RA) from Residential R2.

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

Amend Land Use Zoning and Specific Objectives Map to reinstate the Recreation and Amenity (RA) land use zoning as published in the Draft Galway City Development Plan.

Draft Direction

To delete the R2 zoning objective: i.e. the subject land is unzoned.

2 (b) (i) Land zoned Residential R2 in the adopted Plan at Cappagh consistent with the recommendation of the Chief Executive’s Report dated 16th June 2022.

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

2 (b) Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned:

(i) Land zoned Residential R2 in the adopted Plan at Cappagh consistent with the recommendation of the Chief Executive’s Report dated 16th June 2022.

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to omit Residential R2 land use zoning.
2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands comprising of 4.68 hectares at Cappagh Road, Cappagh. Development of these lands shall generally have a maximum density of 2.5 houses to the hectare.

3. Insert an appropriate alternative land use zoning objective on these lands. It is considered that having land in the city without the benefit of a specific land use zoning that is, designated unzoned, would result in a lacuna in the development plan. This could, within the wider context of development plan policy, result in a lack of clarity with regard to interpretation by the public of the plan intent on land use in relation to such sites and uncertainty with regard to plan implementation.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b) (ii) Figure 11.20 Ballindooley.

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

2 (b) Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned:

(ii) Figure 11.20 Ballindooley.

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to omit Residential R2 land use zoning.
2. Omit specific development objective for part of these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands at Ballindooley-Council owned property. A portion (0.29 ha) shall be reserved for the provision of community, recreational, educational and heritage facilities and car parking relating to these facilities.
3. Insert an appropriate alternative land use zoning objective on these lands. It is considered that having land in the city without the benefit of a specific land use zoning that is, designated unzoned, would result in a lacuna in the development plan. This could, within the wider context of development plan policy, result in a lack of clarity with regard to interpretation by the public of the plan intent on land use in relation to such sites and uncertainty with regard to plan implementation.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b) (iii) Figure 11.26 Coolagh area.

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

(b) Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned:

(iii) Figure 11.26 Coolagh area.

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives map to omit Residential R2 land use zoning.
2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands at Coolagh adjoining and to the north of Carraig Ban. Development shall generally have a maximum density of 2.5 houses to the hectare. Any development of these lands shall include protection of the masspath together with the original pre famine stone boundary walls and shall integrate this masspath into any development layout while preserving its historical integrity.
3. Insert an appropriate alternative land use zoning objective on these lands. It is considered that having land in the city without the benefit of a specific land use zoning that is, designated unzoned, would result in a lacuna in the development plan. This could, within the wider context of development plan policy, result in a lack of clarity with regard to interpretation by the public of the plan intent on land use in relation to such sites and uncertainty with regard to plan implementation.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b)(iv) Figure 11.31 Coolagh area.

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

(b) Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned:

(iv) Figure 11.31 Coolagh area.

Chief Executive's Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to omit Residential R2 land use zoning.
2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands west of Coolagh Road opposite Carraig Ban. Development shall be restricted to one house only, reserved for the use of immediate family members of the landowner
3. Insert an appropriate alternative land use zoning objective on these lands. It is considered that having land in the city without the benefit of a specific land use zoning that is, designated unzoned, would result in a lacuna in the development plan. This could, within the wider context of development plan policy, result in a lack of clarity with regard to interpretation by the public of the plan intent on land use in relation to such sites and uncertainty with regard to plan implementation.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b) (v) Figure 11.29 Quarry Road Menlo and two further sites on Monument Road Menlo.

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *"The Planning Authority is hereby directed to take the following steps with regard to the Development Plan."*

2 (b) Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned:

(v) Figure 11.29 Quarry Road Menlo and two further sites on Monument Road Menlo.

Chief Executive's Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to omit Residential R2 land use zoning.
2. Omit specific development objective for the lands along Quarry Road in Section 11.2.8 of the written statement as follows:
 - R2 lands east of Quarry Road, Menlo. Development shall be restricted to one house only, reserved for the use of immediate family members of the landowner.

3. Insert an appropriate alternative land use zoning objective on these lands. It is considered that having land in the city without the benefit of a specific land use zoning that is, designated unzoned, would result in a lacuna in the development plan. This could, within the wider context of development plan policy, result in a lack of clarity with regard to interpretation by the public of the plan intent on land use in relation to such sites and uncertainty with regard to plan implementation.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b) (vi) Figure 11.27 in the Castlegar area.

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

(b) Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned:

(vi) Figure 11.27 in the Castlegar area.

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to omit Residential R2 land use zoning.
2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:

R2 lands east of Castlegar National School. Development shall generally have a maximum density of 5 houses to the hectare. Any development shall be consistent with the N6 GCRR Strategic Road.

3. Insert an appropriate alternative land use zoning objective on these lands. It is considered that having land in the city without the benefit of a specific land use zoning that is, designated unzoned, would result in a lacuna in the development plan. This could, within the wider context of development plan policy, result in a lack of clarity with regard to interpretation by the public of the plan intent on land use in relation to such sites and uncertainty with regard to plan implementation.

Draft Direction

**To delete the following zoning objective: i.e. the subject land is unzoned.
2 (b) (vii) Figure 11.28 in the Castlegar area.**

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

(b) Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned:

(vii) Figure 11.28 in the Castlegar area.

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to omit Residential R2 land use zoning.
2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands at Castlegar to the north west of Castlegar National School. Development shall be restricted to 5 houses only, reserved for the use of immediate family members of the landowner. Any development shall be consistent with the N6 GCRR Strategic Road.
3. Insert an appropriate alternative land use zoning objective on these lands. It is considered that having land in the city without the benefit of a specific land use zoning that is, designated unzoned, would result in a lacuna in the development plan. This could, within the wider context of development plan policy, result in a lack of clarity with regard to interpretation by the public of the plan intent on land use in relation to such sites and uncertainty with regard to plan implementation.

Draft Direction

**To delete the following zoning objective: i.e. the subject land is unzoned.
2 (b) (viii) Figure 11.24 in the Roscam area.**

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is

very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

(b) Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned:

(viii) Figure 11.24 in the Roscam area.

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to omit Residential R2 land use zoning.
2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands at Roscam, south of the Coast Road. Development shall be restricted to one house only (which corresponds to the site the subject of Pl. Ref 21/87), reserved for the use of immediate family members.
3. Insert an appropriate alternative land use zoning objective on these lands. It is considered that having land in the city without the benefit of a specific land use zoning that is, designated unzoned, would result in a lacuna in the development plan. This could, within the wider context of development plan policy, result in a lack of clarity with regard to interpretation by the public of the plan intent on land use in relation to such sites and uncertainty with regard to plan implementation.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b) (ix) Figure 11.30 in the Roscam area.

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

2 (b) Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned:

(ix) Figure 11.30 in the Roscam area.

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to omit Residential R2 land use zoning.
2. Omit specific development objective for these lands in Section 11.2.8 of the written statement as follows:

- R2 lands at Roscam Village. Family lands defined as site A and site B in details submitted in planning application reference 18/44. Development shall be restricted to two houses only, reserved for the use of immediate family members of the landowner.
 - R2 lands at Roscam Village. Lands defined by planning application reference 20/345 and the adjoining Residential R2 lands to the north. Development shall be restricted to two houses only, reserved for the use of immediate family members of the landowner.
3. Insert an appropriate alternative land use zoning objective on these lands. It is considered that having land in the city without the benefit of a specific land use zoning that is, designated unzoned, would result in a lacuna in the development plan. This could, within the wider context of development plan policy, result in a lack of clarity with regard to interpretation by the public of the plan intent on land use in relation to such sites and uncertainty with regard to plan implementation.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b) (x) Figure 11.14 in the extended Roscam area.

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

(b) Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned:

(x) Figure 11.14 in the extended Roscam area.

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to omit Residential R2 land use zoning.
2. Omit specific development objective for part of these lands in Section 11.2.8 of the written statement as follows:
 - R2 lands at Roscam. Lands adjoining and to the south of Ros Odhrain comprising 1.1 hectare. Development shall have a density of 12 houses per hectare subject to a connection to public wastewater treatment plant being present.
3. Insert an appropriate alternative land use zoning objective on these lands. It is considered that having land in the city without the benefit of a specific land use zoning that is, designated unzoned, would result in a lacuna in the development plan. This could, within the wider context of development plan policy, result in a

lack of clarity with regard to interpretation by the public of the plan intent on land use in relation to such sites and uncertainty with regard to plan implementation.

Draft Direction

To delete the following zoning objective: i.e. the subject land is unzoned.

2 (b) (xi) Figure 11.25 Murrough.

The DRAFT DIRECTION IN THE MATTER OF SECTION 31 OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended) Galway City Development Plan 2023-2029 is very clear in its requirements. It states that *“The Planning Authority is hereby directed to take the following steps with regard to the Development Plan.”*

2 (b) Delete the following zoning objectives from the adopted Plan: i.e. the subject land is unzoned:

(xi) Figure 11.25 Murrough.

Chief Executive’s Recommendation in relation to the best manner in which to give effect to the Draft Direction.

1. Amend Land Use Zoning and Specific Objectives Map to omit Residential R2 land use zoning.
2. Insert an appropriate alternative land use zoning objective on these lands. It is considered that having land in the city without the benefit of a specific land use zoning that is, designated unzoned, would result in a lacuna in the development plan. This could, within the wider context of development plan policy, result in a lack of clarity with regard to interpretation by the public of the plan intent on land use in relation to such sites and uncertainty with regard to plan implementation.

4 Appendices

4.1 List of submissions received

	Submission	Name / Organisation
1	GLWC-C8-1	Laurence Fox
2	GLWC-C8-2	William Furey
3	GLWC-C8-3	Martin Fahy, Save Roscam Peninsula
4	GLWC-C8-4	Tommy Grogan
5	GLWC-C8-5	Peter and Martina Keane
6	GLWC-C8-6	Danielle Maloney
7	GLWC-C8-7	Galway City Community Network
8	GLWC-C8-8	Labhaoise Hutchinson
9	GLWC-C8-9	Ceapach Developments Limited & Thomas Lally
10	GLWC-C8-10	Tommy Lally
11	GLWC-C8-11	Billy Lawless
12	GLWC-C8-12	Cllr. Donal Lyons
13	GLWC-C8-13	Cllr. Donal Lyons
14	GLWC-C8-14	Cllr. Terry O'Flaherty
15	GLWC-C8-15	Cllr. Terry O'Flaherty
16	GLWC-C8-16	Cllr. Terry O'Flaherty
17	GLWC-C8-17	Cllr. Terry O'Flaherty
18	GLWC-C8-18	Mary-Harriet Madden
19	GLWC-C8-19	Proofridge Ltd.
20	GLWC-C8-20	Cllr. Frank Fahy
21	GLWC-C8-21	Cllr. Noel Larkin
22	GLWC-C8-22	Cllr. Frank Fahy
23	GLWC-C8-23	Michael Tully
24	GLWC-C8-24	Cllr. Noel Larkin
25	GLWC-C8-25	Cllr. Frank Fahy
26	GLWC-C8-26	Cllr. Frank Fahy
27	GLWC-C8-27	Cllr. Frank Fahy
28	GLWC-C8-28	Cllr. Frank Fahy
29	GLWC-C8-29	Gaughan Family
30	GLWC-C8-30	Ross Tobin
31	GLWC-C8-31	Cllr. Noel Larkin
32	GLWC-C8-32	Cllr. Noel Larkin
33	GLWC-C8-33	Ballindooley Developments Limited
34	GLWC-C8-34	Jimmy Francis
35	GLWC-C8-35	Cllr. Frank Fahy
36	GLWC-C8-36	Deirdre Greally
37	GLWC-C8-37	Ronan Burke
38	GLWC-C8-38	Ciana Welby
39	GLWC-C8-39	Cllr. Noel Larkin
40	GLWC-C8-40	Cllr. Noel Larkin
41	GLWC-C8-41	James McCarthy

	Submission	Name / Organisation
42	GLWC-C8-42	Cllr Declan McDonnell
43	GLWC-C8-43	Cllr. Noel Larkin
44	GLWC-C8-44	Cllr Eddie Hoare
45	GLWC-C8-45	Cllr. Noel Larkin
46	GLWC-C8-46	Tommy Kearns
47	GLWC-C8-47	Denis Kelly, Northern and Western Regional Assembly
48	GLWC-C8-48	Cllr. Niall McNelis
49	GLWC-C8-49	Cllr. Niall McNelis
50	GLWC-C8-50	Cllr. Niall McNelis
51	GLWC-C8-51	Cllr. Niall McNelis
52	GLWC-C8-52	Cllr. Niall McNelis
53	GLWC-C8-53	Cllr. Niall McNelis
54	GLWC-C8-54	Ronan Duke
55	GLWC-C8-55	Conor Coyne
56	GLWC-C8-56	Matt & Mary Lohan
57	GLWC-C8-58	Cllr Declan McDonnell
58	GLWC-C8-59	Cllr Declan McDonnell
59	GLWC-C8-61	Cllr Declan McDonnell
60	GLWC-C8-62	Tommy Lally
61	GLWC-C8-63	Cllr Declan McDonnell
62	GLWC-C8-64	Cllr Declan McDonnell
63	GLWC-C8-65	Cllr Declan McDonnell

4.2 Newspaper Notice



Comhairle Cathrach na Gaillimhe
Galway City Council

Halla na Cathrach, Bóthar an Choláiste, Gaillimh. H91 X4K8 •
City Hall, College Road, Galway. H91 X4K8
091-536400 • customerservice@galwaycity.ie
www.galwaycity.ie @GalwayCityCo
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AN TACHT UM PLEANÁIL AGUS FORBAIRT 2000 (ARNA LEASÚ)

FÓGRA FAOIN nGNÁS ÓN AIRE TITHOCHTA RIALTAIS ÁITIÚIL AGUS OIDHREACHTA CHUIG COMHAIRLE CATHRACH NA GAILLIMHE MAIDIR LE CUR LE CHÉILE PLEAN FORBARTHA CHATHAIR NA GAILLIMHE 2023-2029

De bhun Alt 31 den Acht um Pleanáil agus Forbairt 2000 (arna leasú), fógraítear leis seo go bhfuil Dréacht-Treoir eisithe ag an Aire, de réir fhorálacha an Achta thuas, do Chomhairle Cathrach na Gaillimhe maidir le cur le chéile Plean Forbartha Chathair na Gaillimhe 2023-2029.

Siad seo a leanas na cúiseanna a mbaineann leis an Dréacht-Treoir:

I. De bhun Alt 31(1)(b), Alt 31(1)(ba)(i) agus Alt 31(1)(c) den Acht um Pleanáil agus Forbairt 2000 (arna leasú)

Airíonn an Plean Forbartha mar a rinneadh talamh críochnaíthe le haghaidh forbartha cónaithe nach bhfuil ag teacht leis an gCros-Straitéis agus na mBeartas Pleanála Náisiúnta agus Réigiúnta, agus le pleanáil cheart agus le forbairt inbhuanaithe an cheantair, lena n-áirítear:

- Talamh críochnaíthe le haghaidh forbartha cónaithe nach bhfuil ag teacht leis an gCros-Straitéis sa Plean a glacadh.
- Talamh críochnaíthe le haghaidh forbairt cónaithe píosa ar píosa agus neamhsheicheamhach i suíomhanna imeallacha agus neamhsheirbhíthe nach bhfuil de réir riachtanais an dlúthfháis sa CBN (Cuspóir an Bheartais Náisiúnta) 3(a-c) agus sa mBeartas Pleanála Náisiúnta agus Réigiúnta 3.2 de Straitéis Réigiúnta an Spáis agus na hEacnamaíochta (SRSE) agus chun cumas na gcríosanna glasa agus na spásanna glasa a neartú faoi CBN 62, an riachtanas faoi alt 10(2)(n) chun críche an Achta chun lonnaíocht inbhuanaithe agus straitéisí aompair a chur chun cinn d'fhonn úsáid an fhuinnimh a laghdú agus chun astaíochtaí gás ceaptha teasa (GCT) a laghdú, agus nach tabharfaidh sé aird ar an gcur chuige seicheamhach i leith na forbartha a fhéachann do bheartas agus do chuspóir na dTreoirínte um Pleananna Forbartha d'Údarás Phleanála (2022) ("Treoirínte an Phlean Forbartha") maidir leis an gcur chuige seicheamhach i leith críosú na forbartha cónaithe (cuid 6.2.3).

II. De bhun Alt 31(1)(ba)(i) agus Alt 31(1)(c) den Acht um Pleanáil agus Forbairt 2000 (arna leasú)

Airíonn an Plean Forbartha mar atá sé limistéir fairsing na dtalún atá críochnaíthe mar Chónaithe R2 ar mhodh píosa ar píosa i suíomhanna neamhsheirbhíthe agus imeallacha agus/nó iargúlta, agus níos minicí i gceantair atá críochnaíthe ar bhealach eile mar Thalmhaíocht nó mar Thalmhaíocht agus Ard Tháirneamhacht, a bhaineann de chumas na cathrach sprioc an fháis dlúth 50% acu a chur ar fáil sa CBN 3(a-c), agus atá ar neamhréir le CBN 62 chun cumas na gcríosanna glasa agus na spásanna glasa a neartú ag leibhéal na cathrach.

III. De bhun Alt 31(1)(ba)(i) agus Alt 31(1)(c) den Acht um Pleanáil agus Forbairt 2000 (arna leasú)

Tá an talamh atá críochnaíthe mar Fhiontar, Tionscal Éadrom agus Tráchtála (CI) ag an suíomh iargúlta gan seirbhís ar Bhóthar Chúlaigh (leasú ábhartha A.4) ar neamhréir leis an gcur chuige srathach maidir le críosú faoi CBN 72 (a-c) den CNP, an ceanglas faoi alt 10(2)(n) chun cuspóir an Achta chun lonnaíocht inbhuanaithe agus straitéisí aompair a chur chun cinn le haghaidh úsáid an fhuinnimh agus astaíochtaí GCT a laghdú, agus nach dtugann sé aird ar na Treoirínte maidir le Pleananna Forbartha a mbaineann leis ar bhforbairt seicheamhach sa chomhthéacs cathrach, go háirithe i ndáil leis an tosaíocht a thabhairt d'fhorbairt nua feadh chonairí aompair phoiblí ar ardchaighdeán.

IV. De bhun Alt 31(1)(ba)(i) agus Alt 31(1)(c) den Acht um Pleanáil agus Forbairt 2000 (arna leasú)

Tá talamh atá críochnaíthe le haghaidh forbartha cónaithe i gceantair ar eol go bhfuil siad i mbaol tuilte ar neamhréir le CBN 57 de CNP, a fhéachann le forbairt mhíchuí a sheachaint i gceantair atá i mbaol tuilte de réir Treoirínte an Aire arna n-eisiúint faoi Alt 28 den Acht, An Córas Pleanála agus Bainistíocht Riosca Tuilte, Treoirínte d'Údarás Phleanála (2009) ("Treoirínte na dTuilte").

V. De bhun Alt 31(1)(c) den Acht um Pleanáil agus Forbairt 2000 (arna leasú)

Níor cuireadh an dóchán chéine ná míniú ar fáil maidir le pleanáil chuí agus forbairt inbhuanaithe an cheantair chun a mhíniú cén fáth a bhfuil tuilte críochnaíthe mar seo agus conas a thagann an cur chuige seo (a bhaineann le teip ar thailte a chríochnaí de réir Treoirínte an Phlean Forbartha agus Treoirínte na dTuilte) leis an straitéis iomlán maidir le forbairt chuí agus inbhuanaithe an cheantair.

VI. De bhun Alt 31(1)(a)(i)(II) den Acht um Pleanáil agus Forbairt 2000 (arna leasú)

Ní dheamadh an Plean Forbartha ar bhealach a thagann leis na moltaí de chuid Oifig an Rialóra Pleanála faoi Alt 31 AM den Acht, ná lena gcur i bhfeidhm.

Is féidir an Dréacht-Treoir agus na sonraí lena mbaineann a fheiceáil agus a fósdlóáil ón suíomh Créasáin ag www.galwaycity.ie agus ar an tairseach comhairliúcháin ar líne consult.galwaycity.ie. Is féidir a iniúchadh freisin ag An Rannóg Pleanála, Comhairle Cathrach na Gaillimhe, Halla na Cathrach, Bóthar an Choláiste, Gaillimh, H91 X4K8, idir 9m agus 4m, Luan go hAoine.

Sé tréimhse an chomhairliúcháin phoiblí ná Dé hAoine an 20 Eanáir 2023 go dtí 4m ar an Aoine an 3 Feabhra 2023. Is féidir aighneachtaí nó tuairimí maidir leis an Dréacht-Treoir a chur i scríbhinn faoi bhráid an Údarás Phleanála le linn na tréimhse comhairliúcháin agus cuirfidh Oifig an Rialóra Pleanála san áireamh iad sula ndéanann sé a chuid mholtaí don Aire ar an ábhar.

Is féidir aighneachtaí nó tuairimí a dhéanamh i scríbhinn trí:

Úsáid a bhaint as an tairseach comhairliúcháin ar líne i ndiaidh clárú a dhéanamh ag consult.galwaycity.ie

Trí ríomhphost chuig devplan@galwaycity.ie

D'aighneachtaí nó do thuairimí a chur sa phost chuig an bPleanálaí Sinsearach, An Roinn Pleanála, Halla na Cathrach, Bóthar an Choláiste, Gaillimh, H91 X4K8.

Sé an 4m ar an Aoine an 3 Feabhra 2023 an dáta deiridh le haghaidh aighneachtaí nó tuairimí a fháil. Tabhair faoi deara nach féidir bhreithniú a dhéanamh ar aighneachtaí/tuairimí déanacha.

Cosaint na sonraí

Tabhair faoi deara le go bhfoifeofar gach aighneacht/tuairimí bhaif a fhaigheann an Chomhairle ar suíomh Créasáin/tairseach comhairliúcháin Chomhairle Cathrach na Gaillimhe agus go mbeidh siad mar chuid de Thuarascáil an Phríomhfheidhmeannaigh ar na haghneachtaí/tuairimí a fuarthas. Feidhmíonn Comhairle Cathrach na Gaillimhe faoi réir riachtanais an Achta um Shaoráil Faisnéise, 2014, an Achta um Chosaint Sonraí, 2018 agus na Rialacháin Ginearálta um Chosaint Sonraí (RGCS). Ní dhéanfar sonraí a phróiseáil ach i gcomhréir leis an reachtaíocht thuasluaite.

Tá Ráiteas na Príobháideachta maidir le bainistíocht na n-aighneachtaí a rinneadh le linn an phróisis comhairliúcháin phoiblí seo le fáil anseo ar an Tairseach <https://www.galwaycity.ie/planning-privacy-statement>. Tá polasaí na próbháideachta de chuid Chomhairle Cathrach na Gaillimhe le feiceáil ag: <https://www.galwaycity.ie/privacy-policy>.

Patricia Philbin, Stúirthóir na Seirbhísí, Forbairt Bonneagair, Pleanáil agus Athrú na hAeráide.

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 unserviced 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 unserviced 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 unserviced and remote location at Cooilagh 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

4.3 Particulars of the Ministerial Draft Direction Report



Comhairle Cathrach na Gaillimhe
Galway City Council

GALWAY CITY DEVELOPMENT PLAN 2023-2029

DRAFT DIRECTION

**In the matter of Section 31 of the Planning and
Development Act 2000 (as amended)**

PARTICULARS

13th January 2023



CATHAIR NA GAILLIMHE
PLEAN FORBARTHA
GALWAY CITY
DEVELOPMENT PLAN

These particulars give details of the Draft Direction issued by the Minister for Housing, Local Government and Heritage on the 13th January 2023. A copy of the Draft Direction is included in Appendix 1 of this report.

In accordance with Section 31(4) of the Planning and Development Act 2000 (as amended), when a Draft Direction is issued by the Minister, those parts of the Galway City Development Plan 2023-2029 referred to in the Draft Direction shall be taken to have not come into effect.

Particulars of the Draft Direction issued by the Minister for Housing, Local Government and Heritage

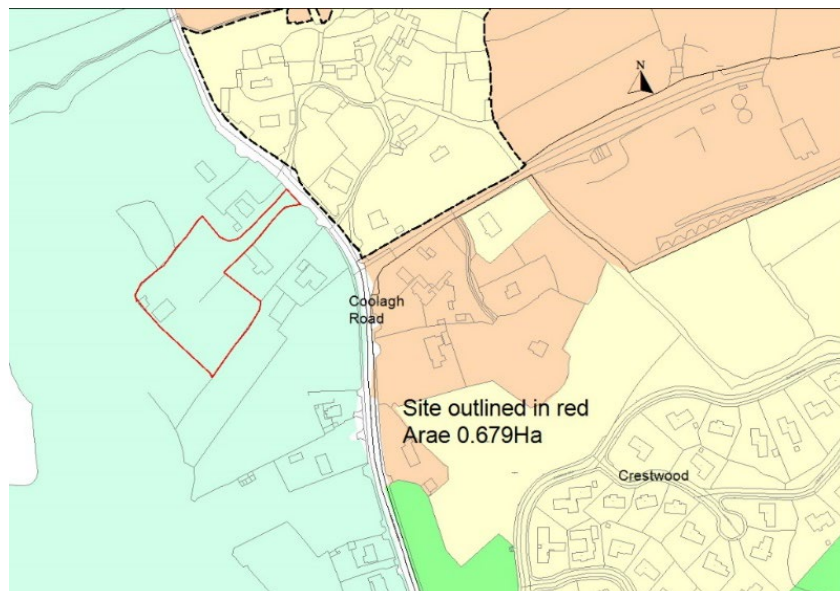
Point 2 (a) and 2 (b) of the Ministerial Draft Direction directs that the Planning Authority take the following steps with regard to the Galway City Development Plan 2023-2029:

2(a) Reinstate the following land use zoning objectives to that of the Draft Galway City Development Plan 2023-2029:

*note that all maps with lands outlined in red in point 2 (a) indicate the Draft Direction zoning change.

(i) Coolagh Road

Revert to Agriculture and High Amenity (G) from Enterprise, Light Industry and Commercial (CI)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.4) to the Draft Development Plan 2023-2029.

(ii) Off Headford Road and Sandyvale Lawn

Revert to Recreation and Amenity (RA) from Residential (R)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.9) to the Draft Development Plan 2023-2029.

(iii) Dublin Road

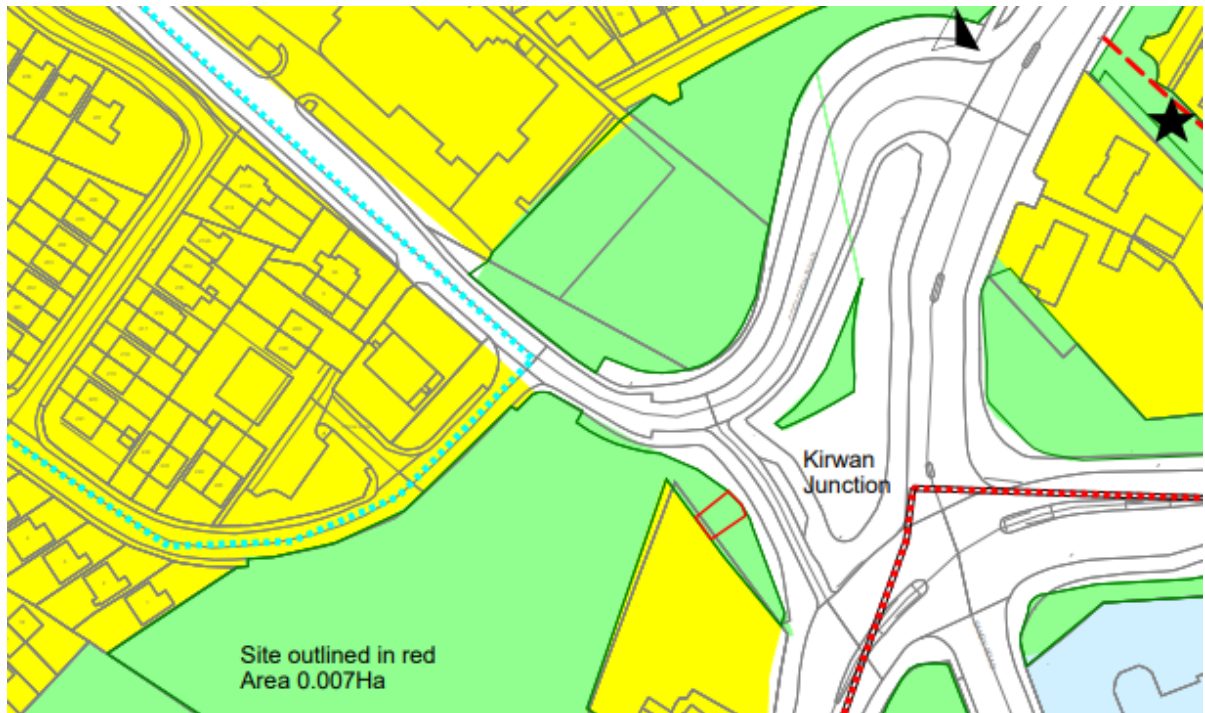
Revert to Recreation and Amenity (RA) from Residential (R)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.11) to the Draft Development Plan 2023-2029.

(iv) Terryland

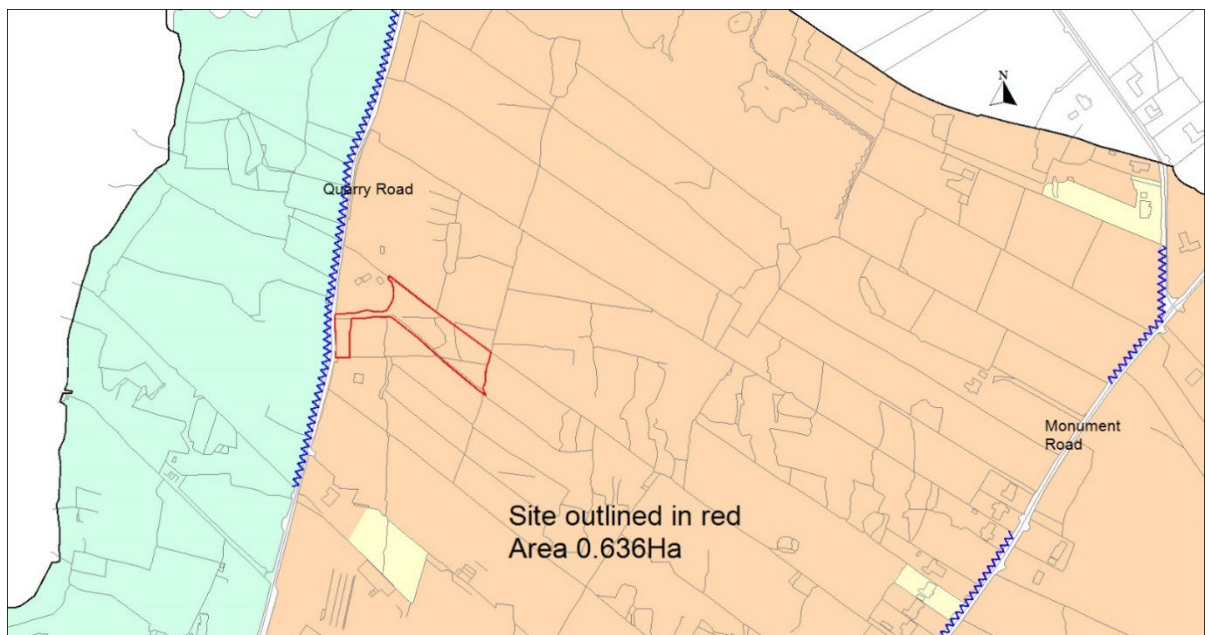
Revert to Recreation and Amenity (RA) from Residential (R)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.13) to the Draft Development Plan 2023-2029.

(v) Quarry Road, Menlo

Revert to Agriculture (A) from Residential R2 (R2)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.15) to the Draft Development Plan 2023-2029.

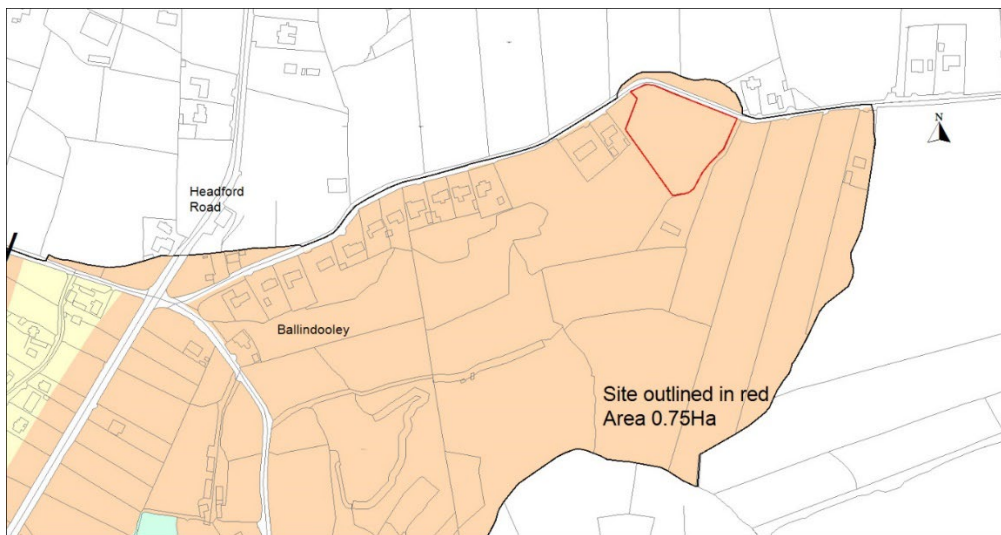
The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for this land as follows:

R2 lands at Quarry Road, Menlo. Any residential development on this site (0.63 ha, which corresponds with the site the subject of Pl. Ref. 17/217) shall be reserved for the use of immediate family members of the landowner.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective change taking effect.

(vi) Ballindooley

Revert to Agriculture (A) from Residential R2 (R2)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.16) to the Draft Development Plan 2023-2029.

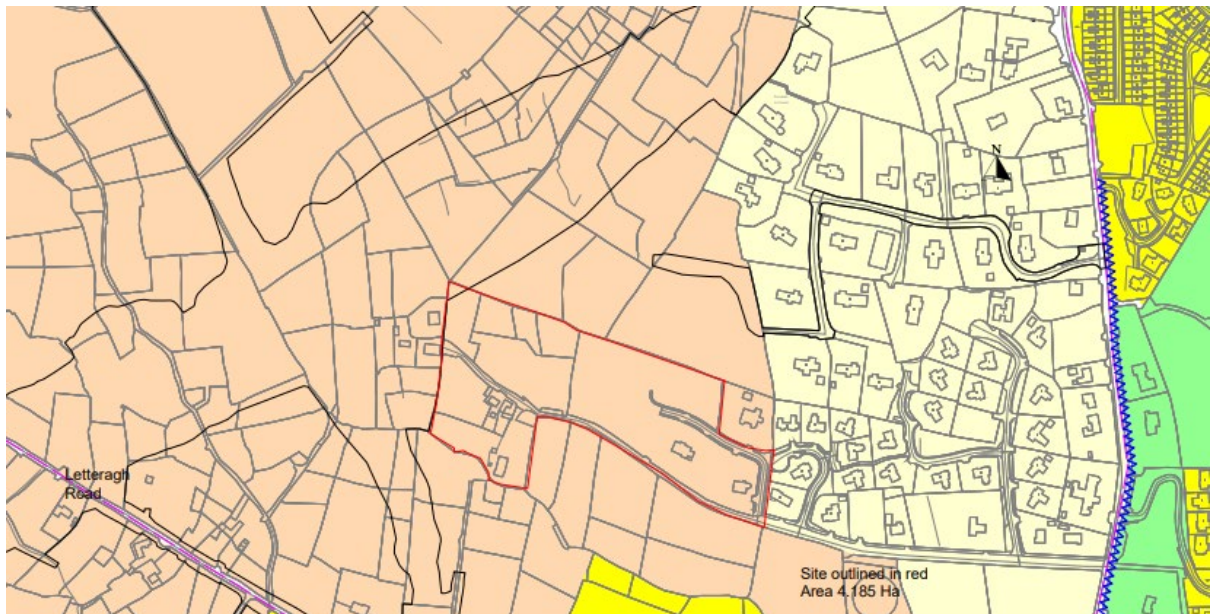
The adopted Galway City Development Plan 2023-2029 in Section 11.2.8 has a specific development objective for this land as follows:

R2 lands at Ballindooley located on local road ref L-51517. Any residential development on this site (0.75 ha) shall be reserved for the use of immediate family members of the landowner.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective change taking effect.

(vii) Off Circular Road

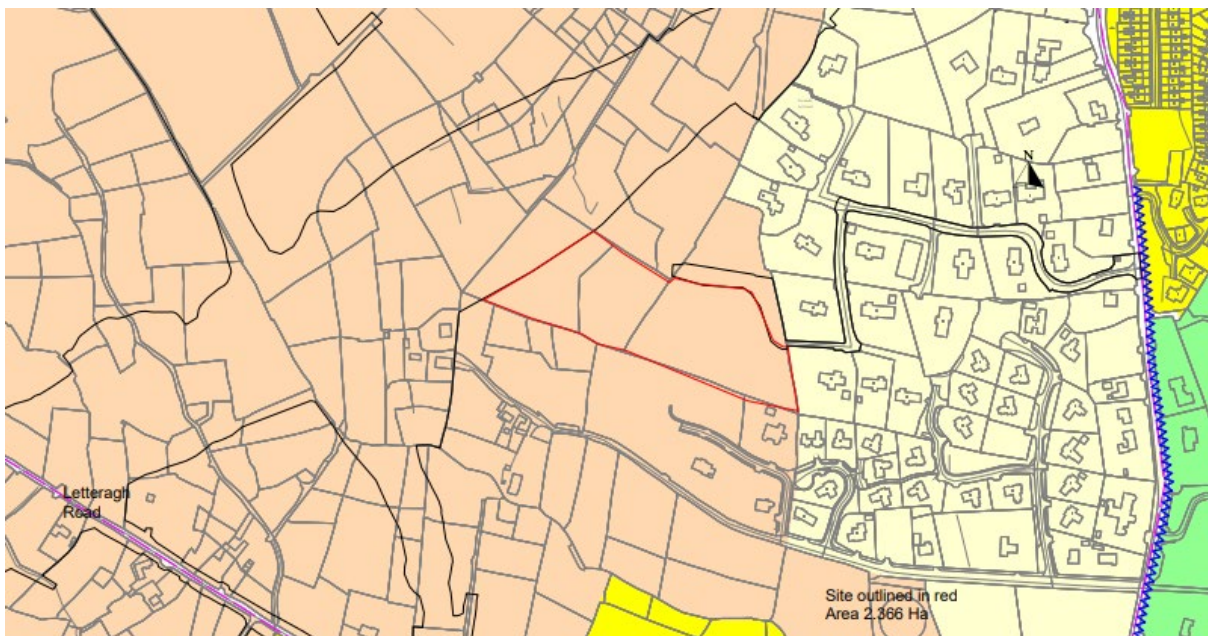
Revert to Agriculture (A) from Residential R2 (R2)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.17) to the Draft Development Plan 2023-2029.

(viii) Off Circular Road

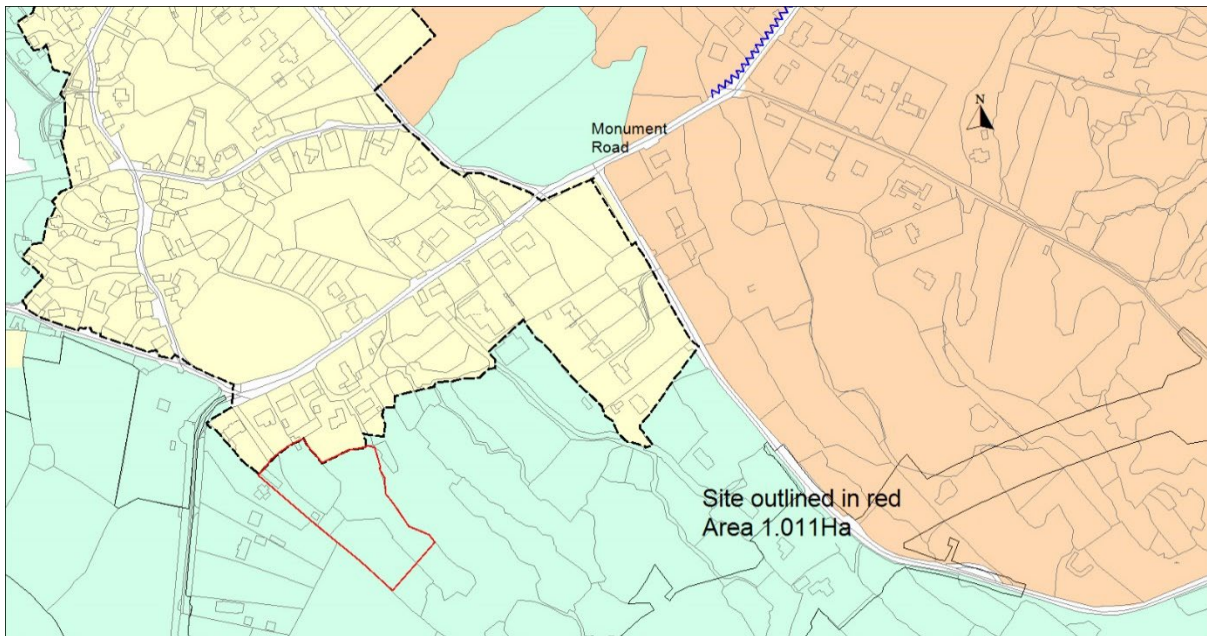
Revert to Agriculture (A) from Residential R2 (R2)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.18) to the Draft Development Plan 2023-2029.

(ix) Menlo Village Extension

Revert to Agriculture and High Amenity (G) from Residential R2 (R2)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.19) to the Draft Development Plan 2023-2029.

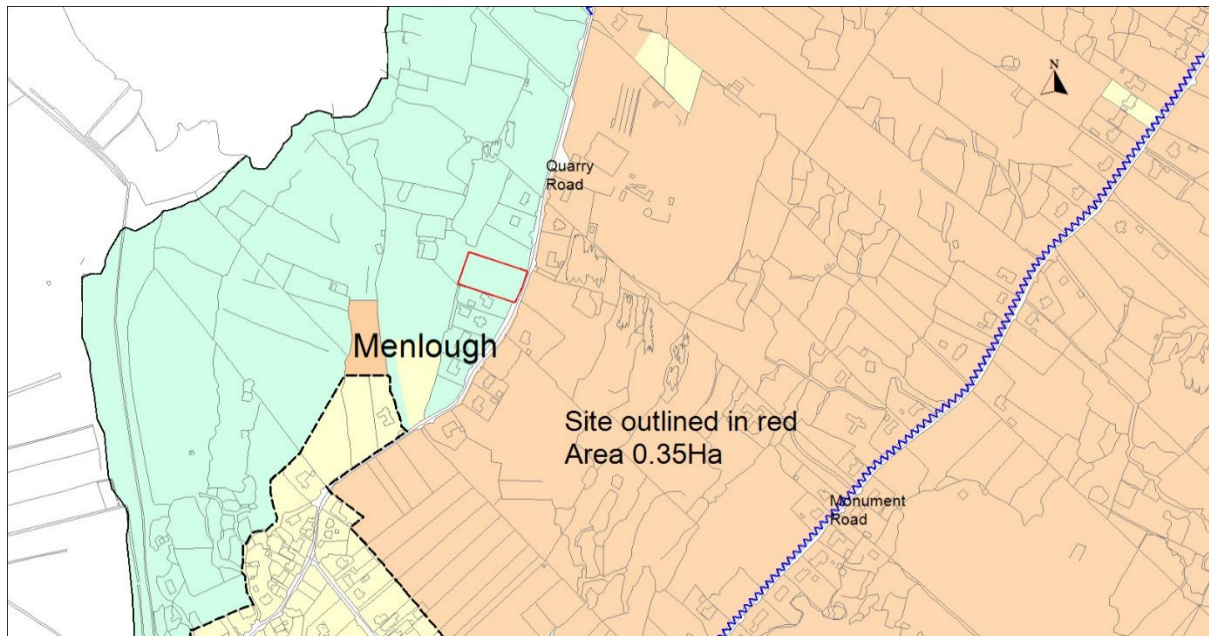
The adopted Galway City Development Plan 2023-2029 in Section 11.2.8 has a specific development objective for this land as follows:

R2 lands adjoining Menlo Village to the south. Residential development on this site (1 ha) shall be reserved for the use of immediate family members of the landowner.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective change taking effect.

(x) Quarry Road

Revert to Agriculture and High Amenity (G) from Residential R2 (R2)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.20) to the Draft Development Plan 2023-2029.

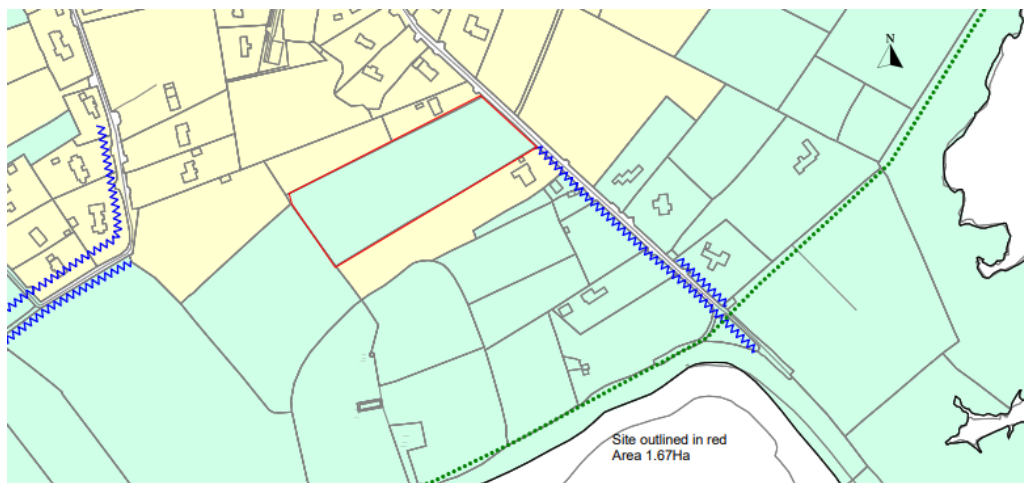
The adopted Galway City Development Plan 2023-2029 in Section 11.2.8 has a specific development objective for this land as follows:

R2 lands on the western side of Quarry Road. Any residential development on this site (0.35 ha) shall be reserved for the use of immediate family members of the landowner.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective change taking effect.

(xi) Roscam

Revert to Agriculture and High Amenity (G) from Residential R2 (R2)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.21) to the Draft Development Plan 2023-2029.

(xii) Roscam

Revert to Agriculture and High Amenity (G) from Residential R2 (R2)



Note: The lands outlined in red corresponds with the referenced (A.23) to the Draft Development Plan 2023-2029.

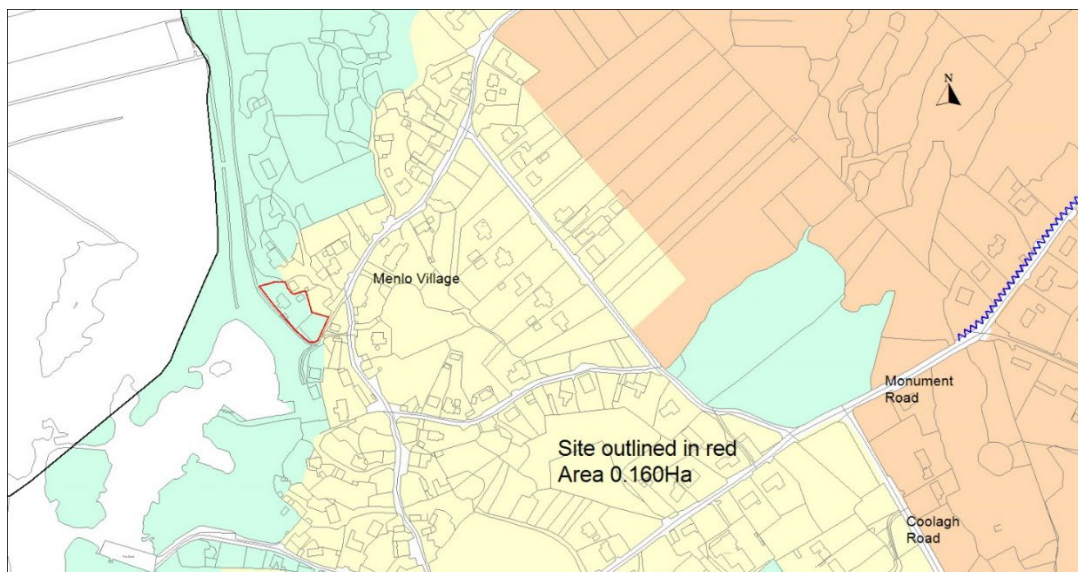
The adopted Galway City Development Plan 2023-2029 in Section 11.2.8 has a specific development objective for this land as follows:

R2 lands at Roscam (comprising of approximately 0.9 ha) adjoining and to the south west of PI. Ref. 16/187. Any development shall be limited to one house only reserved for the use of immediate family members of the landowner.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective change taking effect.

(xiii) Menlo Village Extension

Revert to Agriculture and High Amenity (G) from Residential R2 (R2)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.24) to the Draft Development Plan 2023-2029.

The adopted Galway City Development Plan 2023-2029 in Section 11.2.8 has a specific development objective for this land as follows:

R2 lands adjoining Menlo Village to the west. Any residential development on this site (0.16ha) shall be reserved for the use of immediate family members of the landowner.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective change taking effect.

(xiv) Headford Road

Revert to Recreation and Amenity (RA) from Residential R2 (R2)



Note: The lands outlined in red corresponds with the referenced Material Alteration (A.25) to the Draft Development Plan 2023-2029.

2(b) Delete the following zoning objectives from the adopted Plan:

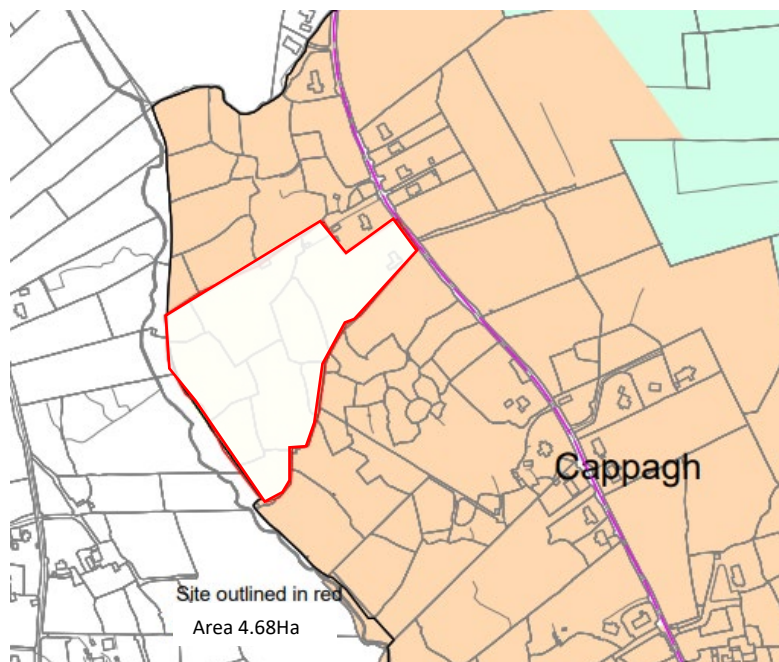
i.e. the subject land is unzoned:

For clarity, figures referenced in the Draft Direction issued by the Minister under point 2(b) namely Figures 11.20, 11.26, 11.31, 11.29, 11.27, 11.28, 11.24, 11.30, 11.14, and 11.25 correspond with figures in Section 11.2.8 of the Draft Galway City Development Plan 2023-2029.

*note that all maps with lands outlined in red in point 2 (b) indicate the Draft Direction zoning objective deletion.

(i) Land zoned Residential R2 (R2) in the adopted Plan at Cappagh consistent with the recommendation of the Chief Executive's Report dated 16th June 2022

Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.



Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

R2 lands comprising of 4.68 hectares at Cappagh Road, Cappagh. Development of these lands shall generally have a maximum density of 2.5 houses to the hectare.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective deletion taking effect.

(ii) Figure 11.20 Ballindooley

Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.



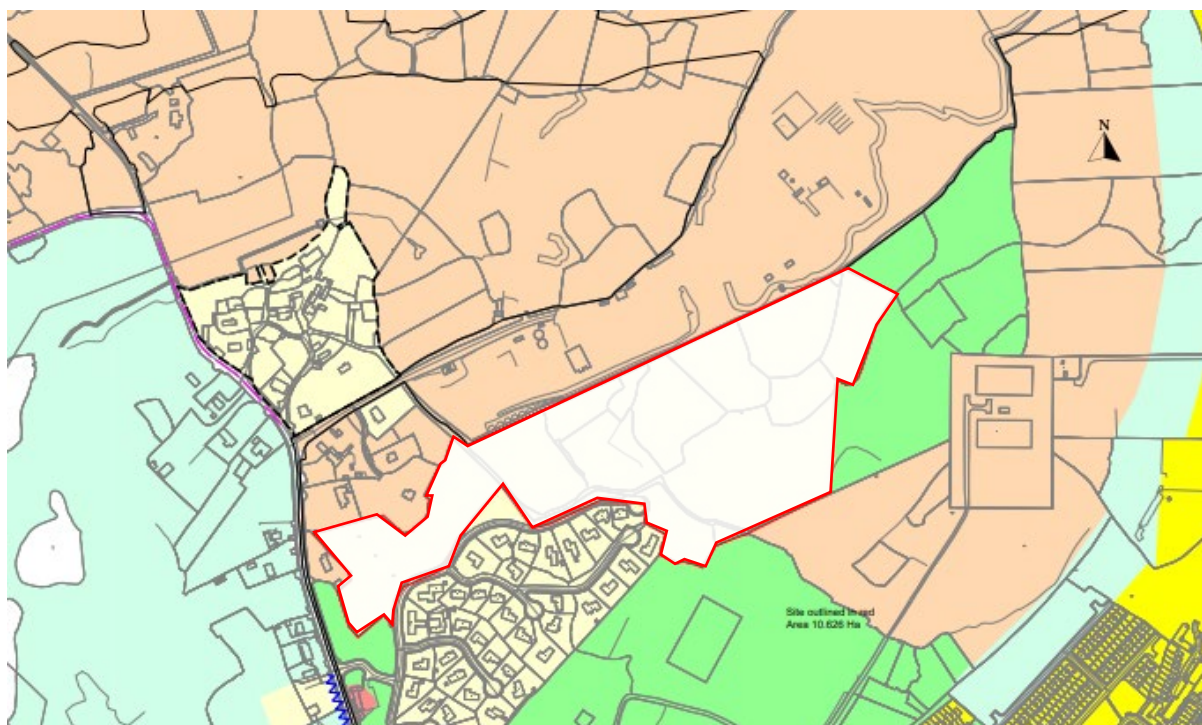
Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for part of these lands as follows:

R2 lands at Ballindooley-Council owned property. A portion (0.29 ha) shall be reserved for the provision of community, recreational, educational and heritage facilities and car parking relating to these facilities.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective deletion taking effect.

(iii) Figure 11.26 Coolagh area

Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.



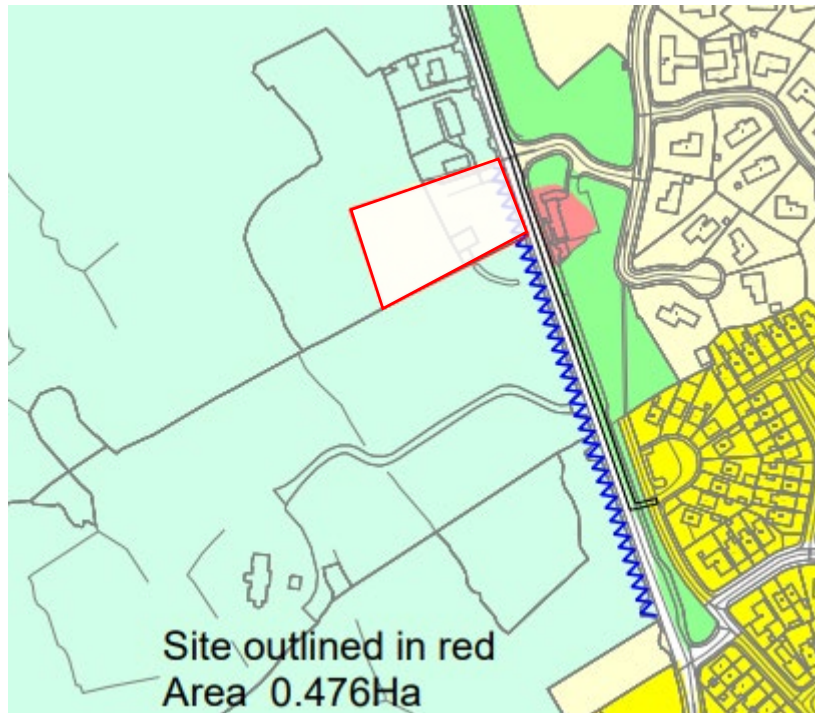
Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

R2 lands at Coolagh adjoining and to the north of Carraig Ban. Development shall generally have a maximum density of 2.5 houses to the hectare. Any development of these lands shall include protection of the masspath together with the original pre famine stone boundary walls and shall integrate this masspath into any development layout while preserving its historical integrity.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective deletion taking effect.

(iv) Figure 11.31 Coolagh area

Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.



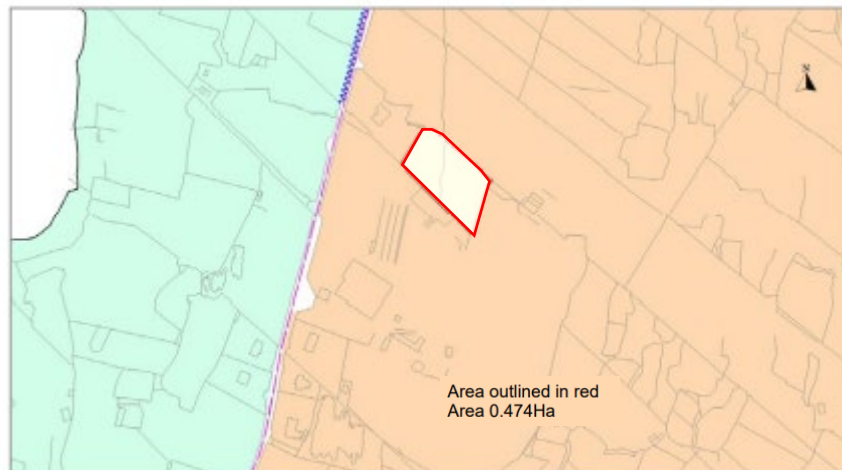
Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

R2 lands west of Coolagh Road opposite Carraig Ban. Development shall be restricted to one house only, reserved for the use of immediate family members of the landowner.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective deletion taking effect.

(v) Figure 11.29 Quarry Road Menlo and two further sites on Monument Road Menlo

Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.



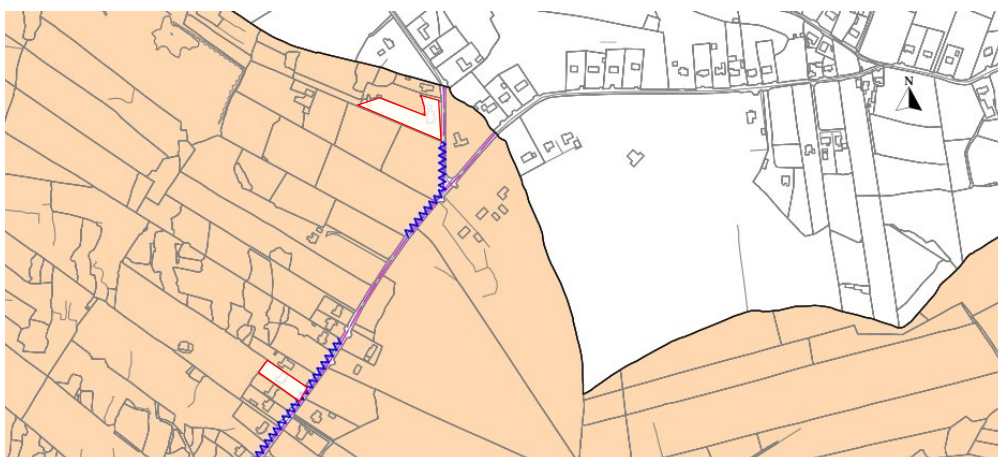
Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

R2 lands east of Quarry Road, Menlo. Development shall be restricted to one house only, reserved for the use of immediate family members of the landowner.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective deletion taking effect.

Two sites on Monument Road Menlo

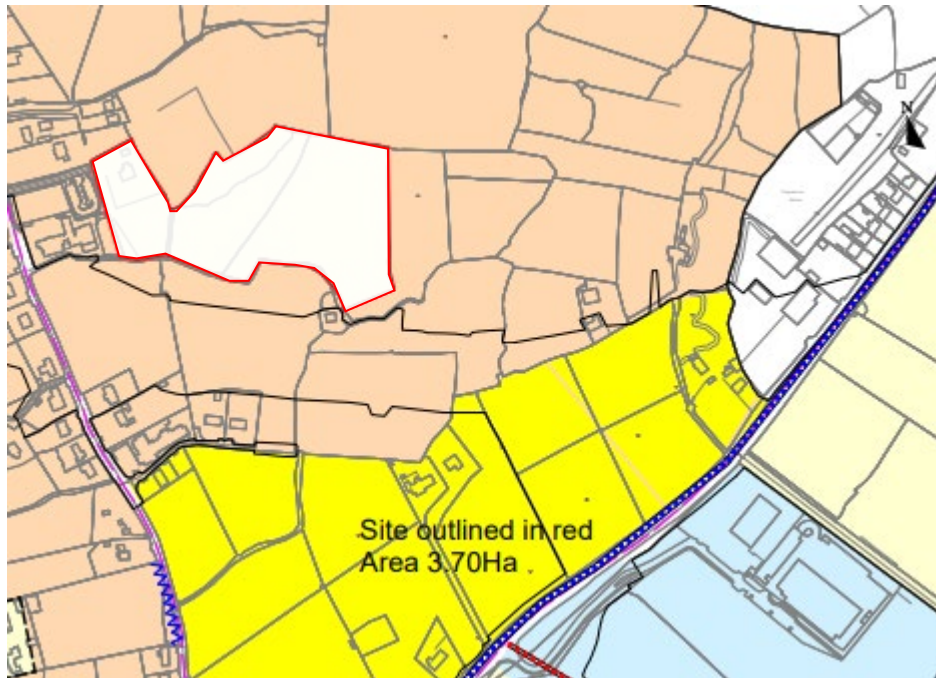
Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.



Note: Location of sites on Monument Road, Menlo, taken from the Galway City Development Plan 2023-2029 Land Use Zoning and Specific Objectives Map.

(vi) Figure 11.27 in the Castlegar area

Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.



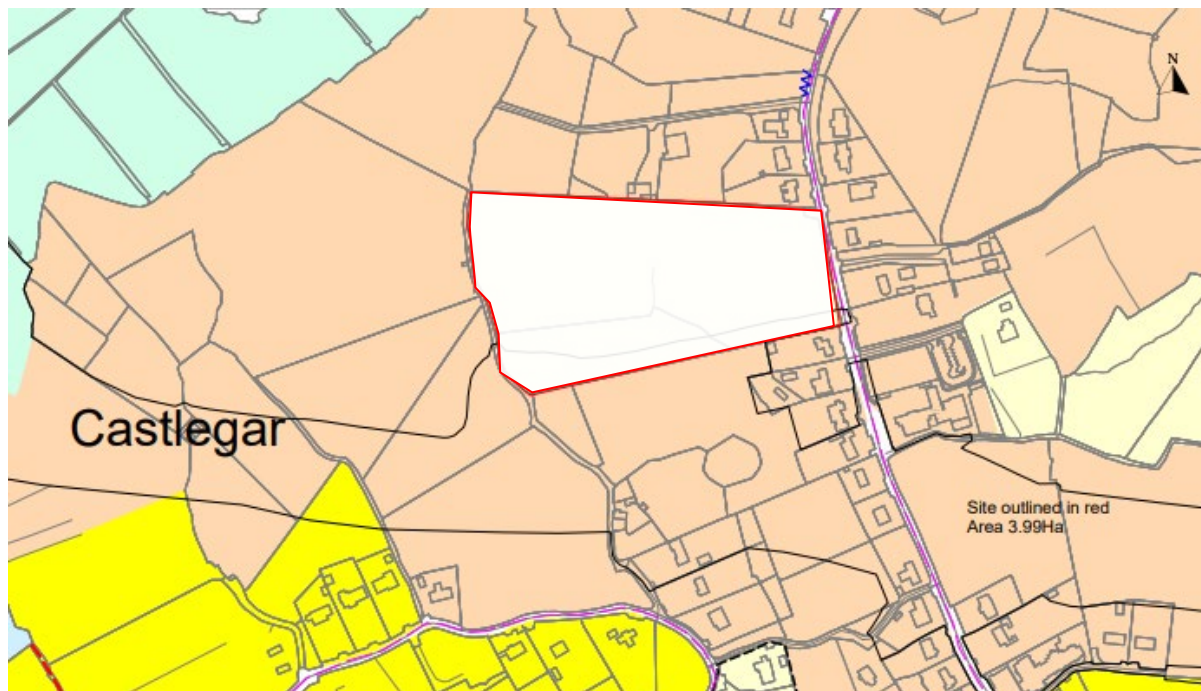
Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

R2 lands east of Castlegar National School. Development shall generally have a maximum density of 5 houses to the hectare. Any development shall be consistent with the N6 GCRR Strategic Road.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective deletion taking effect.

(vii) Figure 11.28 in the Castlegar area

Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.



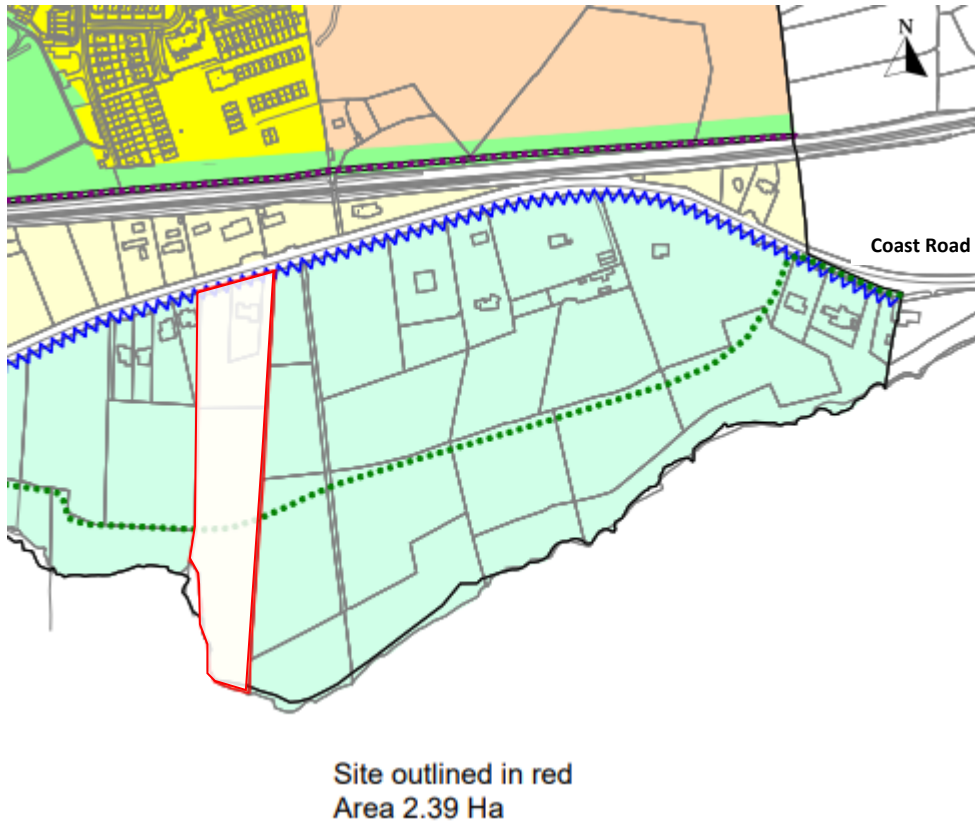
Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

R2 lands at Castlegar to the north west of Castlegar National School. Development shall be restricted to 5 houses only, reserved for the use of immediate family members of the landowner. Any development shall be consistent with the N6 GCRR Strategic Road.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective deletion taking effect.

(viii) Figure 11.24 in the Roscam area

Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.



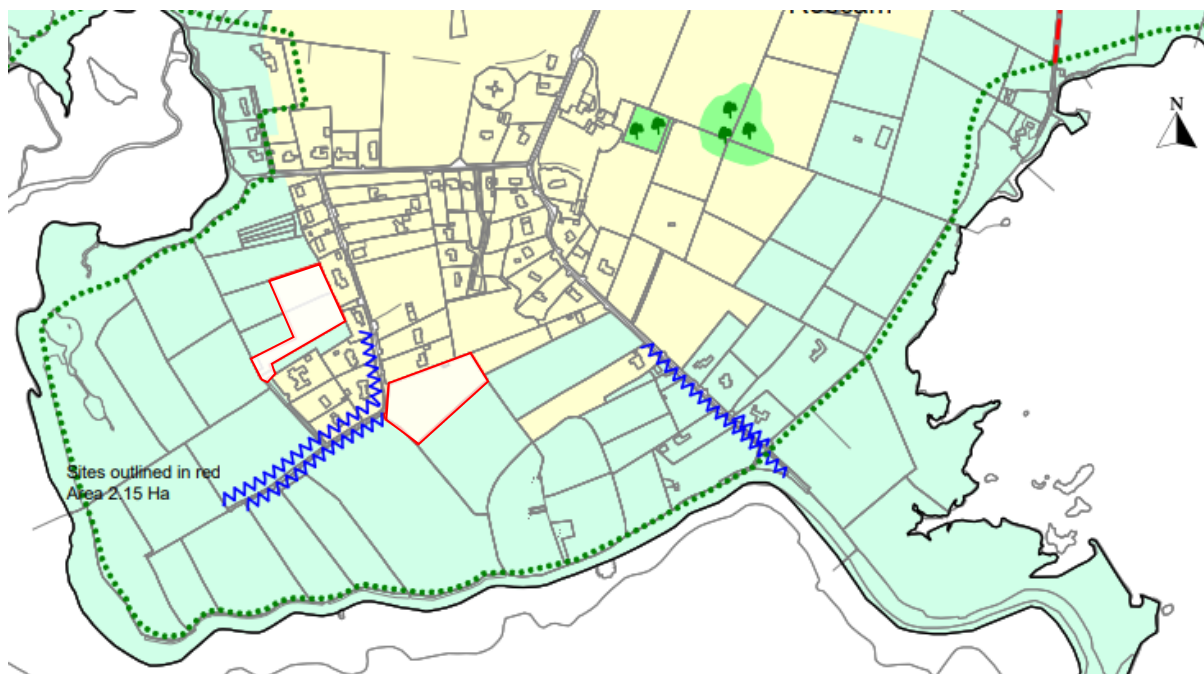
Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

R2 lands at Roscam, south of the Coast Road. Development shall be restricted to one house only (which corresponds the site the subject of Pl. Ref 21/87), reserved for the use of immediate family members.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective deletion taking effect.

(ix) Figure 11.30 in the Roscam area

Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.



Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

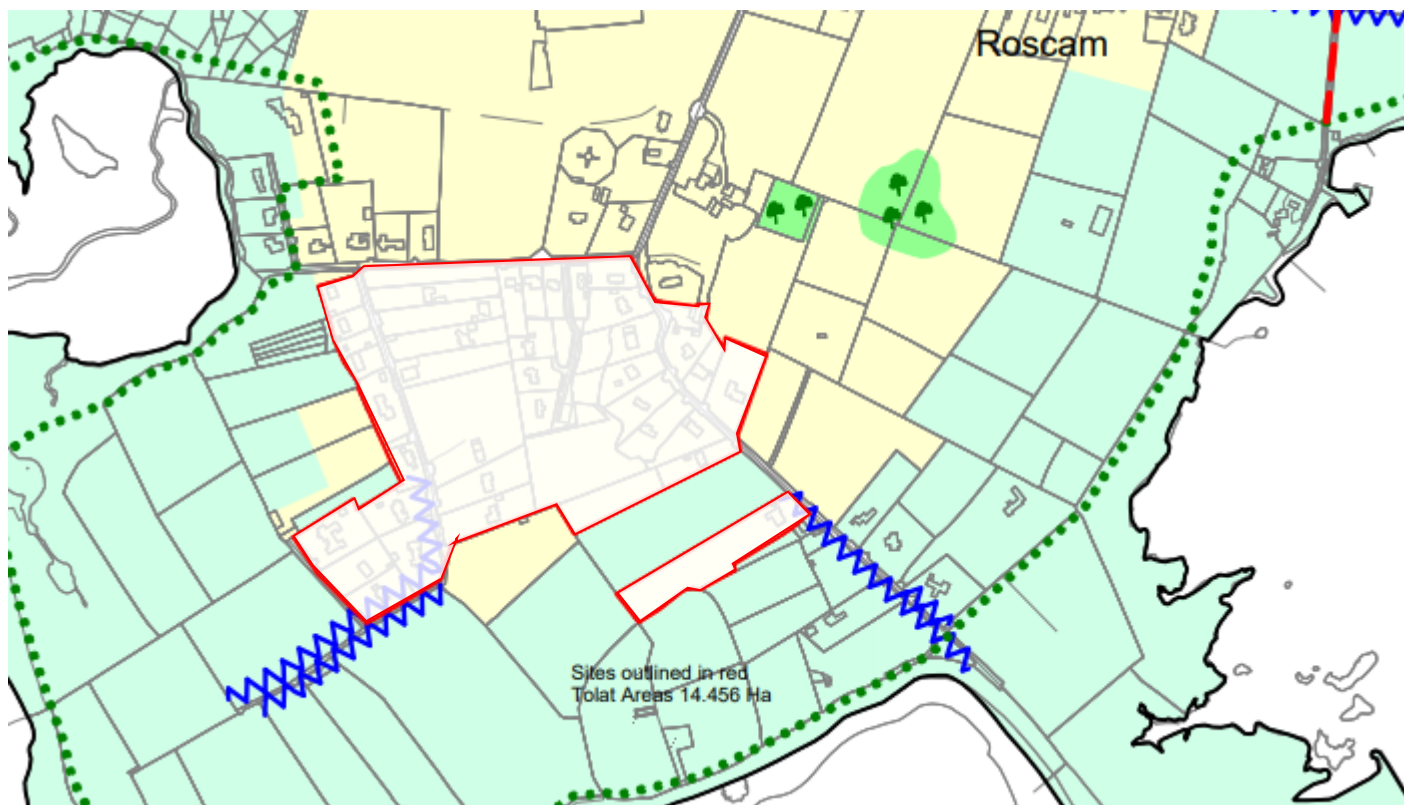
R2 lands at Roscam Village. Family lands defined as site A and site B in details submitted in planning application reference 18/44. Development shall be restricted to two houses only, reserved for the use of immediate family members of the landowner.

R2 lands at Roscam Village. Lands defined by planning application reference 20/345 and the adjoining Residential R2 lands to the north. Development shall be restricted to two houses only, reserved for the use of immediate family members of the landowner.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective deletion taking effect.

(x) Figure 11.14 in the extended Roscam area

Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.



Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for part of these lands as follows:

R2 lands at Roscam. Lands adjoining and to the south of Ros Odhrain comprising 1.1 hectare. Development shall have a density of 12 houses per hectare subject to a connection to public wastewater treatment plant being present.

This Draft Direction has the consequence of rendering this specific development objective ineffective and with no capacity of implementation and therefore will be omitted in tandem with the land use zoning objective deletion taking effect.

(xi) Figure 11.25 Murrough

Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.

