

Galway City Council  
Draft Development Plan 2023-2029

Comhairle Cathrach na Gaillimhe  
Dréachtphlean Forbartha 2023-2029

## Chief Executive's Report on the Consultation Process of the Proposed Material Alterations to the Draft Galway City Development Plan 2023-2029

in accordance with Section 12(8) of the  
Planning and Development Act 2000 (as amended)

And including Chief Executive's Recommendations on all  
Proposed Material Alterations.

### Volume 1 / Imleabhar 1

Development Plan and Policy  
Section

26<sup>th</sup> October 2022

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## Section 1: Introduction and Background

This Chief Executive's (CE) Report is submitted to the Elected Members of Galway City Council for their consideration as part of the process for the preparation of the City Development Plan 2023-2029. The Report forms part of the statutory procedure as required by Section 12(8) of the Planning and Development Act, 2000 (as amended).

Galway City Council Members by resolution decided that the draft plan should be amended. A total of 184 material alterations of the draft plan are proposed. The Proposed Material alterations went on public display from **Thursday 8<sup>th</sup> September 2022 – Thursday 6<sup>th</sup> October 2022** and were also referred to prescribed authorities. They were accompanied by an amended Natura Impact Statement, an addendum to the Strategic Assessment Environmental Report and an addendum to the updated Strategic Flood Risk Assessment Report. Copies of these documents were available to view online at [consult.galwaycity.ie](https://consult.galwaycity.ie) and [www.galwaycity.ie](https://www.galwaycity.ie) and at the following locations during normal opening hours:

- Planning Office, Galway City Council, College Road, Galway,
- Galway City Library
- Westside Library
- Ballybane Library

During the consultation period, a total of **108** submissions/observations were received.

The Planning and Development Act 2000 (as amended) stipulates that following this public consultation period the Chief Executive (CE) will prepare a CE report on any submissions or observations received with respect to the Proposed Material Alterations to the Draft City Development Plan 2023-2029 and the Draft Environmental Reports.

The CE Report is required to list the persons or bodies who made submissions or observations; provide a summary of the recommendations, submissions and observations made by the Office of the Planning Regulator; provide a summary of the submissions and observations made by any other persons.

It is required to give the response of the Chief Executive to the issues raised. This response must take into account the directions of the Council Members of the authority under Section 11(4) (d) of the Act, the proper planning and sustainable development of the area, the statutory obligations of the local authority in the area and any relevant policies/objectives or ministerial guidelines of the Government.

## Format of the Report

Section 1 of this report contains the introduction. Section 2 of this report summarises the submissions and observations made by the Office of the Planning Regulator (Submission no. **GLWC-C5-77**) and the Northern and Western Regional Authority (Submission no. **GLWC-C5-69**) and includes the Chief Executive Response and Recommendation.

Section 3 sets out the 184 Proposed Material Alterations, lists the submission numbers which relate to each alteration, includes a summary of the submissions and the Chief Executive's response to the issues raised in the submissions and the Chief Executives recommendation. Where no submission has been received to a Proposed Material Alteration, the recommendation of the Chief Executive as to whether or not the Proposed Material Alteration should be accepted or not accepted is given. Section 4 summarises submissions relating to the Environment Assessments and gives the Chief Executive's response. These are all incorporated into Volume 1.

Volume 2 contains a list of all submissions received and a summary matrix of those submissions. This matrix includes the reference for each submission, the person/body making the submission and a brief summary of the submission.

Only submissions relating to the proposed material alterations can be taken into consideration at this stage of the plan process. A number of submissions were received which did not relate to any of the proposed material alterations. For transparency these are included in Section 5. There are also elements of a number of submissions that do not relate the proposed Material Alterations and could not be considered either. For transparency these are included in Volume 2.

## Stages in the Development Plan Process

**Figure 1**

<b>Stage 1: Pre Draft</b>
Publish notice of intention to review City Development Plan, public consultation and CE Report on consultation submitted to Elected Members.
Elected Members consider CE Report and give direction regarding preparation of the Draft Plan
Preparation of Draft Plan and environmental reports by CE
Elected Members amend and adopt draft plan
<b>Stage 2: Draft Plan</b>
Publish notices of Draft Plan public consultation and CE Report on consultation submitted to Elected Members.
Elected Members consider CE Report and Draft Plan and can amend or accept Draft Plan
<b>Stage 3: Material Alterations</b> (if amendments are material amendments to the Draft Plan)
CE to determine if proposed amendments require Appropriate Assessment/ Strategic Environmental Assessment.
Publish notices of proposed material alterations to the Draft Plan, public consultation on proposed material amendments and CE Report on consultation submitted to Elected Members. <b>[Current stage]</b>
Elected Members consider CE Report on proposed amendments and can amend or accept
<b>Stage 4: Making of the Plan</b>
Following consideration of the CE Report, elected members must pass a resolution to make the plan
The plan becomes effective 6 weeks following the passing of the resolution by the elected members.

## The Next Stage of the Development Plan Process

Following the issuing of the CE Report, the Elected Members have a period of six weeks to consider the material alterations and the CE's Report. Special Council meetings are scheduled for the 21<sup>st</sup>, 24<sup>th</sup> and 28<sup>th</sup> of November and if required, the 1<sup>st</sup> of December. At this stage, the Elected Members shall, by resolution, having considered the Proposed Material Alterations and the CE Report adopt the development plan with or without the Proposed Material Alteration.

Under Section 12(10)(c) of the Planning and Development Act 2000 as amended a further modification to the Proposed Material Alteration can only be made where it is minor in nature and therefore not likely to have significant effects on the environment, or adversely affect the integrity of a European Site. Specifically it cannot be made where it relates to an increase in the area of land zoned for any purpose, or an addition to or deletion from the record of protected structures.

In making the development plan, under section 12(11) the Elected Members are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of the local authority in the area and any relevant policies/objectives or ministerial guidelines of the Government. The Elected Members must also take into account the outcome of the environmental assessments in particular the Appropriate Assessment process and ensure compliance with the requirements of the EU Habitats Directive.

The Galway City Development Plan 2023-2029 will have effect 6 weeks from the day it is adopted.

## Post adoption of the Development Plan and the Role of the OPR

In accordance with Section 31 (AM) of the Planning and Development Act 2000 (as amended), the Planning Authority is required to notify the Office of the Planning Regulator (OPR) within 5 working days of the making of a Development Plan and send a copy of the written statement and maps as duly made.

Where the Planning Authority decides not to comply with OPR recommendations or makes the plan in such a manner as to be inconsistent with any recommendation made by the OPR, then the Chief Executive is required to inform the OPR in writing and state reasons for the decision of the Planning Authority.

Where the OPR is of the opinion that the Development Plan has not been made in a manner consistent with its recommendations or that it fails to set out an overall strategy for the proper planning and sustainable development of the area and as a consequence it would merit a direction by the Minister under Section 31 then the Office shall issue a notice to the Minister (no later than 4 weeks after the Development Plan is made) recommending the issuing of a draft direction requiring the planning authority to take specific measures in relation to the development plan. If the Minister agrees to the draft direction, it must be issued within 6 weeks of the adoption of the plan and is followed by a period of public consultation and submission of the CE report to the OPR and the Minister. If a draft direction is issued, only the part of the adopted development plan that is subject to the draft direction will not have effect, pending the decision of the Minister and a final direction is issued. The remainder of the adopted plan will come into effect 6 weeks from the day it is adopted and the balance consequent to any final direction issued.

## List of Proposed Material Alterations to the Draft Development Plan 2023-2029

MA ref	Description	Submission No.(s)
A.1	Amend Table 11.1 - Land Use Zones and Zoning Objectives	GLWC-C5-40
A.2	Rezoned lands from CC to CF (0.276 ha) Mercy Convent	GLWC-C5-45, GLWC-C5-75
A.3	Rezoned lands from G to RA (5.145 ha) at Mincloon and insert specific objective	GLWC-C5-81, GLWC-C5-4, GLWC-C5-41
A.4	Rezoned lands from G to CI (0.679 ha) Coolagh Road	GLWC-C5-41, GLWC-C5-40, GLWC-C5-85
A.5	Rezoned lands from I to CI (0.05 ha) Wellpark Road	GLWC-C5-105,
A.6	Rezoned lands from A to R (2.842 ha) Ragoon	GLWC-C5-81, GLWC-C5-105, GLWC-C5-4, GLWC-C5-41, GLWC-C5-44
A.7	Rezoned lands from LDR to R (1.285 ha) Dublin Road/Martin roundabout and insert specific objective	GLWC-C5-41, GLWC-C5-60
A.8	Rezoned lands from LDR to R (2.75 ha) Circular Road	GLWC-C5-41, GLWC-C5-40
A.9	Rezoned lands from RA to R (0.05ha) Headford Road and Sandyvale Lawn and insert specific objective	GLWC-C5-4, GLWC-C5-30, GLWC-C5-31, GLWC-C5-33, GLWC-C5-34, GLWC-C5-35, GLWC-C5-36, GLWC-C5-37, GLWC-C5-38, GLWC-C5-39, GLWC-C5-43, GLWC-C5-46, GLWC-C5-58, GLWC-C5-56, GLWC-C5-55, GLWC-C5-54, GLWC-C5-68, GLWC-C5-73, GLWC-C5-74, GLWC-C5-78, GLWC-C5-10, GLWC-C5-41
A.10	Rezoned lands from RA to R (0.001ha) Off Western Distributor Road	GLWC-C5-81 GLWC-C5-2, GLWC-C5-3
A.11	Rezoned lands from RA to R (1.27 ha) Dublin Road	GLWC-C5-81, GLWC-C5-105, GLWC-C5-41, GLWC-C5-85, GLWC-C5-40
A.12	Rezoned lands from RA to R (0.121 ha) Dublin Road	GLWC-C5-81, GLWC-C5-40
A.13	Rezoned lands from RA to R (0.007 ha) Terryland	GLWC-C5-81, GLWC-C5-105, GLWC-C5-18, GLWC-C5-10
A.14	No Material Alteration	
A.15	Rezoned lands from A to R2 (0.636 ha) Quarry Road, Menlo	GLWC-C5-81, GLWC-C5-108, GLWC-C5-105, GLWC-C5-41, GLWC-C5-40
A.16	Rezoned lands from A to R2 (0.75 ha) Ballindooley	GLWC-C5-81, GLWC-C5-105, GLWC-C5-41, GLWC-C5-40

<b>MA ref</b>	<b>Description</b>	<b>Submission No.(s)</b>
<b>A.17</b>	Rezone lands from A to R2 (4.185 ha) Off Circular Road	GLWC-C5-81, GLWC-C5-105, GLWC-C5-4, GLWC-C5-41, GLWC-C5-72, GLWC-C5-40
<b>A.18</b>	Rezone lands from A to R2 (2.366 ha) Off Circular Road	GLWC-C5-81, GLWC-C5-105, GLWC-C5-4, GLWC-C5-41, GLWC-C5-63, GLWC-C5-40
<b>A.19</b>	Rezone lands from G to R2 (1.011 ha) Menlo Village extension and insert specific objective	GLWC-C5-81, GLWC-C5-105, GLWC-C5-41, GLWC-C5-40
<b>A.20</b>	Rezone lands from G to R2 (0.35 ha) Quarry Road and insert specific objective	GLWC-C5-81, GLWC-C5-105, GLWC-C5-41, GLWC-C5-57, GLWC-C5-40
<b>A.21</b>	Rezone lands from G to R2 (1.67 ha) Roscam	GLWC-C5-13, GLWC-C5-14, GLWC-C5-97, GLWC-C5-51, GLWC-C5-53, GLWC-C5-65, GLWC-C5-76, GLWC-C5-82, GLWC-C5-91, GLWC-C5-103, GLWC-C5-104, GLWC-C5-81, GLWC-C5-96, GLWC-C5-107, GLWC-C5-41, GLWC-C5-40
<b>A.22</b>	Remove protected view across frontage of site at Roscam (A.21)	GLWC-C5-13, GLWC-C5-14, GLWC-C5-97, GLWC-C5-51, GLWC-C5-53, GLWC-C5-65, GLWC-C5-76, GLWC-C5-82, GLWC-C5-103, GLWC-C5-104, GLWC-C5-81, GLWC-C5-96, GLWC-C5-107, GLWC-C5-40
<b>A.23</b>	Rezone lands from G to R2 (0.877 ha) Roscam and insert specific objective	GLWC-C5-13, GLWC-C5-20, GLWC-C5-81, GLWC-C5-41, GLWC-C5-40
<b>A.24</b>	Rezone lands from G to R2 (0.160 ha) Menlo Village Extension and insert specific objective	GLWC-C5-81, GLWC-C5-105, GLWC-C5-10, GLWC-C5-41, GLWC-C5-40
<b>A.25</b>	Rezone lands from RA to R2 (1.315 ha) Headford Road	GLWC-C5-81, GLWC-C5-10, GLWC-C5-41
<b>A.26</b>	Amend the Land Use Zoning and Specific Objectives Map to identify the specific locations of existing and planned Traveller accommodation within the city boundary using a new symbol 'TA'	GLWC-C5-4
<b>A.27</b>	Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives to consider granting permission for a dwelling on site near Barna Woods.	GLWC-C5-10, GLWC-C5-70
<b>A.28</b>	Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives to consider the	GLWC-C5-105, GLWC-C5-102

<b>MA ref</b>	<b>Description</b>	<b>Submission No.(s)</b>
	development of a heliport in association with the provision of an air ambulance facility to service UHG.	
<b>A.29</b>	Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives to consider the granting of permission for a dwelling on RA Lands at Circular Road	
<b>A.30</b>	Amend Section 11.2.5 Industrial I Land Use Zoning Objective consider the provision of supporting racecourse infrastructure on lands located north of Ballybrit Racecourse.	<b>GLWC-C5-4, GLWC-C5-59</b>
<b>A.31</b>	Insert Specific Development Objective for local centre on R lands occupied by Castlegar GAA.	<b>GLWC-C5-81, GLWC-C5-40</b>
<b>A.32</b>	Amend Section 11.2.8 Residential R and R2 Land Use Zoning Objectives in relation to development of lands at Roscam Village.	<b>GLWC-C5-13, GLWC-C5-16, GLWC-C5-98, GLWC-C5-51, GLWC-C5-53, GLWC-C5-65, GLWC-C5-76, GLWC-C5-82, GLWC-C5-103, GLWC-C5-104, GLWC-C5-66, GLWC-C5-107, GLWC-C5-41</b>
<b>A.33</b>	Remove protected view at Castlegar	<b>GLWC-C5-48</b>
<b>A.34</b>	Amend Preface – Strategic Policy Framework to include for additional text reference	
<b>A.35</b>	Amend text in Section 1.2 Strategic Goals	<b>GLWC-C5-13, GLWC-C5-85</b>
<b>A.36</b>	Amend text in Policy 1.3(1) Metropolitan Area Strategic Plan (MASP)	
<b>A.37</b>	Amend text, tables and figure in Chapter 1: Introduction, Strategic Context & Core Strategy	<b>GLWC-C5-13, GLWC-C5-41, GLWC-C5-45, GLWC-C5-40, GLWC-C5-79</b>
<b>A.38</b>	Amend the Core Strategy Map Figure 1.6 to insert an icon for the District centre at Westside.	
<b>A.39</b>	Amend text in Section 2.2 Climate Change International and European Context	<b>GLWC-C5-13, GLWC-C5-62</b>
<b>A.40</b>	Amend Policy 2.2(1) Climate Action	
<b>A.41</b>	Amend Policy 2.2(5) Climate Action	
<b>A.42</b>	Insert new Policy 2.2 (17) Climate Action	
<b>A.43</b>	Amend text in Section 2.3 Planning & Sustainability – Achieving Sustainable Planning Outcomes, Renewable Energy (Mitigation)	<b>GLWC-C5-62</b>
<b>A.44</b>	Amend Policy 2.3(4) Renewable Energy	<b>GLWC-C5-62</b>
<b>A.45</b>	Amend Policy 3.1(5) Housing Strategy	
<b>A.46</b>	Amend Policy 3.1(24) Housing Strategy	
<b>A.47</b>	Amend text in Section 3.3 Traveller Accommodation	
<b>A.48</b>	Amend text in Section 3.4 Sustainable Neighbourhood Concept	<b>GLWC-C5-13</b>
<b>A.49</b>	Amend Section 3.4 Neighbourhood Concept, Table 3.1 Indicative Neighbourhood Areas in Galway, to include Bowling Green as a city centre residential area	

<b>MA ref</b>	<b>Description</b>	<b>Submission No.(s)</b>
<b>A.50</b>	Amend Policy 3.6 Sustainable Neighbourhoods: Inner Residential Areas to insert new policy	
<b>A.51</b>	Amend text in Section 3.7 Sustainable Neighbourhoods: Inner Residential Areas	
<b>A.52</b>	Delete text for Low Density Residential (LDR) Areas and replace with Residential 2 (R2) Areas	<b>GLWC-C5-13, GLWC-C5-67, GLWC-C5-40</b>
<b>A.53</b>	Amend text in Policy 3.8 (1) and 3.8 (2) to change from Low Density Residential Areas to Residential 2 (R2) Areas	<b>GLWC-C5-13, GLWC-C5-40</b>
<b>A.54</b>	Insert new Specific Objective 3.9 (9)	
<b>A.55</b>	Amend text in chapter 4 to update and replace throughout chapter	
<b>A.56</b>	Amend text in Section 4.1 Context under Galway Transport Strategy (GTS) heading in the 6 <sup>th</sup> paragraph	<b>GLWC-C5-4, GLWC-C5-105</b>
<b>A.57</b>	Amend Policy 4.1(5) General	<b>GLWC-C5-105</b>
<b>A.58</b>	Amend Policy 4.2(6) Land Use and Transportation	
<b>A.59</b>	Amend text in Section 4.3 Public Transport, Bus Network - Regional	
<b>A.60</b>	Amend text in Section 4.3 Public Transport under Rail heading in first paragraph	
<b>A.61</b>	Amend text in Section 4.3 Public Transport in second paragraph under Rail heading	
<b>A.62</b>	Amend Policy 4.3 (6) Public Transport Policy 4.3 (6) Public Transport	
<b>A.63</b>	Amend: Policy 4.4 Sustainable Mobility - Walk and Cycle to insert new policy (12)	<b>GLWC-C5-4, GLWC-C5-19</b>
<b>A.64</b>	Amend text in Section 4.4 Sustainable Mobility- Walk and Cycle under Cycling heading	
<b>A.65</b>	Insert text into Section 4.5 Transport Demand Measures	
<b>A.66</b>	Amend Policy 4.5 (6) Transport Demand Management Measures	<b>GLWC-C5-105</b>
<b>A.67</b>	Amend Policy 4.6 (4) Road and Street Network and Accessibility	
<b>A.68</b>	Amend Policy 4.6(5) Road and Street Network and Accessibility	<b>GLWC-C5-105</b>
<b>A.69</b>	Insert New Policy (10) to Section 4.6 Road and Street Network & Accessibility	<b>GLWC-C5-105, GLWC-C5-4</b>
<b>A.70</b>	Amend text in first paragraph under Section 4.7 Galway Port	
<b>A.71</b>	Amend Section 4.8 (6) Specific Objectives	
<b>A.72</b>	Amend 4.8 Specific Objective to insert new Specific Objective (18A)	
<b>A.73</b>	Amend 4.8 (27) Specific Objectives	
<b>A.74</b>	Amend 4.8 Specific Objective to insert new Specific Objective (33)	
<b>A.75</b>	Amend 4.8 Specific Objective to insert new Specific Objective (34)	
<b>A.76</b>	Amend 4.8 Specific Objective to insert new Specific Objective (35)	<b>GLWC-C5-105, GLWC-C5-19</b>
<b>A.77</b>	Remove mapped objective for north south UHG bus route and relocate along Newcastle road	<b>GLWC-C5-102</b>

<b>MA ref</b>	<b>Description</b>	<b>Submission No.(s)</b>
<b>A.78</b>	Correct the mapping of existing Specific Objective for an access and bus route at Merlin Park University Hospital (MPUH)	GLWC-C5-5, GLWC-C5-7, GLWC-C5-8, GLWC-C5-9, GLWC-C5-12, GLWC-C5-17, GLWC-C5-22, GLWC-C5-25, GLWC-C5-26, GLWC-C5-32, GLWC-C5-47, GLWC-C5-49, GLWC-C5-50, GLWC-C5-52, GLWC-C5-61, GLWC-C5-64, GLWC-C5-80, GLWC-C5-83, GLWC-C5-84, GLWC-C5-86, GLWC-C5-87, GLWC-C5-89, GLWC-C5-99, GLWC-C5-23, GLWC-C5-85, GLWC-C5-27, GLWC-C5-102, GLWC-C5-95, GLWC-C5-11
<b>A.79</b>	Amend text in Section 5.2 Green Network	
<b>A.80</b>	Amend Policy 5.1 (4) Green Network and Biodiversity	
<b>A.81</b>	Amend Table 5.6 Network of Local Biodiversity Areas	
<b>A.82</b>	Amend Policy 5.2(9) Protected Spaces: Sites of European, National and Local Ecological Importance	
<b>A.83</b>	Amend Policy 5.2 (10) Protected Spaces: Sites of European, National and Local Ecological Importance	GLWC-C5-85
<b>A.84</b>	Amend Policy 5.2 (14) Protected Spaces: Sites of European, National and Local Ecological Importance	
<b>A.85</b>	Amend Policy 5.2 (15) Protected Spaces: Sites of European, National and Local Ecological Importance	
<b>A.86</b>	Amend text in Section 5.5.2 Rivers, Canals and Waterways	
<b>A.87</b>	Amend Policy 5.3 (9) Blue Spaces: Coast, Canals and Waterways	GLWC-C5-81, GLWC-C5-85
<b>A.88</b>	Amend Policy 5.3 (21) Blue Spaces: Coast, Canals and Waterways	
<b>A.89</b>	Amend text in Section 5.7.1 Greenways, Boreens and Public Rights of Way	GLWC-C5-15, GLWC-C5-100, GLWC-C5-51, GLWC-C5-53, GLWC-C5-65, GLWC-C5-76, GLWC-C5-82, GLWC-C5-103, GLWC-C5-104, GLWC-C5-92, GLWC-C5-106, GLWC-C5-107, GLWC-C5-40
<b>A.90</b>	Amend Policy 5.8 (3) Community Spaces: Allotments, Community Gardens and Cemeteries	GLWC-C5-85
<b>A.91</b>	Amend Specific Objective Green Spaces 5.10(12)	
<b>A.92</b>	Amend Specific Objective 5.10 (28A) Community Spaces – Short Term	
<b>A.93</b>	Amend Section 5.10 (31A) Specific Objective Community Spaces – Medium/Long Term	GLWC-C5-4
<b>A.94</b>	Amend Section 5.10 (32) Specific Objective Community Spaces – Medium/Long Term	

<b>MA ref</b>	<b>Description</b>	<b>Submission No.(s)</b>
<b>A.95</b>	Amend Specific Objective 5.10 (38) Open Spaces- Short Term	<b>GLWC-C5-85</b>
<b>A.96</b>	Amend text in Section 6.1 Context seventh paragraph	
<b>A.97</b>	Amend text in Section 6.1 Context in 15 <sup>th</sup> paragraph	
<b>A.98</b>	Amend General Policy 6.1 to insert new policy 12 (B)	
<b>A.99</b>	Amend text in Section 6.3.2 Industrial Sector second paragraph	<b>GLWC-C5-4</b>
<b>A.100</b>	Amend Policy 6.5 Enterprise and Innovation to include 3 (b)	
<b>A.101</b>	<i>Amend text in first paragraph of Section 6.3(8) Tourism Sector</i>	
<b>A.102</b>	<i>Amend text in Section 6.3.8 Tourism Sector Amend fifth paragraph</i>	
<b>A.103</b>	Amend Policy 6.8 Tourism Sector to include (7)	
<b>A.104</b>	Amend Policy 6.8 Tourism Sector to include (8)	
<b>A.105</b>	Amend Policy 6.8 Tourism Sector to include (9)	
<b>A.106</b>	Amend last paragraph in Section 6.3.10 Creative Economy and Gastronomy Sectors	
<b>A.107</b>	Amend Policy 6.9 (4) Marine Sector and Renewable Energy	<b>GLWC-C5-71</b>
<b>A.108</b>	Amend Retail Strategy Policy 6.11(3)	<b>GLWC-C5-4</b>
<b>A.109</b>	Amend Policy 6.12(4) Retail Hierarchy	
<b>A.110</b>	Amend Policy 7.1 (1) General Policies	
<b>A.111</b>	Amend Policy 7.2 (13) Creative City	
<b>A.112</b>	Amend Policy 7.2 (14) Creative City	
<b>A.113</b>	Amend text in Section 7.3 Inclusive City, People with disabilities	
<b>A.114</b>	Amend Policy 7.3 (2) Inclusive City	
<b>A.115</b>	Amend policy 7.3 (3) Inclusive City	
<b>A.116</b>	Amend policy 7.3 (7) Inclusive City	
<b>A.117</b>	Amend Figure 7.3 to show language boundaries of language planning areas as Gaeltacht	
<b>A.118</b>	Amend Policy 7.4 (2) Bilingual City	
<b>A.119</b>	Amend Policy 7.4(4) Bilingual City	
<b>A.120</b>	Amend Policy 7.4 (5) Bilingual City	<b>GLWC-C5-81</b>
<b>A.121</b>	Amend text in Section 7.5 Community facilities, Education	
<b>A.122</b>	Amend Policy 7.8 (5) Healthcare Facilities	
<b>A.123</b>	Amend Specific Objectives 7.7(4)	<b>GLWC-C5-81</b>
<b>A.124</b>	Amend Specific Objectives 7.7 to insert new Specific Objective (15)	<b>GLWC-C5-81</b>
<b>A.125</b>	Amend Policy 8.4 (1) Archaeology	<b>GLWC-C5-81, GLWC-C5-85</b>
<b>A.126</b>	Amend Policy 8.4 (5) Archaeology	<b>GLWC-C5-85</b>
<b>A.127</b>	Amend Policy 8.4 (7) Archaeology	<b>GLWC-C5-85</b>
<b>A.128</b>	Amend text in Section 8.7 Galway City Walls in 2 <sup>nd</sup> paragraph	<b>GLWC-C5-85</b>

<b>MA ref</b>	<b>Description</b>	<b>Submission No.(s)</b>
<b>A.129</b>	Amend text in Section 8.8 Urban Design and Placemaking under paragraph titled Urban Density and Building Height	
<b>A.130</b>	Amend Policy 8.8 (6) Public Realm	<b>GLWC-C5-81</b>
<b>A.131</b>	Amend Policy 9.1 (3) Flood Risk	<b>GLWC-C5-10</b>
<b>A.132</b>	Amend Policy 9.3 (4) Water Services	
<b>A.133</b>	Amend Policy 9.3 Water Services to insert (8) and (9)	
<b>A.134</b>	Amend text in Section 9.5 Sustainable Urban Drainage Systems (SuDS)	<b>GLWC-C5-10</b>
<b>A.135</b>	Amend Policy 9.10 Energy and Associated Infrastructure to include (4)	<b>GLWC-C5-71</b>
<b>A.136</b>	Amend text in Section 9.13 Energy and Associated Infrastructure- Renewable Energy in the first and second paragraphs	<b>GLWC-C5-62, GLWC-C5-71</b>
<b>A.137</b>	Amend Policy 10.1(13) City Centre	
<b>A.138</b>	Amend text in Section 10.6 Inner Harbour Regeneration Site in the 4 <sup>th</sup> paragraph, first bullet point	
<b>A.139</b>	Amend text in Section 10.6 Inner Harbour Regeneration Site	
<b>A.140</b>	Amend text in Section 10.8 Sandy Road Regeneration Site	<b>GLWC-C5-10, GLWC-C5-79</b>
<b>A.141</b>	Amend text in Section 10.9 Nuns' Island Masterplan Area	
<b>A.142</b>	Amend text in Section 10.17 Doughiska Road Opportunity Site	
<b>A.143</b>	Amend text in Section 10.19 Connaught Laundry Opportunity Site	
<b>A.144</b>	Amend text in Section 10.21 Knocknacarra District Centre (North) Site	<b>GLWC-C5-90</b>
<b>A.145</b>	Amend text in Section 10.23 Salthill	
<b>A.146</b>	Amend text in Section 10.26 Murrough LAP	
<b>A.147</b>	Amend Policy 10.2 Strategic Regeneration and Opportunity Sites to insert new policy (2).	<b>GLWC-C5-79</b>
<b>A.148</b>	Amend Policy 10.3(4) Salthill	<b>GLWC-C5-85</b>
<b>A.149</b>	Amend Specific Objective 10.27 (3) Headford Road Area	<b>GLWC-C5-4</b>
<b>A.150</b>	Amend Specific Objective 10.27 to include new Specific Objective 5 A Regeneration and Opportunity Sites	<b>GLWC-C5-85</b>
<b>A.151</b>	Amend Specific Objective 10.27 (7) Salthill	<b>GLWC-C5-85</b>
<b>A.152</b>	Amend Specific Objective 10.27 (11) Murrough	
<b>A.153</b>	Amend Figure 10.6 Nuns Island Masterplan Area to include the Bish Site and amend the land use and specific zoning objectives map	
<b>A.154</b>	Amend Figure 10.8 Seamus Quirke Regeneration Site to extend Seamus Quirke Regeneration Site and amend the land use and specific objectives zoning map.	
<b>A.155</b>	Omit 10.15 Arch Motors Opportunity Site Heading and Text and Figure 10.13 Arch Motors Opportunity Site	
<b>A.156</b>	Extend Westside district centre - Fig 10.22 to include Arch Motors Site. Remove Arch Motors as an opportunity site from land use and specific zoning objectives map.	

<b>MA ref</b>	<b>Description</b>	<b>Submission No.(s)</b>
<b>A.157</b>	Amend text in Section 11.2.1 Institutional and Community CF Land Use Zoning Objective	
<b>A.158</b>	Amend Section 11.2.5 Industrial I Land Use Zoning Objective- specific development objectives for a number of I zoning throughout the city	<b>GLWC-C5-71</b>
<b>A.159</b>	Amend text in Section 11.2.6 Commercial/Industrial CI Land Use Zoning Objective	<b>GLWC-C5-79</b>
<b>A.160</b>	Amend specific development objectives for CI zoned lands	
<b>A.161</b>	Amend Section 11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives	<b>GLWC-C5-101, GLWC-C5-51, GLWC-C5-53, GLWC-C5-65, GLWC-C5-76, GLWC-C5-82, GLWC-C5-103, GLWC-C5-104, GLWC-C5-86, GLWC-C5-107</b>
<b>A.162</b>	Amend Section 11.2.8 Specific Development Objectives for a number of LDR R2 lands to omit small maps and delete text	<b>GLWC-C5-13, GLWC-C5-21, GLWC-C5-29, GLWC-C5-6, GLWC-C5-88, GLWC-C5-93, GLWC-C5-94, GLWC-C5-10, GLWC-C5-41, GLWC-C5-48</b>
<b>A.163</b>	Amend Section 11.3.1 Outer Suburbs (a) General	
<b>A.164</b>	Amend Table 11.2: Indicative Examples of Recreational Facilities for Different Sizes of Residential Developments	
<b>A.165</b>	Amend Section 11.3.1 Outer Suburbs (d) Overlooking	
<b>A.166</b>	Amend 11.3.1 Outer Suburbs (f) Distance between Dwellings for New Residential Development	
<b>A.167</b>	Amend text in Section 11.3.1(g) Car Parking Standards	
<b>A.168</b>	Amend Section 11.3.2 Established Suburbs section 11.3.2 (b) Amenity Standards	
<b>A.169</b>	Amend Section 11.7.1 Plot Ratio	
<b>A.170</b>	Amend Section 11.9 Commercial and Industry 11.9.1 General	<b>GLWC-C5-79</b>
<b>A.171</b>	Amend Chapter 11 Part B Development Standards - General Development Standards and Guidelines to include new heading and standard for Urban Development and Building Height (11.9)	
<b>A.172</b>	Amend Section 11.10.2 Electrical Vehicle (EV) Parking	
<b>A.173</b>	Amend Section 11.10.3 Travel Plans	
<b>A.174</b>	Amend Section 11.10.3 - Travel Plans after 3 <sup>rd</sup> paragraph	<b>GLWC-C5-4, GLWC-C5-105</b>
<b>A.175</b>	Amend Section 11.10.4 Cycle Parking	<b>GLWC-C5-105, GLWC-C5-19</b>
<b>A.176</b>	Amend Section 11.19 Green Design & Surface Water/SuDS	<b>GLWC-C5-10</b>
<b>A.177</b>	Amend text in Section 11.30 Climate - Scheme Sustainability Statements in paragraph 2	
<b>A.178</b>	Amend Section 11.33 Invasive Alien Species	
<b>A.179</b>	Amend text in Section 11.34 Ecological Impact Assessment (EclA)	

<b>MA ref</b>	<b>Description</b>	<b>Submission No.(s)</b>
<b>A.180</b>	Insert new Section 11.35 Residential Care Homes, Retirement Homes, Nursing Homes, Retirement Villages and Assisted Living Accommodation in Chapter 11 part B Development Standards and Guidelines	<b>GLWC-C5-79</b>
<b>A.181</b>	Insert new Section 11.36 Age Friendly Housing in Chapter 11 Part B Development Standards and Guidelines as follows:	<b>GLWC-C5-79</b>
<b>A.182</b>	Amend Appendix 1 by committing to the following range of implementation and monitoring regime to be included for in Appendix 1 following completion of the plan making process	
<b>A.183</b>	Amend Appendix 2 Statement of Compliance with Ministerial Guidelines, Table – Section 28 Guidelines to include Planning Circular PL02/2014 Flood Guidelines.	<b>GLWC-C5-10, GLWC-C5-85</b>
<b>A.184</b>	Amend Appendix 5 to include an Infrastructure Capacity/Constraints Study	<b>GLWC-C5-41, GLWC-C5-79</b>

## **Section 2: Submission Summaries, Chief Executive's Response and Recommendation to the Office of Planning Regulator (OPR) and the Northern and Western Regional Authority (NWRA) Submissions.**

### **Summary of the submission from the Office of the Planning Regulator (OPR) (GLWC-C5-77) including recommendations and observations**

The Office of the Planning Regulator (OPR) has a statutory role in evaluating and assessing development plans and draft development plans to ensure consistency with legislative and policy requirements relating to planning. The submission by the OPR comprises three categories of observations:

#### **OPR Recommendations**

Recommendations as advised, relate to clear breaches of legislative provisions, the national or regional planning framework or the policy of Government as set out in section 28 Ministerial Guidelines. The planning authority is required to implement or address recommendations to ensure consistency with policy and legislative provisions.

The OPR submission includes 5 recommendations:

#### **Recommendation 1 - Core Strategy Table and Settlement Hierarchy**

#### **Recommendation 2 & 3 - Sustainable Development**

#### **Recommendation 4 – Economic Development and Employment**

#### **Recommendation 5 – Flood Risk Management**

#### **OPR Observations**

Observations which take the form of a request for further information, justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are required to ensure alignment with policy and legislative provisions. The planning authority is requested by the Office to action an observation.

The OPR submission includes 1 observation:

Observation 1 - Core Strategy Table and Settlement Hierarchy

#### **OPR Advice**

The OPR can also provide advice on matters that the OPR considers would contribute positively to the proper planning and sustainable development of the area. The planning authority is requested to give full consideration to any advice contained in a submission.

The OPR has evaluated and assessed the Material Alterations to the draft Plan under the provisions of sections 31AM (1) and (2) of the Planning and Development Act 2000, as amended, (the Act) and within the context of the Office's recommendations and observations previously made to the Draft Plan.

The planning authority is advised that section 12(10) of the Act provides the members of the planning authority with scope to make a further modification to a material alteration subject to the limitations set out in subsection 10(c) parts (i) and (ii).

The OPR acknowledges the extensive work undertaken by the planning authority in responding to the many issues raised by the Office in its recommendations and observations to the draft plan.

The OPR is satisfied that, in general, these amendments strengthen the plan in respect of delivering upon national and regional policy to assist in the strategic development of Galway City as the economic driver in the north western region.

## **1. Core Strategy and Settlement Strategy**

**A.37** which amends the core strategy to align with the housing supply target is welcomed by the OPR. It also amends the settlement hierarchy to provide clarity on the distribution of growth (and housing yield) within the planning authority area, except within the rural area. A minor modification would resolve this matter. Amendments to table 1.8 and 1.9 are welcome however some minor modifications are required to provide clarity on the designation of residential zoned lands as strategic reserve.

**A.37** also quantifies the infrastructure capacity for residential zoned lands and provides for a new Appendix 5 under A.184 setting out more details of the strategic infrastructural assessment. A minor modification to the level of detail provided would be appropriate.

The OPR welcomes, material alterations which address concerns raised by the Office previously, including in respect of building height and density (Recommendation 6), Traveller accommodation (Recommendation 9) and a joint City and County Retail Strategy (Recommendation 10).

The OPR has a number of outstanding concerns relating to the response of the planning authority to its recommendations and to a number of proposed material alterations relating to the zoning of lands. In particular, these concerns relate to conflict with, among others, with national and regional objectives for compact growth, with legislative requirements concerning core strategies and climate action, and with the provisions of section 28 guidelines in respect of sequential zoning of land, the zoning of unserved lands and the zoning of lands at risk of flooding.

The Office also notes that no material alterations have been proposed in response to some of its recommendations, most notable Recommendation 8 relating to rural housing.

### **OPR Observation**

#### **MA Observation 1– Core Strategy Table and Settlement Hierarchy**

**A.37** The OPR welcomes revised housing target and the amended core strategy table 1.9, which is consistent with an evidence-based approach. The amended core strategy table does not however include housing supply yield or projected population increase for 'R2 Residential Infill', notwithstanding that the yield of 60 units is referred to in table 1.8. Similarly, no housing yield or projected population increase is provided for Agriculture zoned lands. The inclusion of these details would provide greater certainty for the planning of these two land use zones for the plan period.

### MA Observation 1– Core Strategy Table and Settlement Hierarchy

Having regard to material amendments under A.37, and to the requirements of the Development Plans, Guidelines for Planning Authorities (2022), the planning authority is advised to include the projected housing yield and population target for land zoned 'R2 residential Infill' and 'Agriculture' within the Core Strategy Table 1.9 as a minor modification in the making the Plan.

### Chief Executive's Response

For clarity the planning authority examined the historical records for permissions granted on LDR and A zones over the last 5 year cycle, which derived an extrapolated estimate of 60 units cumulatively for the projected plan period (of which approximately 5 can be considered the average granted in the A zone. As conveyed previously the A zoned lands are not zoned for housing and where it occurs it is a default exception to the objective and takes the It is estimated from historic records that approximately not more than 5 units are granted permission p.a. in the A agriculture zoning. Regardless this zoning is not be considered as part of the settlement strategy as it is not the overall objective to provide for housing and regardless as records have shown that these are low and cumulatively with LDR amount to approximately 10 units p.a. when replacement dwellings were excluded.

In view of this and the OPR Recommendation no. 3 and the CE's recommendation to support this approach it is not considered necessary to estimate delivery from R2 /A zoned lands. In this regard Table 1.8 of the settlement capacity audit is recommended to be amended to exclude reference to the R2 zoning and associated yield. This is considered to reflect this and the CE's support for OPR recommendation No. 3

### Chief Executive's Recommendation

The Chief Executive recommends to make the plan with the following minor amendment to the Core Strategy Table 1.8 that is to exclude the last row in its entirety. (***Text in black***)

**Table 1.8 Settlement Capacity Audit**

Zoning	Potential Development Yield Cumulative	Tier 1 / Yield	Tier 2 /Yield	Strategic Reserve
R - Residential Zoned lands	5080	4120	440	520
Regeneration /Opportunity/infill	1590	1390	200	1,820
Ardaun Phase 1	500		500	1480
Ardaun Phase 2	2660			2660
R2 - Residential 2 zoned lands low density	60	60		

## 1.2 Core Strategy and zoning for residential use

The OPR accepts that the quantum of land (as detailed table 1.9) proposed to facilitate development over the plan period is aligned with the settlement strategy and housing supply.

The OPR agrees that it is appropriate to designate tier 3 lands as strategic reserve in lieu of phasing. This is generally consistent with NPO 72 (tier approach to zoning) and Appendix 3 of the NPF.

The land areas of the strategic reserve lands are not stated in table 1.9 core strategy table and are not differentiated from Residential or other zoned lands on the land use zoning maps or other maps in the draft Plan.

Neither the draft Plan nor the material alterations include a policy or objective specific to the strategic reserve, which would ensure that the subject lands would not come forward for development during the plan period.

### **MA Recommendation 1 - Core Strategy and zoning for residential use**

Having regard to the provisions of section 10(2A) of the Planning and Development Act 2000, as amended, to NPO 72 of the NPF in respect of tiered approach to zoning, and to the provisions of the Development Plans, Guidelines for Planning Authorities issued by the Minister under section 28, the planning authority is required, by way of minor modification, to:

- i. identify the strategic reserve (Long-Term Strategic and Sustainable Development Sites):
  - a. in the core strategy table, by settlement tier, including by land area in hectare; and
  - b. on the land use zoning maps to clearly differentiate those lands from other lands identified for development for residential and/or for mixed residential use in the core strategy during the plan period; and
- ii. include a clear policy / objective on the development of the strategic reserve for the plan period that is consistent with the implementation of the core strategy and housing supply target.

### **Chief Executive's Response**

It is considered that Table 1.8 and Table 1.9 relating to the Settlement Capacity Audits and the Core Strategy sufficiently, in conjunction with the supporting text in Sections 1.5.2 and 1.5.3 support the requirements of NPO 72. As is referenced in the text a multi criteria basis has been used for an estimated delivery particularly on the regeneration/opportunity sites based on research, extant permissions, application status including that for An Bord Pleanála, pre consultations, existing uses, sequence of site delivery, legal status, local knowledge, estimated construction rates and property market advice etc. and not exclusively based on public water/wastewater supply.

This assessment also took the likely phasing of development on these sites into consideration and where delivery will be of a significant scale and continue to be delivered beyond the period of the plan and be impacted by the above factors.

With respect to Ardaun the limitations are relative to external factors and not spatial for example - ABTA determined scale of limitations in relation current access and road network opportunities, IW strategies (as referenced in Draft Plan) – these relate to capacity of

infrastructure relative to quantum of units not to constraints of a specific portion of land but regardless these areas are generally expressed as shown on Ardaun LAP as phase 1 and phase 2 and referred as such in the core strategy. This approach is explained in the chapter 1 and also included for specifically and qualified in Proposed Amendment 184/Appendix 5.

Regarding the inclusion of an additional policy, it is not considered that this is deemed necessary as both the Draft City Development Plan 23-29 narrative and policies as exists therein and the development management legislation, particularly relative to prematurity already allows for adequate acknowledgment regarding the Core Strategy objectives. Notwithstanding this, it is not considered that the addition of a specific new policy would accord with the terms of the Planning Act 2000 as amended, Section 12 sub. 10 (b) which allows for minor amendments only. It is not felt this new policy would constitute a modification to a specific proposed amendment.

### **Chief Executive's Recommendation**

Regarding above it is not recommended that any changes are warranted as it is considered that sufficient details exist in Chapter 1 of the Draft City Plan with respect to the recommendation and more specifically complies with NPO 72. It is considered that it is not acceptable at this stage in the statutory process to add an additional policy.

## **2. Sustainable Development**

### **2.1 Galway Metropolitan Area – Co-ordination with Galway County Council**

The OPR welcomes the commitment to continue to engage with Galway County to coordinate planning and transportation across the city and county areas and acknowledges the recent engagement in this regard and strongly encourages the establishment of robust structures and governance between the two planning authorities to enable a co-ordinated approach.

### **Chief Executive's Response**

This is noted by the Chief Executive.

### **2.2 Residential Land Use Zoning – Compact growth and sequential approach**

The OPR state that additional lands and the potential housing yield arising from a number of proposed material alterations are not taken into account in the core strategy, contrary to the requirements of section 10(2A)(a) of the Act that the development plan includes relevant information to show how it and the housing strategy are consistent with the NPF and RSES.

The making of the plan with additional land use zoning objectives and specific development objectives would result in a core strategy which does not take due account of national and regional population targets, contrary to section 10(2A)(b).

The OPR state that proposed material amendments **A.6, A.15, A.16, A.17, A.18, A.19, A.20, A.21, A.23, A.24, A.27** and **A.29** are not consistent with NPO3b which seeks to 'deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs within their existing built-up footprints (and RPO 3.2). They do not have regard to Ministerial guidelines in particular the 'Sequential Test' set out in the Development Plans Guidelines.

No 'exceptional circumstances' have been put forward to justify the failure to zone lands that are not prioritised on a spatially sequential basis. Proposals to zone land that is not serviced and which has not been determined by the planning authority to be serviceable during the period of the plan, including having regard to the cost of servicing those lands, is not consistent with NPO 72 (a-c) and the tiered approach to zoning set out in Appendix 3 of the NPF.

The OPR state that the proposed amendments, by reason of their peripheral and non-sequential locations, would not promote compact growth and sustainable settlement and transportation strategies in urban and rural areas and would be inconsistent with the promotion of measures to reduce energy demand and the reduction of anthropogenic Greenhouse Gas (GHG) emissions, contrary to mandatory objective under section 10(2) (n) of the Act. This approach will undermine the achievement of the Government's binding target to reduce GHG emissions by 51% 2030 under the Climate Action and Low Carbon Development (Amendment) Act 2021 (Climate and Low Carbon Act).

The OPR states that A.11 to rezone 1.27ha of land from 'Recreation and Amenity RA' to 'Residential R', at Merlin Wood (Dublin Road), which lands form part of one of three city-wide parks, would be inconsistent with the provisions of the draft Plan for green networks and biodiversity, including under policy 5.1.

It represents piecemeal rezoning of strategically located green space and would not be consistent with NPO 62 of the NPF, which seeks to strengthen the value of greenbelts and green spaces at city scale to prevent the coalescence of settlements and allow for the long-term expansion of urban areas. This rezoning represent a piecemeal approach to zoning for development, inconsistent with national and regional policy. The planning authority should consider how these lands will be effected by provisions of the Zoned Land Tax.

## **MA Recommendation 2 - Residential Land Use Zonings**

Having regard to national and regional policy objectives for compact growth, NPO 3, RPO 3.2, under the NPF and RSES, and to NPO 62 green spaces; to the requirement to implement the sequential approach to zoning under section 28 Guidelines Development Plans, Guidelines for Planning Authorities (2022) to which the planning authority must have regard; to the requirement under section 10(1) of the Planning and Development Act 2000, as amended, (the Act), for the development plan to set out an overall strategy for the proper planning and sustainable development of the area; to the requirement under section 10(2A)(a) and (b) for the core strategy to be consistent with the NPF and RSES and to take account of national and regional housing targets; to the requirement under section 10(2)(n) of the Act to promote sustainable settlement and transport strategies to reduce energy use and to reduce GHG emissions; and to the binding interim target to reduce GHG emissions under Climate Action and Low Carbon Development (Amendment) Act 2021, the planning authority is required to make the Plan without the following material amendments:

A.6 Ragoon

A.11 Dublin Road

A.15 Quarry Road, Menlo

A.16 Ballindoooley

A.17 Off Circular Road

A.18 Off Circular Road

A.19 Menlo Village Extension

A.20 Quarry Road

A.21 Roscam

A.23 Roscam

A.24 Menlo Village Extension

A.27 Barna Woods

A.29 Circular Road

## **Chief Executive's Response**

The CE would accord with the general points raised in the OPR submission regarding most of the listed proposed amendments which include for re-zoning proposals for residential purposes. The reasoning given by the OPR would similarly accord with the CE opinion given in the CE Report issued in June 2022 at Draft Plan deliberation stage which responded to many of the relevant public submissions which requested such re-zoning.

The CE is of the opinion that most of these additional proposals for re-zoning /increased densities would be contrary to the Core Strategy of the draft which is a robust evidenced based strategy for future sustainable development which considered a range of factors including existing range and extent of residential zonings, proximity to public and sustainable transport facilities, accessibility, availability of water and wastewater infrastructure, proximity

to services and amenities. Many of these sites also form part of the unique natural setting, which provides an undeveloped backdrop to the built environment and are not consolidation of existing zonings.

### **Chief Executive's Recommendation**

In this regard the CE would recommend that the Development Plan be made without the following proposed material amendments.

- A.6 Ragoon -
- A.11 Dublin Road
- A.15 Quarry Road, Menlo
- A.16 Ballindooley
- A.17 Off Circular Road
- A.18 Off Circular Road
- A.19 Menlo Village Extension
- A.20 Quarry Road
- A.21 Roscam
- A.23 Roscam
- A.24 Menlo Village Extension

The CE would consider that the following proposed material amendments are acceptable as these constitute infill on legacy larger sites in the built-up area of the city which have capacity to connect to public services and have adequately serviced road networks with public transport services in the immediate vicinity and represent small scale sustainable infill of only two houses cumulatively, which would not undermine the Core Strategy. It is considered that A.29 includes also for the associated site specific objective which will protect the character of the prevailing RA land use zoning linked to the protected view V.1. In this regard the CE recommends that the plan be made with the following proposed material amendments.

- **A.27** Barna Woods (To be read in conjunction with the response to OPR Recommendation 5)
- **A.29** Circular Road

### **2.3 Low Density Residential**

The OPR notes Material Amendments **A.1, A.52, A.53, A.161** and **A.162**, which amend the zoning of the draft Plan from Low Density Residential LDR zoning to Residential R2, although the proposed amended zoning objective has not been included on the proposed material alterations map.

The OPR states that proposed Material Amendments **A.1, A.52, A.53, A.161** and **A.162**, which respond to Recommendation 5 of the Office's submission to the draft Plan, do not fully follow the recommendations of the chief executive. The proposed amended zoning objective has not been included on the proposed material alterations map.

The Proposed Material Amendments **A.1, A.52, A.53, A.161** and **A.162** would continue to facilitate potentially extensive low-density development in the rural hinterland to the city.

The OPR states in relation to A.162 that in addition to the greater flexibility provided for by the Residential R2 zoning objective, may facilitate a greater level of development on several of the sites due to the omission of the specific development objectives. It also provides for

increased development on some sites within the said land use zoning objective which is not consistent with NPO 62 of the NPF, which seeks to strengthen the value of greenbelts at city scale to prevent the coalescence of settlements and allow for the long-term expansion of urban areas.

Inappropriate lower residential density would continue to be accommodated on infill lands, strategically located within the existing built footprint of the city which is not consistent with NPO 3b and RPO 3.2 for compact growth and does not have due regard to the recommended densities under the section 28 guidelines Planning Authorities on the Sustainable Residential Development of Urban Area: Cities, Towns & Villages (2009).

### **MA Recommendation 3 - Low Density Residential**

Having regard to NPO 3b and RPO 3.2, compact growth, to NPO 62, greenbelts and long-term expansion, and to the provisions of the Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines for Planning Authorities (2009), the planning authority it required to make the Plan without the following material amendments:

- **A.1** Amend Table 11.1 - Land Use Zones and Zoning Objectives;
- **A.52** Delete text for Low Density Residential (LDR) Areas and replace with Residential 2 (R2) Areas;
- **A.53** Amend text in Policy 3.8 (1) and 3.8 (2) to change from Low Density Residential Areas to Residential 2 (R2) Areas;
- **A.161** Amend Section 11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives; and
- **A.162** Amend Section 11.2.8 Specific Development Objectives for a number of LDR R2 lands to omit small maps and delete text.

### **Chief Executive's Response**

The Chief Executive's response in the June CE Report made a case predicated on the legacy of a significant boundary extension as implemented in 1986 which included the city plan incorporating historic clusters patterns of development and some more defined historic villages – Castlegar, Ballindooley, Menlough, Roscam, Coolagh, Parkmore, Murrough-evidenced by patterns of housing, some with clachan typologies, some hosting vernacular housing, some having pre -1800 provenance.

It is accepted that for the most part, these lands do not currently have the benefit of full services, nor modern road networks or existing planned public transport investment that can sustainably support higher densities. Some also currently abut and are impacted by the N6 GCRR reserved route having implications for existing housing.

It is accepted that these are supporting lower densities as a result of this historic organic growth which reflects the historic expansion of settlements, their environmental sensitivities, service challenges and some legacy of Member's decision – making. It was proposed in the June CE Report that an approach to focus on infill and not further expansion in these areas and this was conveyed as a transitional approach which would restrain this form of development, allow for an element of consolidation and that ultimately would render this spatial infill approach as unnecessary. To support this, it was considered that a stronger worded land use zoning objective regarding the environmental sensitivities should be applied where infill was under consideration. This overall approach reflected an element of what is acknowledged in the Draft Planning Guidelines as the need to balance national policy with

an “understanding and analysis of the local context of the area” Section 1.3. This approach was partially accepted by the Members. They accepted the proposed material alterations as an acceptable amendment to change the terms and objective of the LRD land use zoning to a more specific Residential R2. The supporting map for the proposed material alterations annotated this by requiring that the map to be read in conjunction with the proposed amendments report.

The OPR has however not accepted the case made in the June CE report, excepting where proposals by the CE were made in the June CE report recommending the existing large undeveloped, non-settlement related banks of LRD to be re-zoned to A and or G land use zoning (to note the Members did not agree to these 3 specific CE recommended down zonings).

Having considered the OPR submission and the provisions of Sections 31AM (1) and (2) of the Planning & Development Act as amended the Chief Executive accepts the OPR recommendation regarding the omission of the following proposed amendments.

- **A.1** Amend Table 11.1 - Land Use Zones and Zoning Objectives.
- **A.52** Delete text for Low Density Residential (LDR) Areas and replace with Residential 2 (R2) Areas.
- **A.53** Amend text in Policy 3.8 (1) and 3.8 (2) to change from Low Density Residential Areas to Residential 2 (R2) Areas.
- **A.161** Amend Section 11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives.
- **A.162** Amend Section 11.2.8 Specific Development Objectives for a number of LDR R2 lands to omit small maps and delete text.

### **Chief Executive's Recommendation**

In this regard the Chief Executive would recommend that the Development Plan be made without the following proposed material amendments.

- **A.1** Amend Table 11.1 - Land Use Zones and Zoning Objectives.
- **A.52** Delete text for Low Density Residential (LDR) Areas and replace with Residential 2 (R2) Areas.
- **A.53** Amend text in Policy 3.8 (1) and 3.8 (2) to change from Low Density Residential Areas to Residential 2 (R2) Areas.
- **A.161** Amend Section 11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives.
- **A.162** Amend Section 11.2.8 Specific Development Objectives for a number of LDR R2 lands to omit small maps and delete text.

The Chief Executive also brings to the attention of the Members that as provided for in Section 12 (10) of the Planning & Development Act 2000 (as amended), where a proposed amendment is not accepted by the Members the provisions of the Draft Plan as originally publicly displayed are deemed to be the adopted version. In this specific regard the provision associated with the LDR land use zoning objective will prevail where the proposed material amendments for Residential R2 as provided in the above listed is not accepted by the Members.

However, it is advised that if an adopted plan is deemed not consistent with any statutory recommendation of the OPR, as appears to be with both the LDR and the proposed alternative text objective of the Residential R2, there is a probability that the OPR may issue a notice to the Minister recommending that powers of direction, specified under section 31 of

the Planning & Development Act 2000 (as amended) Act, be used to compel the planning authority to address the matter.

#### **2.4 Residential Land Use Zoning – Infrastructure capacity**

OPR welcomes A184 Infrastructure Assessment Appendix 5, however, the detail provided in the assessment does not reflect the standardised approach set out in the Development Plan Guidelines which sets out the detail required for settlement Capacity Audits, on the basis of each individual site.

The Settlement Capacity Audit and Infrastructure Assessment did not determine the servicing status of the lands proposed to be zoned under the proposed material amendments (A.2 – A.25).

The OPR state that the detailed site infrastructure assessment is an important tool to inform the zoning of land, and an important source of information of landowners and developers in deciding whether to make an application for development and will be a determining factor in the activation of a planning permission and the delivery of much needed housing. The planning authority is advised to consider whether these details can be included by way of a minor modification of the Plan.

#### **Chief Executive's Response**

The Chief Executive has considered the observation request and is of the opinion that not all of the proposed amendments require such clarification e.g. A.2 but regardless the CE Report has highlighted this issue for most of the others, some may require specific consultation with IW/other stakeholders also. As many are not recommended the inclusion in this section may be premature until a final decision is arrived at. If required it is considered an addendum can be added to the Appendix 5 in the final draft for clarification.

#### **2.5 Density and height standards and guidelines**

OPR welcomes A.129, A.163, A.169, and A.171 in relation to densities and heights which will support National Policy objectives for compact growth (NPO 3), regeneration(NPO 6), and increased residential density (NPO 35), consistent with NPO 13.

#### **Chief Executive's Response**

This is noted by the Chief Executive.

### **3. Traveller accommodation**

OPR welcomes A.26 and A.47 in relation to the identification of Traveller accommodation.

#### **Chief Executive's Response**

This is noted by the Chief Executive.

### **4. Rural Housing Policy**

In relation to rural housing policy, the OPR notes that no material alterations have been proposed in response to Recommendation 8 of its submission to the draft plan and notes the reasons given in this regard in the section 12(5)(aa) Notice.

#### **Chief Executive's Response**

This is noted by the Chief Executive.

### **5. Economic Development and Employment**

The OPR notes **A.108** in relation to a Joint Retail Strategy (JRS) with Galway County Council for the Galway Metropolitan Area and notes the decision of the planning authority not to include any additional restrictions on retail provision.

### Chief Executive's Response

This is noted by the Chief Executive.

## 5.2 Employment land

**A.4** OPR states that the proposed rezoning is not consistent with RPO 3.6.14, which supports the retention of existing agriculture land within the MASP boundary and provides that the development of un-serviced greenfield sites should only be supported in 'exceptional circumstances' as part of the statutory plan-making process.

OPR notes that the chief executive recommended against the proposed amendment having regard to, among other considerations, the lack of services and the proximity to the Lough Corrib SAC.

Data from Irish Water indicates that the site is not tier 1 or tier 2 lands and is therefore not consistent with NPO 72(a-c), tiered approach to zoning, under the NPF.

Proposed rezoning is not sequential development in a city context, in particular in relation to the prioritisation of new development along high quality public transport corridors.

The proposed isolated rural site is at a distance from any improved public transport services proposed under the Galway Transport Strategy and would be accessible primarily by car-based transport and would be contrary to the mandatory objective for sustainable settlement and transport strategies for urban and rural areas under section 10(2)(n) of the Act to reduce energy use and GHG emissions.

### MA Recommendation 4 - Employment land use zoning

Having regard to RPO 3.6.14 supporting the retention of agricultural lands within the MASP, to NPO 72(a-c) tiered approach to zoning, to the provisions of the section 28 Development Plans, Guidelines for Planning Authorities (2022) and to the requirements under section 10(2)(n) of the Act for sustainable settlement and transport strategies, the planning authority is required to make the Plan without the following material amendment:

- **A.4** Coolagh Road from 'Agriculture and High Amenity G' to 'Enterprise, Light Industry and Commercial CI'.

### Chief Executive's Response

The Chief Executive agrees with OPR Recommendation 4 which concurs with the advice given in the June CE report. As stated previously there is no justification for any additional lands to be re-zoned for commercial purposes and there is no merit in changing zoning on this specific site. To change the zoning to CI land use at this location would not comply with the retail strategy for the city which was arrived at following examination of the requirements for existing and future commercial floor space, and the best locations within the city for such zoning.

There is an adequate amount of lands zoned for this purpose and the proposed re-zoning presents a conflict with the overall strategic development of the city and the Core Strategy.

The draft plan aims to concentrate commercial developments and align these with settlement nodes. The OPR accords with the CE opinion that a commercial use at this location is considered inappropriate also due to the likely negative impact on visual amenity, existing residential amenity and the potential environmental impact in close proximity to the Corrib SAC and the lack of infrastructure and public services to service the site.

### **Chief Executive's Recommendation**

In this regard the Chief Executive would recommend that the Development Plan be made without the following proposed material amendment.

- **A.4** Coolagh Road from 'Agriculture and High Amenity G' to 'Enterprise, Light Industry and Commercial CI

## **6. Climate Action and Renewable Energy**

The OPR welcomes **A.43**, **A.44** and **A.136**, in relation to support for low carbon district heating, waste heating recovery and micro-renewables. The proposed amendments are consistent with NPO 55 and the Climate Action Plan 2021 and have the potential to contribute to the achievement of binding national targets under the Climate and Low Carbon Act, as amended.

### **Chief Executive's Response**

This is noted by the Chief Executive

## **7. Flood Risk Management**

The OPR welcomes the proposed amendments addressing flood risk management, in particular **A.131**.

The OPR welcome **A.134** and **A.176** in relation to implementation of the Nature Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document (2021).

**A.140**, **A.157** and **A.158** will reduce the potential for adverse flood risk impacts arising on lands at Sandy Road Regeneration Site, at Renmore and on Industrial lands between Lough Atalia and the coast.

The OPR welcomes the recommendation of the Chief Executive to publish an interactive web-based map with flood risk zones and land use zoning and specific objective layers following the adoption of the Plan. It notes that it is best practice to publish such maps as part of the plan review process to better inform the public and all parties concerning flood risk.

The OPR have reviewed the revised Strategic Flood Risk Assessment (SFRA) prepared by the planning authority in respect of the material alterations, and the submission of the OPW, the Office has significant concerns with regard to **A.9**, **A.13**, **A.24**, **A.25**, **A.27**, all of which are located within Flood Zone A and /or Flood Zone B.

The zoning of vulnerable and / or highly vulnerable uses within flood zones is inconsistent with NPO 57 to ensure flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding in accordance with the Flood Guidelines.

**A.9** is located entirely within Flood Zone A, where the guidelines provide that development should be avoided and /or only considered in exceptional circumstances.

**A.13** is located within Flood Zone A and B.

**A.24** rezones an area of land with a small overlap with Flood Zone B from mostly water compatible Agricultural Areas G (G) to highly vulnerable Residential 2 (R2). The guidelines provide that highly vulnerable residential development in this zone should be avoided.

**A.25** is wholly located within Flood Zone A. The SFRA advised that these lands should be retained for water compatible "Recreation and Amenity" zone, as set out in the draft Plan. The lands do not pass the Justification Test and should therefore not be zoned for residential development, a highly vulnerable use.

**A.27** inserts a specific development objective to "consider the granting of permission for a dwelling on a minimum 0.3 hectare site". This site contains a small overlap with Flood Zones A and B that would increase in the National Indicative Fluvial Mapping (NIFM) Future Scenario.

In addition, highly vulnerable Low Density Residential (LDR) zoned lands to the south of Coast Road near Curragreen, which overlap with Flood Zones A and B have not been assessed against the criteria of the plan making Justification Test as required under the guidelines.

This approach is not consistent with the requirements of the guidelines and NPO 57 and may place people and property at unnecessary risk from future flood events. It is recommended that the subject material alterations be omitted and the zoning of the lands revert back to water compatible uses as per the draft Plan.

#### **MA Recommendation 5 – Flood Risk Management**

Having regard to NPO 57 of the NPF, and to the provisions of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), as amended, the planning authority is requested to make the Plan without the following material amendments:

- **A.9** Off Western Distributor Road (RA Natural Heritage, Recreation and Amenity to R Residential); (note: the OPR have confirmed that this description should read **Headford Rd. and not the Western Distributor Rd.**)
- **A.13** Terryland (RA Natural Heritage, Recreation and Amenity to R Residential);
- **A.24** Menlo Village Extension (G Agriculture and High Amenity to R2 Infill Residential);
- **A.25** Headford (RA Natural Heritage, Recreation and Amenity to R2 infill Residential);
- **A.27** Specific Development Objective for lands at Barna Woods; and
- Highly vulnerable Low Density Residential (LDR) zoned lands to the south of Coast Road near Curragreen, which overlap with Flood Zones A and B, under **A.1.**

#### **Chief Executive's Response**

**A.9** Off Western Distributor Road (RA Natural Heritage, Recreation and Amenity to R Residential); (note: should read **Headford Road as confirmed by the OPR**)

### **Chief Executive's Response**

The Catchment Flood Risk Assessment and Management programme (CFRAM) identified areas of flood risk in the city which were categorised into Flood Zones A (highest probability) and B (moderate probability) in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). The subject lands are located within Flood Zone A. A key principle of the guidelines is to avoid development in areas at risk of flooding. In accordance with the guidelines, a residential zoning is classed as a highly vulnerable use and is not an appropriate use of land in areas of flood risk. Within Flood Zone A only water compatible uses are considered appropriate. Such uses would include amenity open space and as such the current RA zoning is deemed an appropriate use.

It is noted that the OPW also raises concerns that the land is located in Flood Zone A stating that highly vulnerable usage such as residential is not appropriate unless the justification test can be satisfied. In this case the proposed rezoning would not meet the justification test criteria.

### **Chief Executive's Recommendation**

The Chief Executive recommends that the Plan is made without this material alteration in accordance with the OPR recommendation (and OPW) and that the RA zoning retained.

#### **A.13 Terryland (RA Natural Heritage, Recreation and Amenity to R Residential);**

### **Chief Executive's Response**

The subject land is located within Flood Zone B. As set out in the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) a precautionary approach must be adopted in relation to areas of flood risk and development should be avoided in these areas. A Residential land use zoning is classed in the guidelines as a highly vulnerable land use and is inappropriate in Flood zone B except in exceptional cases where a justification test can be satisfied. Within Flood Zone B, less vulnerable development or water compatible development such as open space is considered appropriate.

As such the current RA zoning is deemed to be a compatible land use.

The OPW also raises concerns that the land is located in Flood Zone B stating that highly vulnerable usage is not appropriate in Flood Zone B unless the justification test can be satisfied. In this case the proposed rezoning would not meet the justification test criteria.

### **Chief Executive's Recommendation**

The Chief Executive recommends that the Plan is made without this material alteration in accordance with the OPR recommendation (and OPW) and that the RA zoning retained

#### **A.24 Menlo Village Extension (G Agriculture and High Amenity to R2 Infill Residential);**

### **Chief Executive's Response**

The subject land has a small overlap with Flood Zone B. As set out in the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) a precautionary approach must be adopted in relation to areas of flood risk and development should be avoided in these areas. A Residential land use zoning is classed in the guidelines as a highly vulnerable land use. As such a more appropriate zoning is the current G which is a compatible zoning in areas of flood risk.

The OPW also raises concerns that the land is located in Flood Zone B stating that highly vulnerable usage is not appropriate. The OPW also note that in the CFRAM High End Future

Scenario mapping, most of the area covered is shown as at risk in the 0.1% event and advise that that planning authorities can consider climate change impacts in the Plan-making Stage by avoiding development in areas potentially prone to flooding in the future.

### **Chief Executive's Recommendation**

The Chief Executive recommends that the Plan is made without this material alteration in accordance with the OPR recommendation (and OPW) and that the G zoning is retained.

### **A.25 Headford (RA Natural Heritage, Recreation and Amenity to R2 infill Residential);**

#### **Chief Executive's Response**

The Catchment Flood Risk Assessment and Management programme (CFRAM) identified areas of flood risk in the city which were categorised into Flood Zones A (highest probability) and B (moderate probability) in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). These lands are located within the Flood Zone A. In accordance with the guidelines, a residential zoning is classed as a highly vulnerable use which is not an appropriate use for lands within the flood zone. Within Flood Zone A only water compatible uses, for example amenity open space, are considered appropriate.

The OPW also raises concerns that the land is located in Flood Zone A stating that highly vulnerable usage such as residential is not appropriate. The Strategic Flood Risk Assessment of proposed material alterations advises that these lands should be retained for water compatible Recreation and Amenity land use, as set out in the draft Plan and that they do not meet the Justification Test criteria.

Notwithstanding the flood risk associated with these lands, sufficient zoned lands have been identified to cater for future growth in accordance with the Core Strategy. There is no requirement to re-zone additional land for residential purposes to meet the needs of the targeted population increase up to 2029.

#### **Chief Executive's Recommendation**

The Chief Executive recommends that the Plan is made without this material alteration in accordance with the OPR recommendation (and OPW) and that the RA zoning is retained.

### **A.27 Specific Development Objective for lands at Barna Woods;**

#### **Chief Executive's Response**

This site contains a small overlap with Flood Zones A and B and extents are shown to increase in this area in the National Indicative Fluvial Mapping (NIFM) Future Scenarios.

It is noted that the OPW request that consideration of granting of permission on this site should subject to a requirement for an SSFRA, and any vulnerable development should be restricted to Flood Zone C. This is considered a reasonable response in the context of the risk associated with this site. In this regard, reference to A131 is relevant and applicable.

It states to "*Ensure the recommendations of the Strategic Flood Risk Assessment (SFRA) for the Galway City Development Plan 2023-2029 are taken into consideration in the assessment of developments in identified areas of flood risk. And Require site specific Flood Risk Assessment (FRA) and associated design and construction measures appropriate to the scale and nature of the development and the risks arising, in all areas of identified flood risk where appropriate including on sites where a only small proportion of the site is at risk of*

*flooding and adopt a sequential approach in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)."*

This Proposed Material Alteration was proposed in response to a recommendation of the OPW to address sites where there is only a small section of the site is at flood risk and is considered suitable to address the risk in relation to this site.

The consideration of a dwelling house at this location is acceptable in principle and can be classed as sustainable infill being located within the large curtilage of an existing dwellinghouse with the ability to connect into municipal water and waste water services and located proximate to pedestrian and public transport networks. Any planning application for development will be subject to site specific flood risk assessment in accordance with the policy set out above.

### **Chief Executive's Recommendation**

The Chief Executive recommends that the Proposed Material Alteration is accepted.

**A.162 Highly vulnerable Low Density Residential (LDR) zoned lands to the south of the Coast Road near Curragreen, which overlap with Flood Zones A and B.**

### **Chief Executive's Response**

A portion of these lands are located within Flood Zone A and B. The area at flood risk is located along the coastline which is to the rear of the landholding. It is noted that there is a specific objective for this site in the current draft plan which states that development on this landholding shall be restricted to two houses only (Fig. 11.24). These houses have been granted permission (PI ref: 17/25 and 21/87) fronting onto the Coast Road away from the area at flood risk. The rear site boundary location of the permitted dwellings is circa 150m from the flood zone. The proposed Material Alteration amends the specific objective to one house only. This reflects that one house has already been constructed on the holding and that the second house (which is the subject of 21/87) has yet to be developed.

No additional development is provided for in policy/objectives over and above what has already been permitted at this location, therefore the omission of the residential zoning is not merited.

### **Chief Executive's Recommendation**

The Chief Executive recommends no change.

## **8. Environment, Heritage and Amenities**

**A.92** in relation to Public Rights of Way, the Office welcomes the proposal to make 'use of the plan variation process', and in view of the legislative requirements under section 10(2)(o) of the Act, the planning authority should make a minor modification to clarify the timeframe for commencing the variation process.

### **Chief Executive's Response**

It is the intention of the planning authority to carry out the recording of PROW as expeditiously as possible and acknowledges that this will require a continuous regime of prudent identification of ownerships, survey work and environmental

examination and consider that this should be a continuous ongoing process and therefore considered it to be preferable not to commit to an absolute time period as this already has been established as an ongoing phased body of work.

### **Concluding Comments from the OPR**

The OPR requests that the recommendations and observations outlined above are addressed.

The report of the chief executive prepared for the elected members under section 12 of the Act must summarise these recommendations and the manner in which they will be addressed.

At the end of the process, the OPR must be notified within five working days of the decision of the planning authority in relation to the Material Alterations to the draft Plan.

Where it is decided not to comply with the recommendations of the OPR, or otherwise makes the plan in such a manner as to be inconsistent with the recommendations of the OPR, the chief executive must inform the OPR accordingly and state the reasons for the decision of the planning authority.

### **Chief Executive's Response**

This is noted by the Chief Executive

## Northern and Western Regional Assembly (GLWC-C5-69)

### Summary

The changes proposed in A162 are supported by the Assembly. The Low Density Residential (LDR) zoning change to R2 zoning which is an objective to provide for sensitive residential infill does not create any consistency difficulties with the RSES.

Changes proposed to the core strategy does not raise any consistency issues with the RSES.

The inclusion of the Table 1.8 Settlement Capacity Audit which introduces a phasing element to lands zoned residential and for regeneration is considered to be consistent with the RSES. It would be beneficial if the lands that are categorised as 'headroom' and included in Table 1.8 were identified and quantified. It would also be useful to better inform the public if the areas proposed to be served by Irish Water in Ardaun were mapped.

**A.99** makes reference to the industrial and enterprise use of the Airport Site. This is not consistent with the RSES; RPO 3.6.6 which specifically requires mixed uses to be included. The Assembly recommend that the plan espouses the preparation of a masterplan for the airport site with mixed uses. The NWRA is not identified as a stakeholder with respect to the proposed masterplan for the airport site.

**A.139** –it is noted that no guidance is given as to the quantum or recompense if the arts/culture facility is in excess of that required to service the development permitted.

**A.147** –it is not clear how this policy would be enforced or what it actually means.

**A.170** –It may be difficult for applicants to deliver as commitments from Irish Water may be difficult to obtain at early stages of projects. There is already a statutory consultation with Irish Water as a prescribed body.

### Chief Executive's Response

The comments of the NWRA are noted and welcome.

**A.37** In relation to identification and quantification of lands that are categorised as 'headroom', it is not considered that particular lands be identified as such. The concept of "headroom" provision allows for a transitional approach to deliver better alignment between plans at different levels. It is being used to give an element of flexibility to ensure the long term sustainable supply of housing. It also allows for choice and to recognize that the time gap that exists between grants of permission and construction which can result in delivery in subsequent plan periods.

**A.99** With regard to the airport site, the Proposal Material Alteration refers to the preparation of a masterplan, the uses referred to in the paragraph are not part of the material alteration and therefore cannot be subject to amendment. As the site is located within the county council functional area, the city council do not have jurisdiction to set the parameters of approved uses in this area. However, it is considered that the masterplan will set out the optimal uses for the site.

With regard to the NWRA as a stakeholder the wording refers to all relevant stakeholders, it is considered that the NWRA would be a relevant stakeholder.

**A.139** –With regard to A139 in relation to the quantum or recompense of the arts/culture facility, these are issues for a development contribution scheme and could be advanced as part of the masterplan.

**A.147** - With regard to policy 10.2 (2), this policy is intended to support national strategic objectives set out in the NPF in particular to support compact growth through regeneration. This policy will be implemented through land activation measures in particular through implementation of GTS projects, URDF funding, delivery of a Greenspace strategy and implementation of Housing for all and through collaboration with agencies such as LDA, Irish Water, NTA and other relevant stakeholders.

**A.170** –With regard to A170, this was a specific request from Irish Water, it is considered that early consultation with Irish water would be advantageous to give clarity to developers and would assist the process in terms of improving efficiencies.

### **Chief Executive's Recommendation**

The Chief Executive notes this submission and no change is required or recommended.

## Section 3: Submission Summaries, Chief Executive's Response and Recommendation to the Proposed Material Alterations

Land Use Zoning Changes – Alterations Numbers A.1 – A. 33

*(Maps in this section are for illustrative purposes only).*

Material Alteration No.

A.1

Amend Table 11.1 - Land Use Zones and Zoning Objectives as follows:

Zone	Zoning Objective
CF	To provide for and facilitate the sustainable development of community, cultural and institutional uses and development of infrastructure for the benefit of the citizens of the city.
RA	To provide for and protect recreational uses, open space, amenity uses and natural heritage.
A	To provide for the development of agriculture and to protect the rural character.
G	To provide for the development of agriculture and protect areas of visual importance and/or areas of high amenity.
I	To provide for enterprise, industry and related uses.
CI	To provide for enterprise, light industry and commercial uses other than those reserved to the CC zone.
CC	To provide for city centre activities and particularly those, which preserve the city centre as the dominant commercial area of the city.
R	To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.
<del>LDR</del>	<del>To provide for low-density residential development which will ensure the protection of existing residential amenity.</del>
R2	To provide for sensitive residential infill where such infill will not have an impact on the environmental and visual sensitivities in the area, including those in particular the subject of Policy 5.2 and where such infill can be assimilated satisfactorily through design, layout and amenity impact in a manner that does not detract from the character of the area.
LAP	Local Area Plan for Murrough.
UVC	To provide for a residential led mix of uses particularly those that will support a people and business friendly urban village centre and contribute to establishing a high quality sustainable urban form.

Submission No.

GLWC-C5-40

Summary

- Save Roscam call for the omission of alteration to introduce R2 zoning objective as it is contrary to:
  - national and regional planning policy including NSO 1; NPO 3(b); NPO 62; NPO 54; RPO3.2.

- Section 19(2)(n) of the planning and development Act
- OPR recommendation 5
- Introduction of R2 Land Use Zones and Zoning Objectives (Table 11.1), by Material Alteration A.1, creates conflicting objectives in the draft plan with Policy 1.2 (National and Regional Framework), Policy 1.4 (Core Strategy) Policy 3.1 (Housing Strategy), Policy 3.3 (Sustainable Neighbourhood Concept), and Policy 5. 2 (Protected Spaces: Sites of European, National and Local Ecological Importance).
- Conflicting objectives in the plan may be exploited/relied upon by developers to apply for a material alteration to the plan to increase density in R2 Low Density Residential Areas at the time of an application for higher density, on the basis that there are conflicting objectives in the plan which renders the plan inconsistent and/or the plan does not align with statutory national planning guidelines

### **OPR Submission**

The Proposed amendment would continue to facilitate potentially extensive low-density development in the rural hinterland to the city. Requests that table is amended. **(See Section 2 under Low Density Residential for full summary)**

### **Chief Executive's Response**

The Chief Executive's response and recommendation to OPR MA Recommendation 3 – Low Density Residential is relevant to this proposed material alteration and should be read in conjunction with this response. It is recommended not to replace the LDR land use zoning objective with the R2 land use zoning objective.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without this Proposed Material Alteration. This accords with OPR MA Recommendation 3 – Low Density Residential.

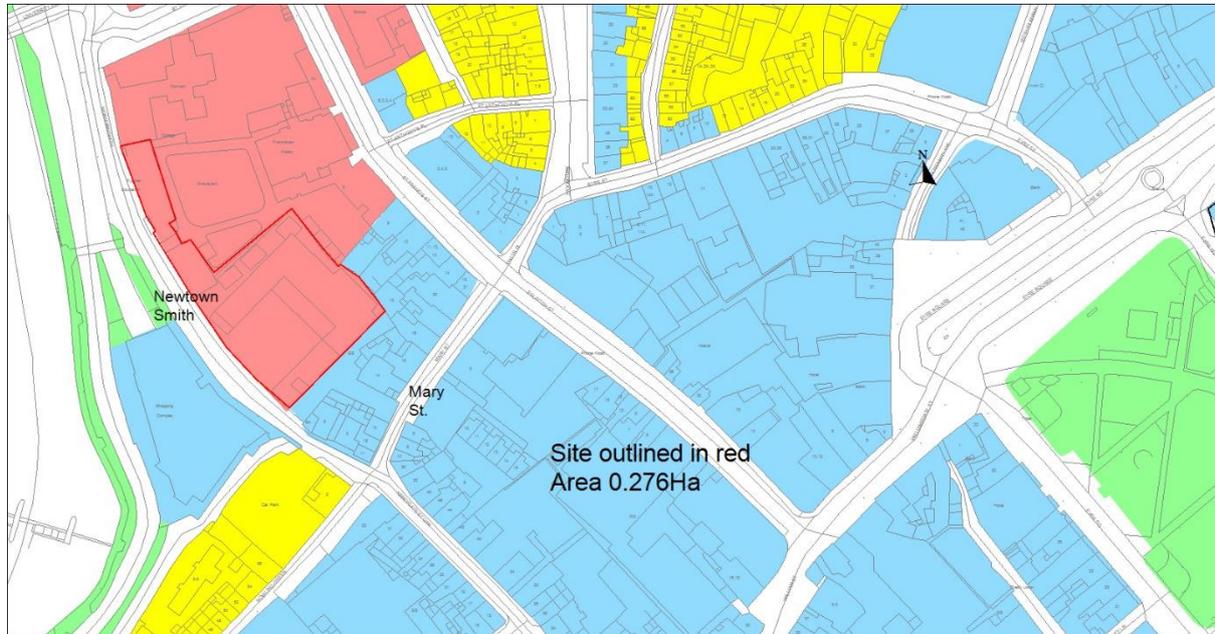
## Proposed Material Alterations: Land Use Zoning

Material Alteration No.

### Land Use Zoning

A.2

Mercy Convent  
Rezone CC to CF



Submission No.

GLWC-C5-45, GLWC-C5-75

Summary

Summary

The Dept. of Education supports the proposed material amendment to reverse the zoning on the site at Mercy Convent Newtownsmith back to CF which includes for education.

There is an objection to the proposed change in zoning as from CC to CF. The submission also states (mistakenly) that the current zoning in 2017-23 CDP is CC. It argues that CC is preferred and that this zoning objective can include for education cultural and community uses. It states that the CC zoning represents an accurate reflection of the uses that currently are occurring on the site and that this zoning would facilitate the redevelopment, extension, or enhancement of this use in future. The submission also states that given the prime location of the site adjacent to the commercial core of the city it is considered that the CC zoning is preferable.

**Chief Executive's Response**

It is noted that the Dept. of Education who have the primary remit for providing for and delivering educational services considers the proposal to retain the current zoning for the site of the former Mercy Convent School Newtownsmith in CF use as a positive amendment. This supports their previous submission which highlighted in general the need to align the development of regeneration sites in and peripheral to the city centre with opportunities for

provision of educational facilities. This reflected also the draft plan submission from GRETB who specifically requested that the site of the former Mercy Convent School Newtownsmith, be retained for CF use (specifically education) to provide for and facilitate growth in the area of education.

Although it is argued by the owner's representatives that a change to CC would not prejudice the facilitation of educational uses it is considered that this zoning (CC) would not secure the use for such purposes being open potentially for a much broader range including commercial and therefore cannot meet the stated preference of the Dept. of Education and GRETB. In this regard and in anticipation of the development of a number of regeneration sites – Ceannt Quarter; Inner Harbour; Headford Road; Sandy Road which can accommodate high density housing it is considered appropriate to retain the current zoning on the site – CF and not alter the land use zoning to CC.

### **Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

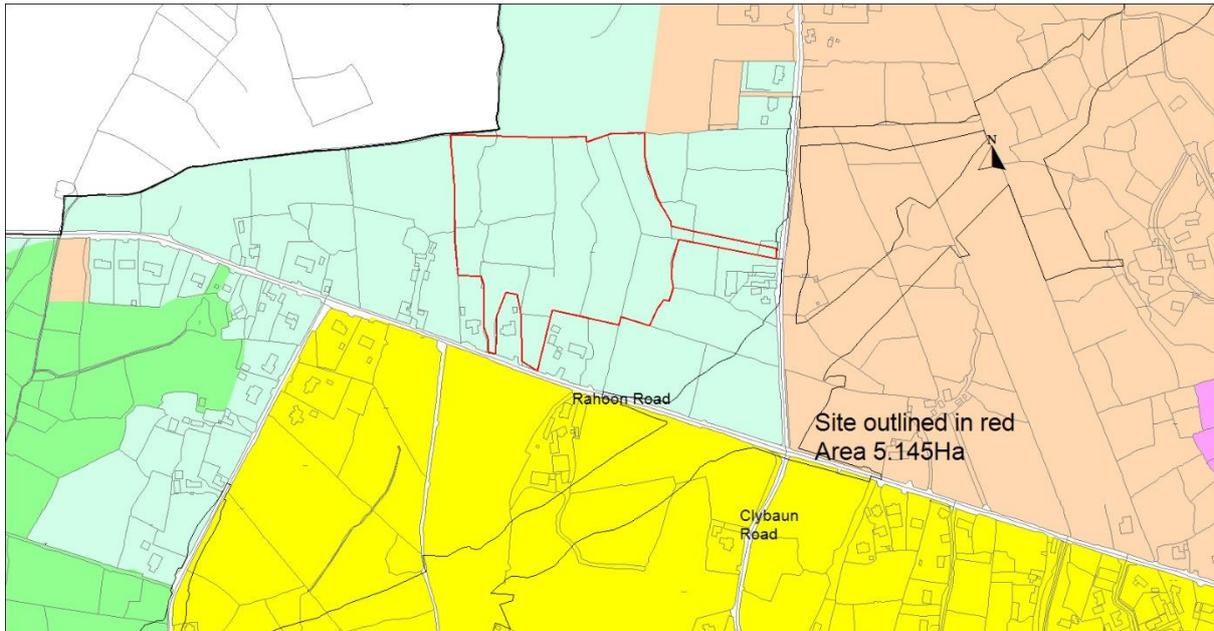
**Material Alteration No.**

**Land Use Zoning**

**A.3**

**Mincloon**

Rezone G to RA  
Insert specific objective for development of Football Pitches and associated Infrastructure to include floodlighting.



**Submission No.**

**GLWC-C5-81, GLWC-C5-4, GLWC-C5-41**

**Summary**

- Ensure compatibility with the delivery of the approved N6 GCRR Scheme to ensure that proposals do not compromise or conflict with the delivery of the approved N6 GCRR Scheme. Include appropriate mitigation where warranted.
- Irish Water indicate that an extension and/ or upgrade may be required to service this sites. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed IW projects in place to progress such works.

**Chief Executive's Response**

This is a significant bank of land measuring 5.1 hectares. It is considered that there is merit in increasing the quantum of RA zoned lands in the city to support the increased projected population and supporting compact growth in accordance with the NPF objectives in particular NPO 62.

This bank of land also has potential for connections in the future with the existing RA zoned lands which link from the Ragoon Road south to Bearna Woods, Lough Rusheen City Park and to Silverstrand.

With regard to impact on the objective for the N6 GCRR Scheme, all development has to take cognisance of the objective for the N6 GCRR. It is also noted that the draft plan includes that the objective for the N6 GCRR has priority over all land use zoning objectives which is considered to provide sufficient protection to safeguard the scheme objective.

Details such as access and impact on existing transport objectives would be part of the assessment of any planning application which would also be referred to prescribed bodies for their comment. It is noted that planning permission was previously refused on this site for playing pitches based on traffic safety issues. Irrespective of the proposed rezoning, any proposed development will be subject to assessment and will required to meet detailed standards in terms of traffic, effluent treatment, environment design and other parameters.

### **Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

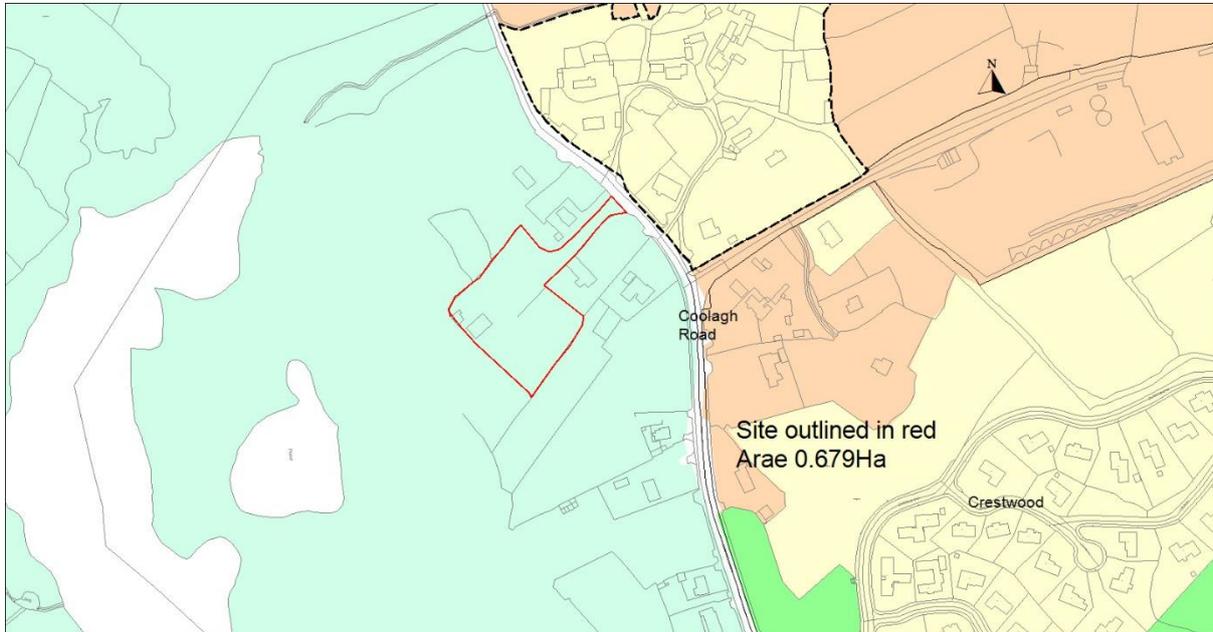
**Material Alteration No.**

**A.4**

**Land Use Zoning**

**Coolagh Road**

Rezone G to CI



**Submission No.**

**GLWC-C5-41, GLWC-C5-40, GLWC-C5-85**

**Summary**

- Irish Water state site is not serviced by public water and/or wastewater networks. Development should be focussed into serviced areas to offset any impact on environmental sensitivities such as drinking water. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered.
- Save Roscam state rezoning as contrary to Policies 1.2, 1.4, 3.1, 3.3 and 5.2 of the draft plan – specifically the Retail strategy – and the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services (main drainage and transport), the Habitats Directive, the EU (Birds and Natural Habitats) 2011 Regulations (2011 Regulations), NSO 1 and Policies NPO 3(b), NPO 62 and NPO 54 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5 of the OPR on compact growth and should therefore be omitted.
- No justification has been provided by the elected members for rezoning decision contrary to CE recommendation.
- Part of the land is located within the Lough Corrib SAC (Site Code 000297), on lands designated as a proposed Natural Heritage Area (pNHA), and in close proximity to the Menlo Mushroom Rocks County Geological Site (CGS).

## OPR Submission

The planning authority is required to make the Plan without this amendment, having regard to RPO 3.6.14 supporting the retention of agricultural lands within the MASP, to NPO 72(a-c) tiered approach to zoning, to the provisions of the section 28 Development Plans, Guidelines for Planning Authorities (2022) and to the requirements under section 10(2) (n) of the Act for sustainable settlement and transport strategies. (**See Section 2: MA Recommendation 4 - Employment land use zoning**)

## Chief Executive's Response

There is no justification for any additional lands to be re-zoned for commercial purposes in this largely unserved area at a distance from existing commercial/settlement areas. There is adequate amount of lands zoned for CI use in the city and the proposed re-zoning presents a conflict with the overall strategic development of the city, the retail strategy and the Core Strategy. The plan aims to concentrate commercial developments and align these with settlement nodes. The logic for this is that it can offset the need to travel to a number of different locations for different commercial demands. Land and infrastructure can therefore be used in the most efficient fashion. In addition the city will get a more proportionate geographical spread and of critical importance, public transportation investment can achieve maximized efficiencies.

It is noted that this site has been the subject of previous planning history whereby a commercial use on the site was refused planning permission for a variety of reasons including injury to amenity of surrounding residential property, negative impact on visual amenity, environmental impact in close proximity to the Corrib and non-compliance with relevant standards. To re-zone the site to CI may not resolve these issues and it is not appropriate to change the zoning in the Development Plan in an attempt to resolve a problem on one particular site.

In addition to the general arguments against zoning this site CI there are particular characteristics of the site that render it unacceptable also. This site being located in an area with residential development either side does not lend itself to commercial use. This is in the interests of protecting residential amenity. A CI zoning would give rise to significant challenges in reconciling commercial design and uses while protecting the adjoining residential amenity against likely standard negative impacts from commercial developments such as noise, light pollution and traffic movements.

This area lacks essential services to accommodate a commercial land use at this location. This is evidenced by the Irish Water submission in relation to water/waste water services. In terms of the road network in this area, it would not have the capacity to accommodate the intensification of use that would arise from a CI land use.

In addition the site is partially located within the Lough Corrib SAC and on lands designated as a proposed Natural Heritage Area. Any proposed rezoning would conflict with the policies of the plan to protect these areas. The existing G zoning reflects the sensitivities of the unique environment of this area.

The CE concurs with submissions made which highlight that the proposal would be contrary to a NPF/RSES policies and to a range of policies in the draft plan. It is noted that the OPR have made a specific recommendation (MA Recommendation 4) to omit this proposed material alteration.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration and that the existing G land use zoning is retained. This accords with OPR Recommendation 4: Employment land use zoning.

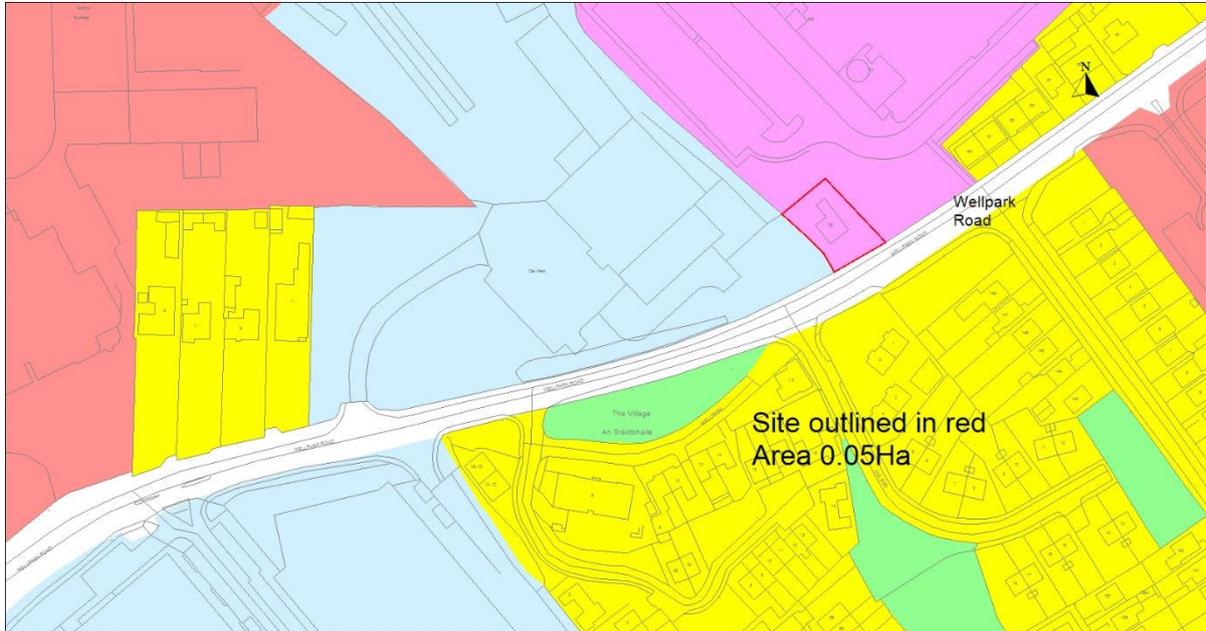
**Material Alteration No.**

**Land Use Zoning**

**A.5**

**Wellpark Road**

**Rezone I to CI**



**Submission No.**

**GLWC-C5-105**

**Summary**

NTA recommends that to protect the future operation of the transport corridors a specific objective should be attached to note “*any new road access arrangements must be agreed with the NTA to ensure there will be no adverse impact on the operation of Galway BusConnects services*”.

**Chief Executive's Response**

It is not considered appropriate to rezone this site from I to CI land use zoning. There is an adequate amount of lands zoned for CI use in the city in accordance with the core strategy and there is no requirement for additional CI zoning. This I zoned site is part of a bank of I zoned lands at this location allied to the lands that make up the IDA industrial estate at Mervue.

The existing residential use of the site can be classed as a non-conforming use and the I zoning allows for flexibility of use for I purposes. The location of the site has a better relationship with the I zoned lands than with the CI lands located to the south with the potential in the longer term for greater integration with the existing I zoned lands.

The NTA in their submission request insertion of a specific objective however this is considered to be more than a minor modification.

**Chief Executive's Recommendation**

It is recommended that the Plan is made without this Proposed Material Alteration and that the existing Industrial I land use zoning is retained.

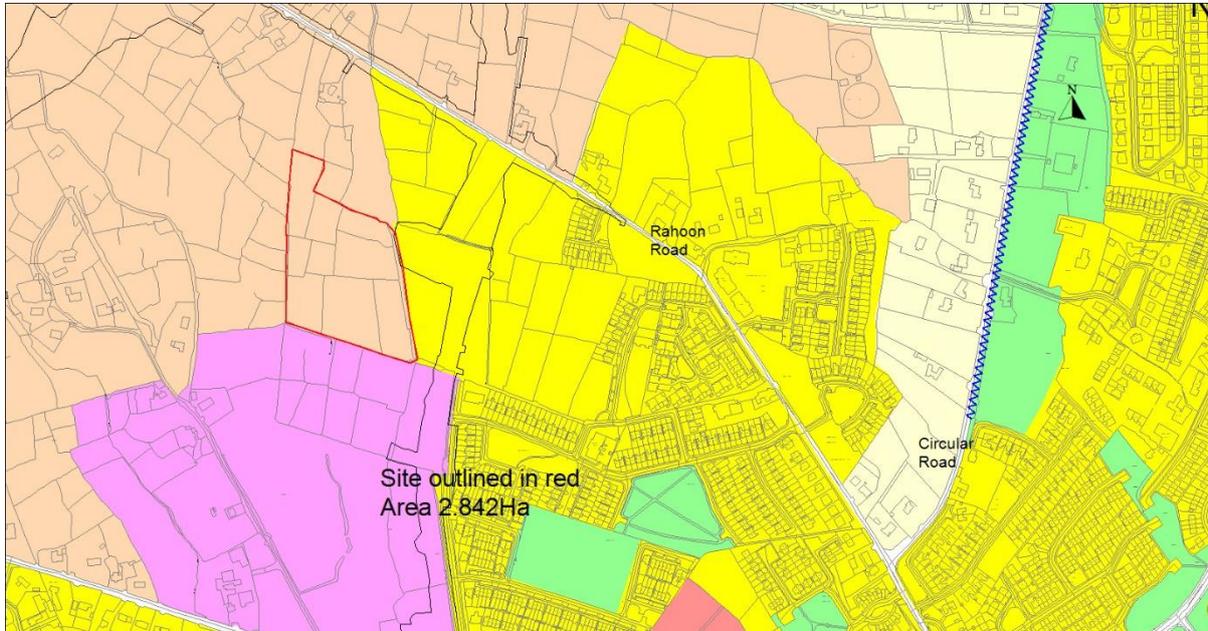
Material Alteration No.

Land Use Zoning

A.6

Rahoon

Rezone A to R



Submission No.

GLWC-C5-81, GLWC-C5-105, GLWC-C5-4, GLWC-C5-41, GLWC-C5-44

Summary

- Must ensure compatibility with the delivery of the approved N6 GCRR Scheme to ensure that proposals do not compromise or conflict with the delivery of the approved N6 GCRR Scheme. Include appropriate mitigation where warranted.
- Landowner is supportive of this alteration.
- Rezoning will provide an opportunity to assist in reaching the targeted population growth in the city in a sustainable manner.
- Cites a review of the ERSI housing supply targets methodology and states that reduction in household size, increases of one and two person households and increased levels of immigration post covid means that an additional annual build over and above that envisaged will be required.
- An Taisce states that lands referred to are outside of the reserved route corridor for the N6 GCRR. This development would represent urban sprawl contrary to the objectives of the NPF and RSES. No justification is offered to support this proposed rezoning. There are already sufficient lands zoned to meet the housing supply targets within the plan period and lands should remain zoned for Agriculture.

- NTA states that this Material Alteration should be omitted from the final plan as it is likely to be wholly car dependent and contrary to national and regional level objectives.
- Irish Water indicate that an extension and/ or upgrade may be required to service this sites. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed IW projects in place to progress such works.
- The need for additional residential lands is unclear and could compromise the achievement of compact growth objectives, in turn increasing the likelihood that strategic network upgrades will be required.

### **OPR Submission**

Requests that planning authority makes the plan without this material alteration. (**See Section 2 MA Recommendation 2 – Residential Land Use Zonings**)

### **Chief Executive's Response**

It is noted that the OPR have made a specific recommendation (MA Recommendation 2) to omit this proposed material alteration, that it would be inconsistent with NPF/RSES objectives in particular NPO3 and RPO3.2 (compact Growth) and to NPO62 (green spaces).

In accordance with the Core Strategy (which includes for the additional provision as set out in the development plan guidelines) there is no requirement to re-zone additional land for residential purposes to meet the needs of the targeted population increase up to 2029. Within the general area, in accordance with the Core Strategy, there are lands which are zoned and serviced, and are enabled for development.

The proposed rezoning in conjunction with other proposals for uncoordinated residential zonings undermine the overall settlement strategy in the Plan, and as stated in the OPR submission, they represent a piecemeal approach to zoning for development, inconsistent with national and regional policy.

It is also considered that the proposed rezoning could prejudice the strategic future optimal use of these lands in the longer term. With regard to impact on the objective for the N6 GCRR Scheme, all development has to take cognisance of the objective for the N6 GCRR. It is also noted that the draft plan includes that the objective for the N6 GCRR has priority over all land use zoning objectives which is considered to provide sufficient protection to safeguard the scheme objective.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without this Proposed Material Alteration and that the existing Agricultural A land use zoning is retained. This accords with OPR Recommendation 2 – Residential Land Use Zonings.

**Material Alteration No.**

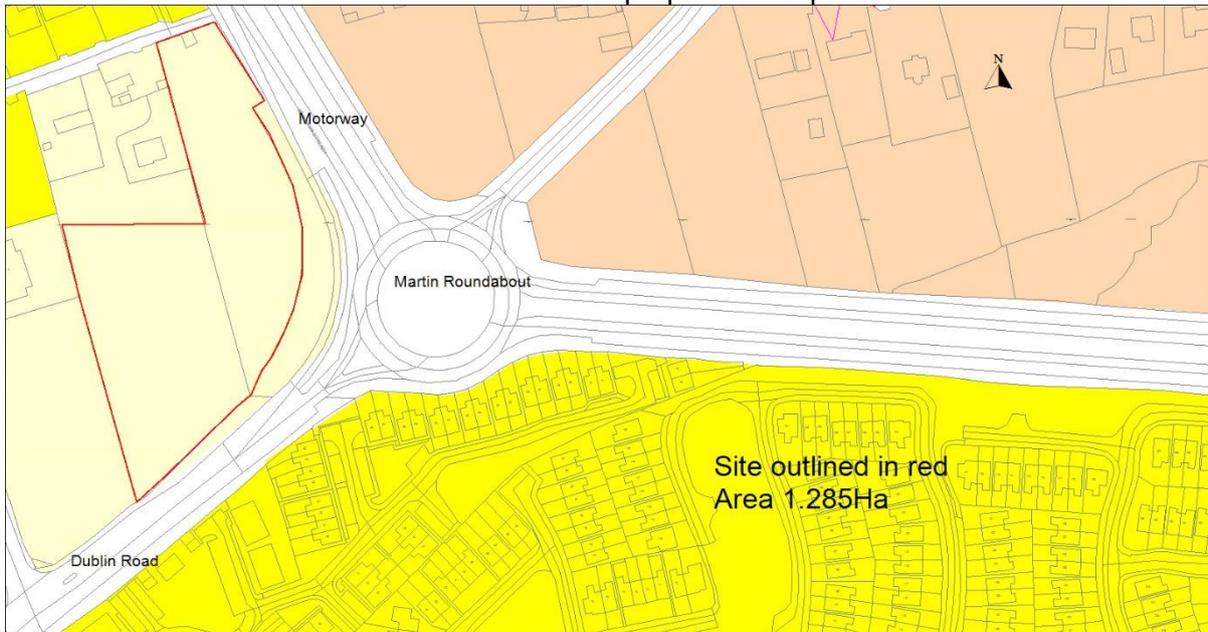
**Land Use Zoning**

**A.7**

**Dublin Road/Martin roundabout**

Rezone LDR to R

Insert specific objective  
Any development of these lands shall have regard to the proposals adopted in the GTS.



**Submission**

**GLWC-C5-41, GLWC-C5-60**

**Summary**

- Landowner is supportive of this alteration.
- Lands are well serviced at a good location without constraints.
- Has capacity to assist in meeting future housing requirements.
- Irish Water indicate that an extension and/ or upgrade may be required to service this sites. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed IW projects in place to progress such works.
- Third-party agreement will be required where it is proposed to service a new development via private property or private water services infrastructure.
- Capacity for development of these sites and the wider catchment are extremely limited until the completion of the new wastewater storage tank at Merlin Park No.1 WWPS with construction expected to commence at the end of 2023.
- The need for additional residential lands is unclear and could compromise the achievement of compact growth objectives, in turn increasing the likelihood that strategic network upgrades will be required.

**Chief Executive's Response**

The Core Strategy sets out the requirements for residential zoned lands to meet the needs of the targeted population increase up to 2029. This proposed rezoning would be contrary to

the core strategy as there is no requirement to re-zone additional land for higher density residential purposes to meet the needs of the targeted population increase up to 2029.

The proposed rezoning runs counter to the existing settlement pattern in the area and to the optimal sequencing of development approach. Within the general area, in accordance with the Core Strategy, there are lands which are zoned for R use which are deemed to be more suitable for R type development than the subject lands. These existing R zoned lands are deemed sufficient to meet the needs for future population in this area within the period of this plan. In particular, the lands at Ardaun in close proximity to the site are designated for residential use and it is a priority to develop these lands which require a critical mass to succeed as a sustainable neighbourhood. The proposed rezoning in conjunction with other proposals for uncoordinated residential zonings undermine the overall settlement strategy in the Plan.

It is considered that the zoning in the draft plan is appropriate, it will generate a type of development that is compatible with the adjacent residential development and which can marry in with the mainly attractive landscaped entry to the city along this road. It can support generous boundary landscaping and afford a good amenity approach transitioning into the city.

#### **Chief Executive's Recommendation**

It is recommended that the Plan is made without this Proposed Material Alteration and that the existing land use zoning is retained.

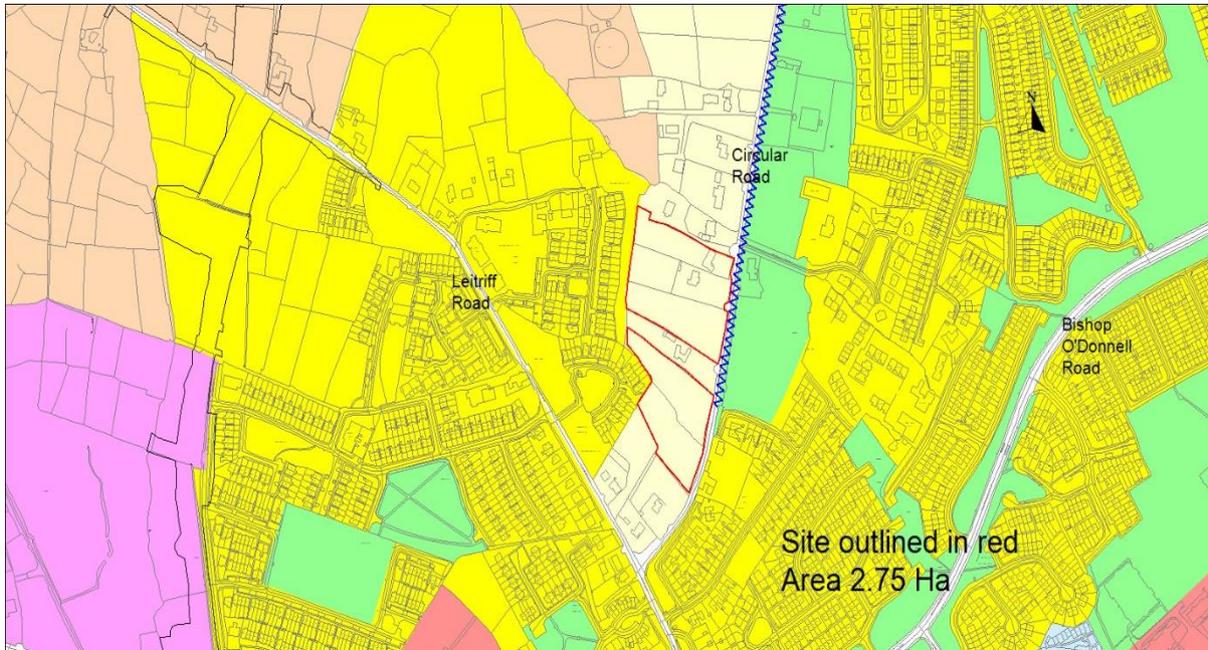
**Material Alteration No.**

**Land Use Zoning**

**A.8**

**Circular Road**

Rezone LDR to R



**Submission No.**

**GLWC-C5-41, GLWC-C5-40**

**Summary**

- Irish Water indicate that an extension and/ or upgrade may be required to service this sites. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed IW projects in place to progress such works.
- Third-party agreement will be required where it is proposed to service a new development via private property or private water services infrastructure.
- The need for additional residential lands is unclear and could compromise the achievement of compact growth objectives, in turn increasing the likelihood that strategic network upgrades will be required.
- Save Roscam state rezoning site is contrary to national and regional planning policy and policy is set out in the draft development plan.
- No justification has been provided by the elected members for rezoning decision contrary to CE recommendation.
- Lands are contiguous to the existing built up footprint of the city but are not serviced by water, wastewater or public transport and proximity to amenities.

- Future development should be contingent on delivery of the Galway Transport Strategy

### **Chief Executive's Response**

The Core Strategy sets out the requirements for residential zoned lands to meet the needs of the targeted population increase up to 2029. This proposed rezoning would be contrary to the core strategy as there is no requirement to re-zone additional land for higher density residential purposes within this plan period.

Within the general area, in accordance with the Core Strategy, there are lands which are zoned and serviced, have the benefit of planning permission and are ready for development. These existing zoned lands are deemed sufficient to meet the needs for future projected population in this area.

The proposed rezoning in conjunction with other proposals for uncoordinated residential zonings undermine the overall settlement strategy in the Plan and they represent a piecemeal approach to zoning for development, inconsistent with national and regional policy.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without this Proposed Material Alteration and that the existing land use zoning is retained.

**Material Alteration No.**

**Land Use Zoning**

**A.9**

**Headford Road and Sandyvale Lawn,**

Rezone RA to R  
Insert specific objective  
To allow entrance to site through Sandyvale Lawn

Site area 0.05ha approx



**Submission No.**

**GLWC-C5-4, GLWC-C5-30, GLWC-C5-31, GLWC-C5-33, GLWC-C5-34, GLWC-C5-35, GLWC-C5-36, GLWC-C5-37, GLWC-C5-38, GLWC-C5-39, GLWC-C5-43, GLWC-C5-46, GLWC-C5-58, GLWC-C5-56, GLWC-C5-55, GLWC-C5-54, GLWC-C5-68, GLWC-C5-73, GLWC-C5-74, GLWC-C5-78, GLWC-C5-10, GLWC-C5-41**

**Summary**

**Objection to allow a road to be constructed through Sandyvale Estate's park from residents**

- Adding a site entrance into Sandyvale Lawn would negatively impact the quiet, established community at Sandyvale Lawn by increasing traffic, noise and disruption which would increase risk to local children who are frequently seen playing throughout the area.
- Concerns that it could become a rat run like Tirellan and Ballinfoile, and residential property will follow, creating even more traffic and taking away more of the green.
- Construction of a road would destroy the plants and displace the fauna in the area, so close to the city centre and increase traffic/danger and to a quiet estate in which many small children and senior people reside.

- It will destroy the quality of life of residents of Sandyvale Lawn, take away the little park used by local children to play on, by families to picnic on and that we share with rabbits, pollinators and birds.
- This green area is used by all residents, both young and old for the past 40 years and we do not want to lose precious green areas in our estate. It is utilised daily by hundreds of people from the surrounding residential areas and local schools. It is a safe place for children to play as there is no potential for traffic. This safe place for our precious children and residents would be greatly compromised by the proposed rezoning.
- Will destroy 'neighbourhood green' and creates a dangerous precedent for all neighbourhood greens across city.
- It would be unethical for the council to take away 'Sandy Green' which as far as we are concerned the first residents in the estate paid for through a recreational/green levy when they bought their houses over forty years ago.
- Quality of life of all residents in our estate (100+ dwellings) and public in general should not be sacrificed to allow access to one house that is outside our estate Sandyvale Lawn and should not be penalized of their recreational green area at the request of accommodating a single dwelling.
- It also appears that space next to the green area that is currently used for parking, including by people with low mobility when accessing the park would be replaced with a site entrance, excluding these more vulnerable people from access to the park amenity.
- Should this rezoning of land be allowed to happen, it would only spell the beginning of the end for Sandyvale Lawn and Terryland Forest Park.
- If the council vote to accept this material alteration, it may well be a matter of time before another application, similar to the two previous ones in the early 2000s for multiple housing development will once again be lodged. The result will be that the estate will become swamped with vehicles as well as having traffic tailbacks into and out of Sandyvale Lawn that will continue onto the nearby traffic lights on the Headford Road, creating even further problems at the new junction.
- We are hopeful that the councillors will realise the negative consequences of this rezoning and vote against it.

**Rezoning these RA lands to R removing green space to accommodate an entrance would conflict with the draft Development Plan Policy:**

- *Section 5.6.1 of the Galway City Council Draft City Development Plan states that "Urban woodland parks and trees are important recreational amenities and natural features in the city. These natural assets contribute to the health and wellbeing of the community". The subject green area provides "Communal Open Space" to over 100+ residential units. It is a valuable amenity which is enjoyed by the tenants of Sandyvale lawn and the surrounding public providing "safe, convenient and accessible amenity areas for persons of all abilities regardless of mobility or age" (11.3.1 (c) Galway City Council Draft City Development Plan).*
- Terryland forest park is ranked as one of three city parks in The City Council's Recreation and Amenity Needs Study (RANS) 2008. Development/roadworks on the existing green will further encroach on Terryland Forest Park having an adverse effect on the ecology in the forest. Any such decision would require a detailed environmental and ecological impact assessment of the area.

## **Impact on Terryland Forest Park**

- The members of Tuatha of Terryland Forest Park are against the loss of any lands to roads or related built development within the boundaries of Terryland Forest Park. The boundaries of this park were established in the development plan of 1996 and was land put aside to create a wonderful mosaic of habitats and nature-related amenities for the people and biodiversity of Galway city. The concept of this park was first developed in 1995, the year of COP1. Its motto from its opening was "People of Galway, this is your park, take ownership." It was a pioneer in promoting a multi-sectoral partnership including community and local government in the area of parks, the largest urban native tree woodland in Ireland and a flagship for developing ecological corridors, carbon sinks, community engagement, Outdoor Classrooms, Outdoor Labs, Art in Nature, Health in Nature and wildlife sanctuaries initiatives in an urban setting in Ireland.
- Building a road though its grounds would be against the whole ethos and anathema to UN, EU and national government policies on Climate Change, Biodiversity Restoration and Sustainability practices. It also interfere with a proposed Greenway though its lands.
- The Sandy Green is an integral part of the Terryland Forest Park and has been that way since this public park was first zoned in 1996. Terryland, that was labelled the 'Lungs of the City' by city council in 2000 ,was established as Ireland's largest urban native woodland and it only came into existence because of a unique progressive visionary partnership formed at the time between the local council and residents of Sandyvale and neighbouring estates.
- Forrest Park should be preserved for the public in Galway and shouldn't be developed on, as it will be one of the only parks near the city center for future use.

## **Entrance alternatives exist and recent changes have already been made to the existing entrance**

- Available alternatives, such as the existing access point to Headford Road which includes its own traffic light, should be used rather than removing a valued and valuable green space from the local community.
- Sufficient access through the Kirwan junction has been provided and I strongly object against entrance via Sandyvale Lawn.
- This house already has direct access from the new junction facilitated by a filter light that causes no delays for the few cars that enter it and is also already provided with a yellow box and sensed traffic lights to give easy access to their house.

## **Other Issues**

- The location of the proposed road appears to conflict with the Map A - Indicative Greenway Cycle Network - DRAFT Development Plan Map 2023-2029. Its possible future public amenities could be impaired by the proposed material alteration.
- OPW notes that the land is located in Flood Zone A. Highly vulnerable usage is not appropriate in Flood Zone A unless all criteria of the Plan Making Justification Test have been satisfied.

- Irish Water indicate that an extension and/ or upgrade may be required to service this sites. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed IW projects in place to progress such works.
- The need for additional residential lands is unclear and could compromise the achievement of compact growth objectives, in turn increasing the likelihood that strategic network upgrades will be required. (IW)
- TII submission notes that this Proposed Material Alteration ref. A.9 appears to indicate a new access to the N84, national road, at a location in the vicinity of the Kirwan Junction. It is a requirement to ensure that this does not compromise road user safety and that such a junction can be safely accommodated at this location, complying with TII Publications design standards, without compromising the strategic function of the adjoining national road network.

### **OPR Submission**

Having regard to NPO 57 of the NPF, and to the provisions of the Planning System and Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), as amended, the planning authority is requested to make the Plan without this proposed material amendment.

### **Chief Executive's Response**

A significant number of submissions have been received in relation to this Proposed Material Alteration, objecting in particular to the proposed specific objective to allow an entrance to the site through Sandyvale Lawn. They raised concerns in relation to loss of green space, impact on amenities, impact on Terryland Forest Park and traffic and safety implications. There are two parts to the Proposed Material Alteration, each of which are dealt with individually.

### **Rezone from RA to R**

This Proposed Material Alteration relates to a small portion of ground which is within the curtilage of two dwelling houses. The primary issue relates to the proposed rezoning of land which is identified as at flood risk.

The Catchment Flood Risk Assessment and Management programme (CFRAM) identified areas of flood risk in the city which were categorised into Flood Zones A (highest probability) and B (moderate probability) in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). The subject lands are located within Flood Zone A. A key principle of the guidelines is to avoid development in areas at risk of flooding. In accordance with the guidelines, a residential zoning is classed as a highly vulnerable use and is not an appropriate use of land in areas of flood risk. Within Flood Zone A only water compatible uses are considered appropriate. Such uses would include amenity open space and as such the current RA zoning is deemed an appropriate land use.

It is noted that the OPW also raises concerns that the land is located in Flood Zone A stating that highly vulnerable usage such as residential is not appropriate unless the justification test can be satisfied. In this case the proposed rezoning would not meet the justification test criteria.

In consultation with the Recreation and Amenity Section, it has been established that there is merit in retaining this portion of land as RA with the potential to integrate with the Terryland

Forest Park and to enable a more visible and sustainable entrance to the Park at this location. The benefits of retention of RA lands in terms of climate change mitigation and adaptation and in this particular case as part of flood management is also emphasised.

In this regard it is considered that the existing RA zoning should be retained.

**Specific Objective - To allow entrance to site through Sandyvale Lawn**

The Proposed Material Alteration to allow an entrance to this site through Sandvale Lawn is not recommended as it would involve the provision of an access road across established communal open space associated with the Sandyvale Lawn residential estate.

It is considered that a proposed access at this location would unduly impact on the quality of open space at this location and impact on the amenity of residents of Sandyvale Lawn.

It is considered that this open space provides a valuable green link from Sandyvale Lawn and surrounding neighbourhoods to the RA lands that make up the Terryland Forest Park. Furthermore, there is an objective for an RA greenway at this location linking the Headford road with the large bank of RA lands and a proposed access across this open space would conflict with this greenway objective.

In terms of traffic and safety, it is noted that there is an existing access serving these dwelling houses and an additional entrance is not warranted. It is considered also that the proposed specific objective would give rise to intensification of use of the existing estate entrance and cul de sac road.

**Chief Executive's Recommendation**

It is recommended that the Plan is made without this Proposed Material Alteration.

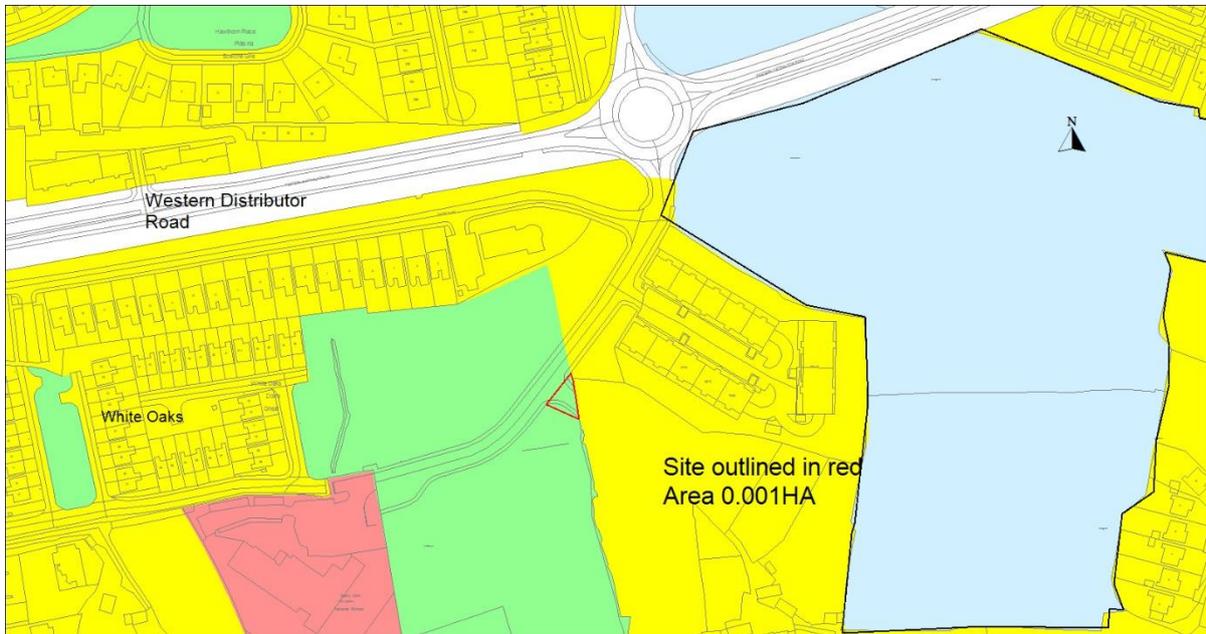
Material Alteration No.

A.10

Land Use Zoning

Off Western Distributor Road

Rezone RA to R



Submission No.

GLWC-C5-81 GLWC-C5-2, GLWC-C5-3

Summary

- Will have a major detrimental impact on future traffic volumes to the St John of the Apostle, national school and will impact on pedestrian safety and student safety.
- There is already a serious traffic concern on this road and are traffic impacts on surrounding estates and the proposed rezoning will exacerbate this impact
- This road would become the main artery to serve the residential lands at Kingston.
- Will result in a loss of recreational space.
- Strongly object to a change of zoning to accommodate housing which was never part of the discussions between the council and the school community with regard to recreation uses for the Kingston Amenity Lands.
- No justification is offered to support rezoning from Recreation and Amenity (RA) to Residential (R). There are already sufficient lands zoned to meet the housing supply targets within the plan period. Lands should remain zoned RA.

Chief Executive's Response

This access was designed and constructed as part of the overall road scheme at this location with the purpose of securing access to the school site and adjoining lands zoned RA and R. The overall road development at this location was constructed by Galway City Council for this purpose. The proposal relates to an existing hard surfaced access point which already provides access to the lands which are zoned residential off the Western Distributor Road and is an asphalt road carriageway with a footpath at each side. The proposal to change the RA zoning is to reflect that the existing use is not a recreation and

amenity use. It does not function for recreation and amenity. The existing use is a road entrance which provides access to residential zoned lands. It is considered appropriate to change the zoning to reflect this. The total area measures just ten square metres and proposed rezoning will not impact on the core strategy or diminish the value of RA lands in the vicinity.

With regard to traffic impact and road safety issues, it is noted that this is one of two access points into this block of residential land in single ownership, the other being onto the Kingston Road. Any intensification of use will be required to be in accordance with the prevailing national transport and traffic standards including DMURS. The promotion of safe routes to school is a key element of the development plan supported by policy in Chapter 4 and the City Council will continue to work with the school and local community to support such measures.

In consultation with Recreation and Amenity Section, it has been confirmed that this portion of land is not deemed to be of strategic value and will not compromise the wider RA network.

### **Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration is accepted and that the land use zoning is changed from RA to R land use.

Material Alteration No.

Land Use Zoning

A.11

Dublin Road

Rezone RA to R



Submission No.

GLWC-C5-81, GLWC-C5-105, GLWC-C5-41, GLWC-C5-85, GLWC-C5-40

Summary

- Lands are in close proximity to the location being reserved for proposed Waste Water Collection Tank.
- This will likely lead to a new entrance being created, which should be indicated on map.
- Impact on unique woodland and grassland introduction to Galway City.
- NTA recommends that in order to protect the future operation of the transport corridors a specific objective should be attached to note “*any new road access arrangements must be agreed with the NTA to ensure there will be no adverse impact on the operation of Galway BusConnects services*”.
- Irish Water indicate that an extension and/ or upgrade may be required to service this sites. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed IW projects in place to progress such works.
- Third-party agreement will be required where it is proposed to service a new development via private property or private water services infrastructure.
- Site is located adjacent to Merlin Park WWPS No.3, any proposed development must have regard to Irish Water Standards and Codes of Practise, in particular the

minimum distances between properties and pumping stations as set out in IW-CDS-5030-03.

- Capacity for development of these sites and the wider catchment are extremely limited until the completion of the new wastewater storage tank at Merlin Park No.1 WWPS with construction expected to commence at the end of 2023
- These lands are part of the Merlin Park Grasslands. Hedgerows abounding this site provide an important wildlife corridor for species commuting between habitats south of the Dublin Road and Merlin Woods and Grasslands particularly bat species such as Lesser Horseshoe Bat (*Rhinolophus hipposideros*) and Brown Long-eared Bat (*Plecotus auritus*), and other protected mammals. Wintering wading birds from the nearby Galway Bay SPA are known to forage at times in the surrounding grasslands in this site. Marsh Fritillary (*Euphydryas aurinia*) populations occur in the surrounding grasslands of Merlin Park it is not known if they occur in this particular site. Any change in this sites zoning should be based on scientific assessment of the site. (DHLGH)
- Save Roscam state rezoning site is contrary to national and regional planning policy and policy is set out in the draft development plan.
- No justification has been provided by the elected members for rezoning decision contrary to CE recommendation.
- This RA land is adjacent to the Merlin Park meadow and woodlands. It is classified as being in an area contributing / which forms part of 2 no. important ecological networks and are currently used for passive recreation and amenity.
- Access and exit to the land from the R338 may pose a road safety risk, which should be considered, prior to rezoning it R.

### OPR Submission

- The lands form part of one of three city-wide parks and the proposed amendment would be inconsistent with the provisions of the draft Plan for green networks and biodiversity, including under policy 5.1. Also, the piecemeal rezoning of strategically located green space would not be consistent with NPO 62 of the NPF, which seeks to strengthen the value of greenbelts and green spaces at city scale to prevent the coalescence of settlements and allow for the long term expansion of urban areas. **(MA Recommendation 1 - Core Strategy and Zoning for Residential Use)**
- Requests that planning authority makes the plan without this material alteration. (See Section 2 **MA Recommendation 2 – Residential Land Use Zonings**)

### Chief Executive's Response

Sufficient lands have been zoned for residential use in the city to meet the needs of the targeted population increase up to 2029 as set out in the core strategy. There is no requirement to re-zone additional land for residential purposes and any additional rezoning would be contrary to the core strategy.

This proposed rezoning in conjunction with other proposals for uncoordinated residential zonings undermine the overall settlement strategy in the Plan and they represent a piecemeal approach to zoning for development, inconsistent with national and regional policy.

It is noted that the OPR have made a specific recommendation (MA Recommendation 2) to omit this proposed material alteration, that it would be inconsistent with NPF/RSES objectives in particular to NPO62 (green spaces).

These RA lands have been retained for a specific purpose as part of the amenity lands in the city, allied to and including an attractive woodland setting, of high environmental, visual and biodiversity value that frames the approach to the city from the east. Change in the zoning of RA lands in the city to development use has been deemed inappropriate over a series of development plans and there is no change or necessary reason now to alter this approach.

These lands are a considerable resource for the city in terms of passive recreation and amenity and have significant attributes in terms of climate action supporting carbon sequestration and extensive biodiversity. In particular, they provide an important green buffer zone along the Dublin road and are an ecological corridor linking with Merlin woods. They also function as a transition zone into Merlin Lane and Doughiska Road, giving these areas better definition as a neighbourhood and minimises the visual impact on the access into the city. In considering rezoning of lands in this area it is considered essential that these lands are reserved for RA land use.

Potential for access and traffic issues have been highlighted in submissions and it is considered that any rezoning at this location could in particular prejudice the best alignment and function of the Dublin Road Bus corridor owing to access challenges and traffic loading and turning movements. This is a public transport project of major strategic importance for the city incorporating bus priority measures on the Dublin Road from Moneenageisha to Martin Roundabout and will include for walking and cycling infrastructure, in accordance with the GTS. In consultation with the Transport Department concerns have been expressed that access should be limited onto the Dublin Road.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without this Proposed Material Alteration and that the existing RA land use zoning is retained. This accords with OPR Recommendations 1 Core Strategy and Zoning for Residential Use and 2 – Residential Land Use Zonings.

**Material Alteration No.**

**Land Use Zoning**

**A.12**

**Dublin Road**

Rezone RA to R



**Submission No.**

**GLWC-C5-81, GLWC-C5-41**

**Summary**

- Rezoning may impact access and future preservation for listed property nearby
- Irish Water indicate that an extension and/ or upgrade may be required to service this sites. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed IW projects in place to progress such works.
- Third-party agreement will be required where it is proposed to service a new development via private property or private water services infrastructure.
- Capacity for development of these sites and the wider catchment are extremely limited until the completion of the new wastewater storage tank at Merlin Park No.1 WWPS with construction expected to commence at the end of 2023.

**Chief Executive's Response**

These RA lands are part of the same bank of land as A11. Similar to A11, these RA lands have been retained for a specific purpose as part of the amenity lands in the city, allied to and including an attractive woodland setting, of high environmental, visual and biodiversity value that frames the approach to the city from the east.

This bank of land and RA lands in general are a considerable resource for the city in terms of passive recreation and amenity and have significant attributes in terms of climate action

supporting carbon sequestration and extensive biodiversity. In particular, these lands provide an important green buffer zone along the Dublin road and are an ecological corridor linking with Merlin woods. They also function as a transition zone into Merlin Lane and Doughiska Road, giving these areas better definition as a neighbourhood and minimises the visual impact on the access into the city.

In considering rezoning of lands in this area it is considered essential that these lands are reserved for RA land use.

Sufficient lands have been zoned for residential use in the city to meet the needs of the targeted population increase up to 2029 as set out in the core strategy. There is no requirement to re-zone additional land for residential purposes and any additional rezoning would be contrary to the core strategy.

This proposed rezoning in conjunction with other proposals for uncoordinated residential zonings undermine the overall settlement strategy in the Plan and they represent a piecemeal approach to zoning for development, inconsistent with national and regional policy.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration.

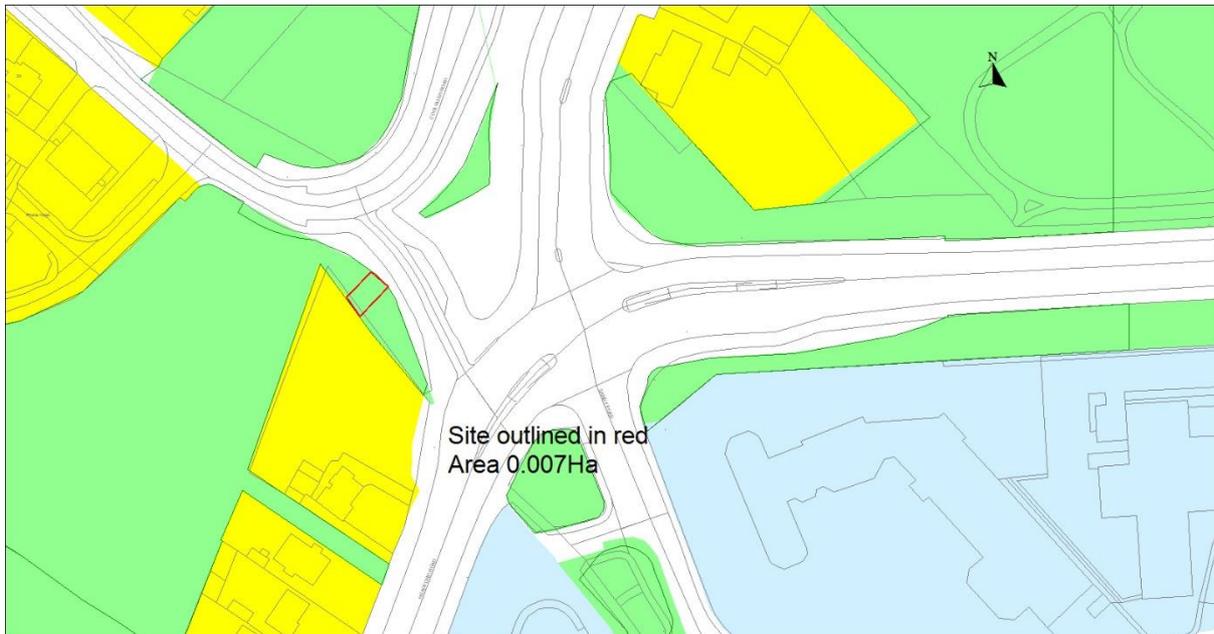
**Material Alteration No.**

**A.13**

**Land Use Zoning**

**Terryland**

Rezone RA to R



**Submission No.**

**GLWC-C5-81, GLWC-C5-105, GLWC-C5-18, GLWC-C5-10**

**Summary**

- No logic presented to suggest any residential building this close to major traffic junction on Headford Road is warranted.
- NTA recommends that in order to protect the future operation of the transport corridors a specific objective should be attached to note “*any new road access arrangements must be agreed with the NTA to ensure there will be no adverse impact on the operation of Galway BusConnects services*”.
- Previous report prepared by Barry Transportation, who were commissioned by Galway City Council to design and oversee the Kirwan Junction recommended removing the entrance to the Lohan Property on N6 Headford Road and providing an alternate, safer entrance on the Coolough Link Road.
- CE response states that the proposed new access point onto the slip road would “*compromise the safety of traffic movements at this location*”. Submission of the view that the existing entrance serving their property on a 4 lane National Road with a footpath and cycle lane within 36 meters of an extremely busy 5 way junction is far more dangerous than an entrance onto an existing single lane, one way minor slip road.

- OPW raises concerns that the land is located in Flood Zone B. Highly vulnerable usage is not appropriate in Flood Zone B unless all criteria of the Plan Making Justification Test have been satisfied.

### **OPR Submission**

Having regard to NPO 57 of the NPF, and to the provisions of the Planning System and Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), as amended, the planning authority is requested to make the Plan without this proposed material amendment.

### **Chief Executive's Response**

In consultation with the Transport Section, it is not considered appropriate to rezone this land to residential which would essentially be to allow for consideration of a residential vehicular access at this location. While the previous consultant report is acknowledged, it is considered on review of the completed junction that any access would have potential to create a traffic hazard. While this would be subject of a planning application and a full assessment would be carried out, an initial review indicates that a potential access at this specific location which would result in traffic turning movements onto the slip road, exiting off the Headford Road at the Kirwan Junction would compromise the safety of traffic movements at this location. It would be in conflict with the policy and obligations of the Council to ensure a high safety standard on the road network.

It is noted also that the OPR have a specific recommendation to omit this material alteration by virtue of its location within a Flood risk zone (Flood zone B). An R zoning is a highly vulnerable land use as stated in the Flood Risk Guidelines for Planning Authorities and a precautionary approach must be adopted in relation to areas of flood risk. As such a more appropriate zoning is RA which would be a compatible zoning in areas of flood risk. The OPW also raises concerns that the land is located in Flood Zone B stating that highly vulnerable usage is not appropriate in Flood Zone B. Under the Flood Risk Guidelines, a justification test would be required and in this case the proposed rezoning would not meet the justification test criteria.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the proposed Material Alteration. This accords with OPR Recommendation 5: Flood Risk Management.

**Material Alteration No.**

**No Material Alteration**

**A.14**

**Material Alteration No.**

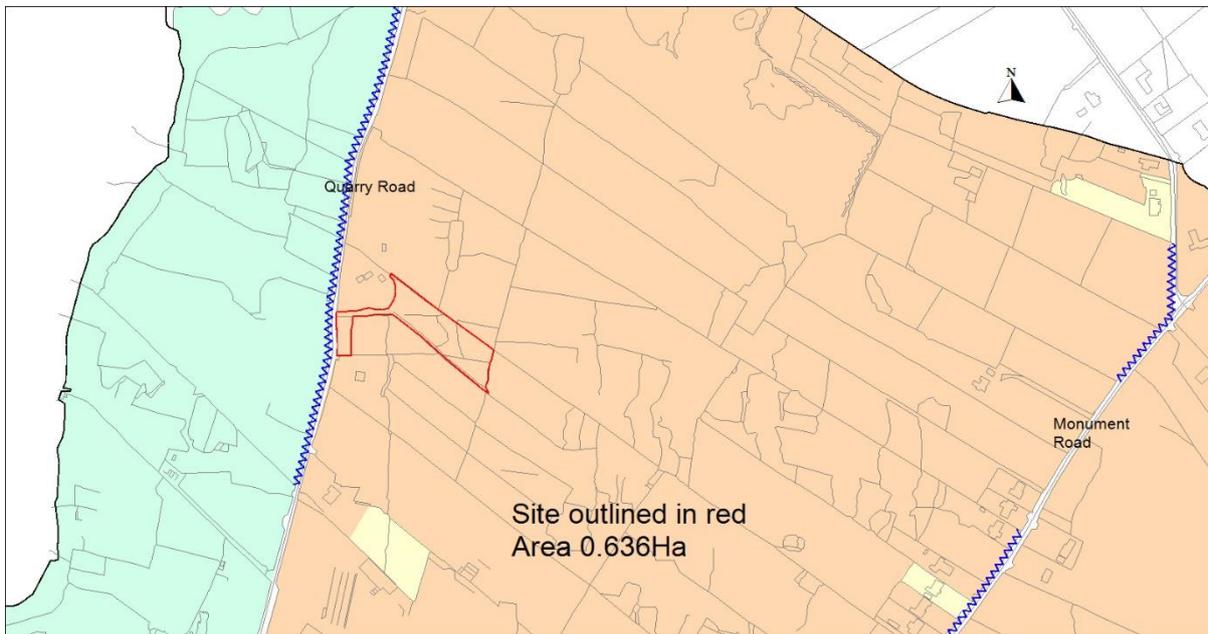
**Land Use Zoning**

**A.15**

**Quarry Road, Menlo**

Rezone A to R2

Insert Specific Objective  
Residential development on this site shall be reserved for the use of immediate family members of the landowner.



**Submission No.**

**GLWC-C5-81, GLWC-C5-108, GLWC-C5-105, GLWC-C5-41, GLWC-C5-40**

**Summary**

- Would contravene existing Protected View status here, as well as possibly adding to Flood risk on Quarry Road, Menlo. Also, development is outside of Menlo Village envelope.
- NTA states that this Material Alteration should be omitted from the final plan as it is likely to be wholly car dependent and contrary to national and regional level objectives.
- The need for additional residential lands is unclear and could compromise the achievement of compact growth objectives, in turn increasing the likelihood that strategic network upgrades will be required.
- Sites is not serviced by public water and/or wastewater networks. Development should be focussed into serviced areas to offset any impact on environmental

sensitivities such as drinking water. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered.

- Save Roscam state rezoning site is contrary to national and regional planning policy and policy is set out in the draft development plan and OPR recommendation 5.
- No need to rezone site as existing A zoning provides for limited residential development for immediate members of families of persons who are householders and residing in the immediate area and to farmers and the immediate members of their families.
- Site is not serviced
- Site is located in close proximity to the Lough Corrib SAC (Site Code 000297) and the Menlo Mushroom Rocks County Geological Site (CGS).

### **OPR Submission**

- Requests that planning authority makes the plan without this material alteration. (**See Section 2 MA Recommendation 2 – Residential Land Use Zonings**)

### **Chief Executive's Response**

The rezoning of these lands would run counter to national/regional policy set out in the NPF/RSES which is centred on promoting compact growth supporting the integrated, sequenced and sustainable development of the city and opportunities for reductions in carbon footprint.

Sufficient lands have been zoned for residential use in the city to meet the needs of the targeted population increase up to 2029 as set out in the core strategy. There is no requirement to re-zone additional land for residential purposes and any additional rezoning would be contrary to the core strategy.

It is noted that the OPR have made a specific recommendation (MA Recommendation 2) to omit this proposed material alteration, that it would be inconsistent with NPF/RSES objectives in particular to NPO3 and RPO3.2.

This site constitutes unserviced, haphazard, backland development as reflected on the map where it is notable for its islanded nature within a larger cohesive tract of A agricultural zoned lands which flank Lough Corrib. To allow for small pockets of residential zoning such as this has the consequent effect of undermining the entire A zoning of this area.

With regard to the protected view which was raised in a submission, it is noted that this view is towards Lough Corrib. Notwithstanding this, these agricultural lands form part of the unique natural setting and are a considerable resource in terms of visual amenity and defining the boundary of the city. They also provide a backdrop to the built environment and perform the function of a green belt and are also important for the future strategic needs of the city. The rezoning of this land would constitute an erosion of the rural character and amenity value of these lands and would be in direct conflict with the policies of the plan.

As highlighted in a submission, the existing A zoning does allow for consideration of residential development for immediate family members, therefore a change of zoning and a specific objective as proposed is not warranted. It is noted however, that there is a significant planning history on this site, it has been the subject of five planning applications for dwelling houses between 1991 and 2017, all of which have been refused planning permission on the basis of zoning, public health, visual amenity, character and proximity to Lough Corrib. It has

also been refused on first party appeal to An Bord Pleanála. This reflects the unsuitability of this site for residential use. To include for a specific residential provision in the Plan is considered unacceptable on policy grounds and is not likely to sufficiently overcome previous development management reasons for refusal.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the proposed Material Alteration and that the existing A land use zoning is retained. This accords with OPR Recommendation 2: Residential Land Use Zonings.

**Material Alteration No.**

**A.16**

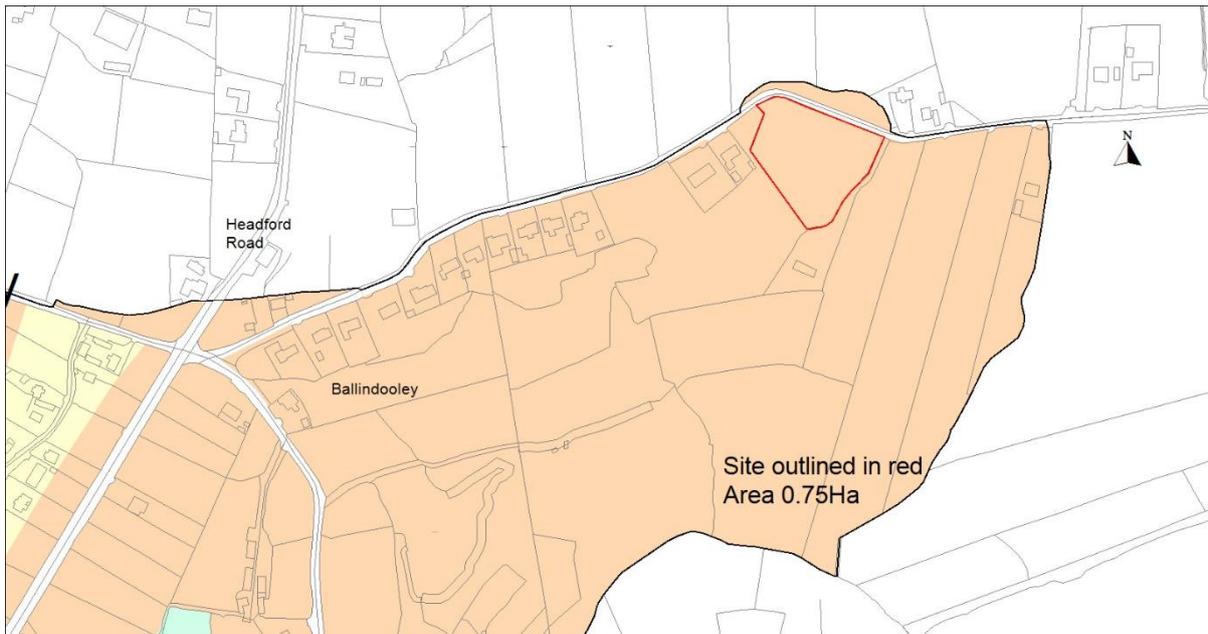
**Land Use Zoning**

**Ballindooley**

Rezone A to R2

Insert Specific Objective

Residential development on this site shall be reserved for the use of immediate family members of the landowner.



**Submission No.**

**GLWC-C5-81, GLWC-C5-105, GLWC-C5-41, GLWC-C5-40**

**Summary**

- The rezoning of these lands is not recommended. Site un-serviced is not on a public transport route and would contribute to car dependency.
- Rezoning would run counter to national/regional policy set out in the NPF/RSES which is centred on promoting compact growth supporting the integrated, sequenced, and sustainable development of the city and opportunities for reductions in carbon footprint.
- NTA states that this Material Alteration should be omitted from the final plan as it is likely to be wholly car dependent and contrary to national and regional level objectives.
- Site is not serviced by public water and/or wastewater networks. Development should be focussed into serviced areas to offset any impact on environmental sensitivities such as drinking water. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered.

- Save Roscam state rezoning of this greenfield land (0.75ha) is contrary to Policies 1.2, 1.4, 3.1, 3.3 and 5.2 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services (main drainage and transport), the Habitats Directive, the 2011 Regulations, NSO 1 and Policies NPO 3(b), NPO 62 and NPO 54 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5(ii) of the OPR on compact growth
- No justification has been provided by the elected members for rezoning decision contrary to CE recommendation.
- No need to rezone site as existing A zoning provides for limited residential development for immediate members of families of persons who are householders and residing in the immediate area and to farmers and the immediate members of their families

### **OPR Submission**

- Requests that planning authority makes the plan without this material alteration. (See *Section 2 MA Recommendation 2 – Residential Land Use Zonings*)

### **Chief Executive's Response**

The rezoning of this site would run counter to national/regional policy set out in the NPF/RSES which is centred on promoting compact growth supporting the integrated, sequenced and sustainable development of the city and opportunities for reductions in carbon footprint.

It would be contrary to the Core Strategy of the plan which is a robust evidenced based strategy for future sustainable development, arrived at following a detailed analysis of population and land use in the city taking into account a range of factors, in particular proximity to public and sustainable transport facilities, accessibility, availability of water and waste water infrastructure, proximity to services and amenities. In accordance with the Core Strategy there is no requirement to re-zone additional land for residential purposes to meet the needs of the targeted population increase up to 2029.

It is noted that the OPR have made a specific recommendation (MA Recommendation 2) to omit this proposed material alteration, that it would be inconsistent with NPF/RSES objectives in particular to NPO3 and RPO3.2.

These agricultural lands form part of the unique natural setting, which provides a backdrop to the built environment and perform the function of a green belt. They are a considerable resource in terms of visual amenity and defining the boundary of the city. They are also important for the future strategic needs of the city.

To allow this rezoning would represent an uncoordinated piecemeal approach to zoning. It would undermine the entire A zoning of this area and could prejudice the strategic future use of these lands in the longer term. The rezoning of this site to accommodate residential development would constitute an erosion of the rural character and amenity value of these lands and would be in direct conflict with the policies of the plan.

This site is remote from existing water and waste water services. In terms of accessibility, the road network is narrow with little capacity for two cars to pass, with no footpaths and is distant from the existing public transport network.

It must be noted that under Chapter 5, limited residential development is open to consideration on A zoned lands to immediate family members, therefore a change of zoning and a specific objective as proposed is not warranted. Irrespective of the proposed rezoning, any proposed development will be subject to assessment and will required to meet detailed standards in terms of traffic, effluent treatment, environment design and other parameters.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration and that the existing A land use zoning is retained. This accords with OPR Recommendation 2: Residential Land Use Zonings.

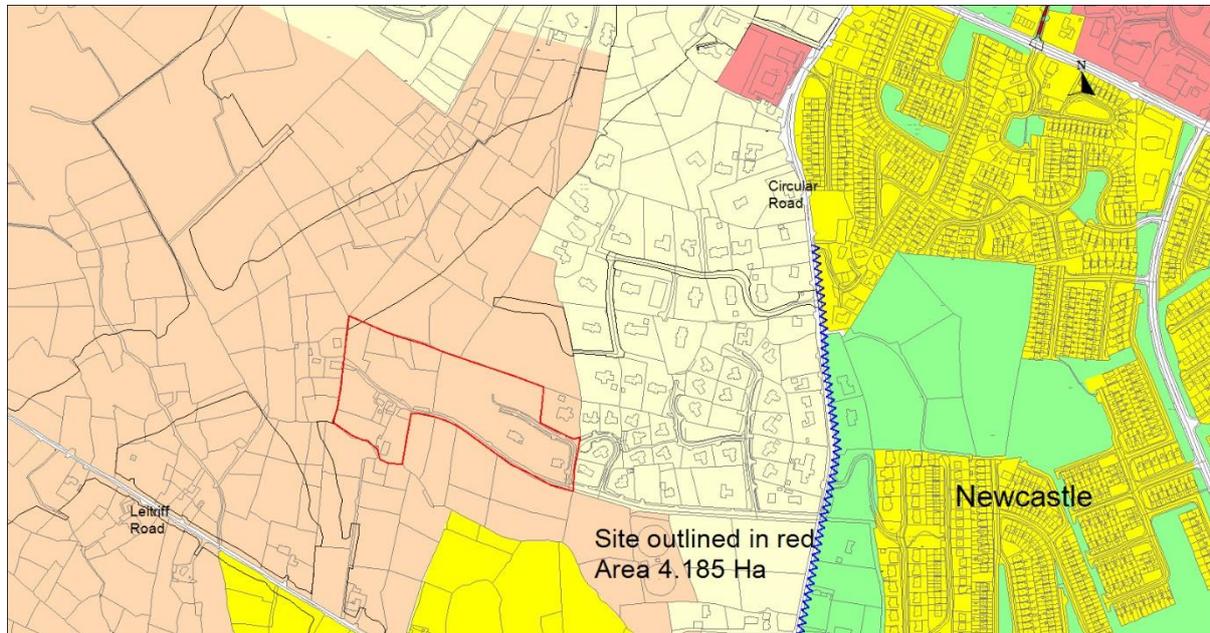
**Material Alteration No.**

**Land Use Zoning**

**A.17**

**Off Circular Road**

Rezone A to R2



**Submission No.**

**GLWC-C5-81, GLWC-C5-105, GLWC-C5-4, GLWC-C5-41, GLWC-C5-72, GLWC-C5-40**

**Summary**

- Must ensure compatibility with the delivery of the approved N6 GCRR Scheme to ensure that proposals do not compromise or conflict with the delivery of the approved N6 GCRR Scheme. Include appropriate mitigation where warranted. (TII)
- Landowners are supportive of this alteration.
- Contrary to Irish water assertion, this land has services with existing houses on the land connected to public water and wastewater. All relevant infrastructure for connection to municipal sewers, water mains, surface water drains is in place on the lands.
- Do not anticipate any conflict with development of this land and delivery of the N6GCRR. The small encroachment into the road corridor (0.02 ha) can be omitted.
- Lands are at a good location and comprise sustainable infill supporting compact growth with access via high quality 10 metre wide road with footpaths and public lighting in place (which also serves Cuirt Cherin).
- Lands off Circular Road are primarily backlands, with limited access to the Circular Road. The proposed rezoning runs counter to the existing settlement pattern in the area and to the optimal sequencing of development. It represents an uncoordinated piecemeal approach to zoning.
- These lands are un-serviced with a poor road network. The proposed rezoning in conjunction with other proposals for uncoordinated residential zonings undermines the overall settlement strategy in the Plan.

- NTA states that this Material Alteration should be omitted from the final plan as it is likely to be wholly car dependent and contrary to national and regional level objectives.
- TII requests review of the proposed material alterations A3, A6, A17, A18, A26 (re: Headford Road Traveller Accommodation), A30 to ensure compatibility with the delivery of the approved N6 GCRR Scheme to ensure that proposals do not compromise or conflict with the delivery of the approved N6 GCRR Scheme. Include appropriate mitigation where warranted.
- Where Irish Water assets are within a proposed development site, these assets must be protected or diverted
- Site is not serviced by public water and/or wastewater networks. Development should be focussed into serviced areas to offset any impact on environmental sensitivities such as drinking water. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered.
- Save Roscam state rezoning of this greenfield lands (4.185ha) from A to R2 de facto constitute an extensive sprawling of the existing footprint of the city and as such is contrary to Policies 1.2, 1.4, 3.1 and 3.3 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services and infrastructure (amenities, main drainage and transport), NSO 1 and Policies NPO 3(b), NPO 62 and NPO 54 of the NPF of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5 of the OPR on compact growth.
- Area not serviced by public transport.

### **OPR Submission**

- Requests that planning authority makes the plan without this material alteration. (**See Section 2 MA Recommendation 2 – Residential Land Use Zonings**)

### **Chief Executive's Response**

The rezoning of this bank of land (c4.2 hectares) from Agricultural land use zoning to a residential land use would be contrary to the Core Strategy of the plan which is a robust evidenced based strategy for future sustainable development, arrived at following a detailed analysis of population and land use in the city taking into account a range of factors, in particular proximity to public and sustainable transport facilities, accessibility, availability of water and waste water infrastructure, proximity to services and amenities. In accordance with the Core Strategy sufficient lands have been zoned for residential use in the city to meet the needs of the targeted population increase up to 2029 as set out in the core strategy. There is no requirement to re-zone additional land for residential purposes and any additional rezoning would be contrary to the core strategy.

It is noted that the OPR have made a specific recommendation (MA Recommendation 2) to omit this proposed material alteration, that it would be inconsistent with NPF/RSES objectives in particular to NPO3 and RPO3.2.

This proposed alteration taken in conjunction with A18 which proposes rezoning on adjacent lands would if accepted result in a land bank of 6.6ha which would be significantly at odds with the core strategy. It would undermine the overall settlement strategy in the Plan and could prejudice the strategic future optimal use of these lands in the longer term.

With regard to servicing, Irish Water advise that upgrades would be required to service the site and recommend that any future development be directed to areas which are clearly serviced. Within the general area, in accordance with the Core Strategy, there are lands which are zoned and serviced, have the benefit of planning permission and are ready for

development. These existing zoned lands are deemed sufficient to meet the needs for future population in this area within the period of this plan.

These lands are proximate to the N6GCRR route corridor and partially located within that corridor. The landowners have stated in their submission that they have no objection to the land located within the corridor being omitted (0.02ha). In response to TII comments, all development has to take cognisance of the objective for the N6 GCRR. It is also noted that the draft plan includes that the objective for the N6 GCRR has priority over all land use zoning objectives which is considered to provide sufficient protection to safeguard the scheme objective.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration and that the existing A land use zoning is retained. This accords with OPR Recommendation 2: Residential Land Use Zonings.

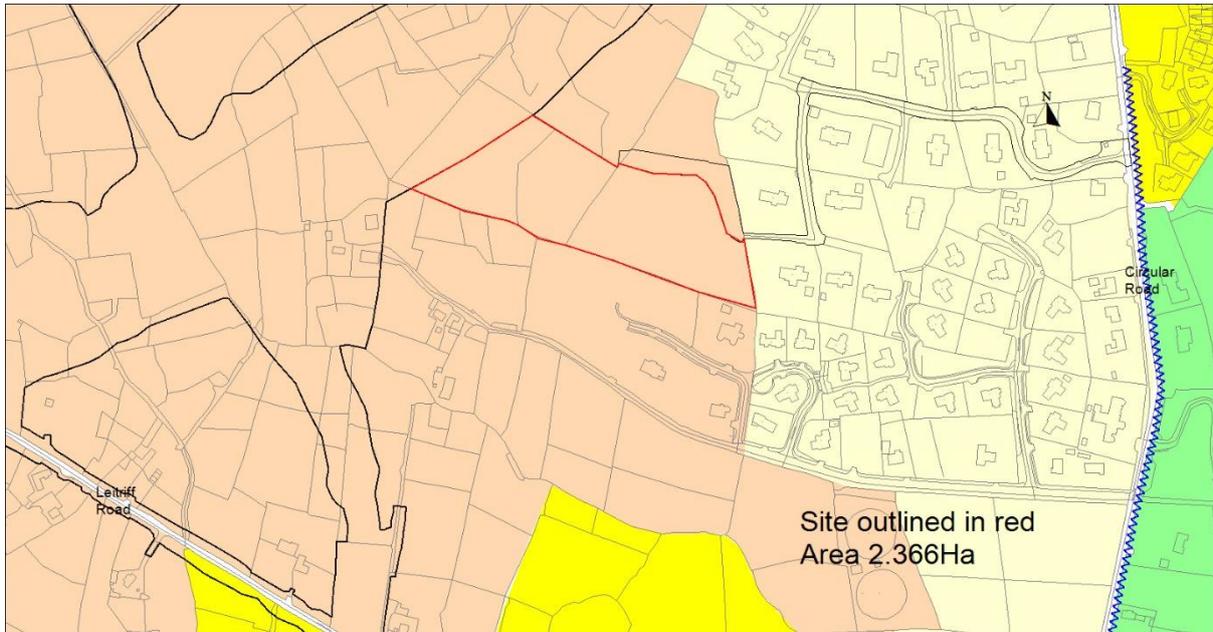
**Material Alteration No.**

**A.18**

**Land Use Zoning**

**Off Circular Road**

Rezone A to R2



**Submission No.**

**GLWC-C5-81, GLWC-C5-105, GLWC-C5-4, GLWC-C5-41, GLWC-C5-63, GLWC-C5-40**

**Summary**

- Must ensure compatibility with the delivery of the approved N6 GCRR Scheme to ensure that proposals do not compromise or conflict with the delivery of the approved N6 GCRR Scheme. Include appropriate mitigation where warranted
- Landowner is supportive of this alteration. Lands are well serviced at a good location within the boundary of the N6GCRR and without constraints.
- Has capacity to assist in meeting future housing requirements and could meet the needs of those displaced by the road.
- Lands off Circular Road are primarily backlands, with limited access to the Circular Road. The proposed rezoning runs counter to the existing settlement pattern in the area and to the optimal sequencing of development. It represents an uncoordinated piecemeal approach to zoning.
- These lands are un-serviced with a poor road network. The proposed rezoning in conjunction with other proposals for uncoordinated residential zonings undermines the overall settlement strategy in the Plan.

- NTA states that this Material Alteration should be omitted from the final plan as it is likely to be wholly car dependent and contrary to national and regional level objectives.
- TII requests review of proposed material alterations A3, A6, A17, A18, A26 (re: Headford Road Traveller Accommodation), A30 to ensure compatibility with the delivery of the approved N6 GCRR Scheme to ensure that proposals do not compromise or conflict with the delivery of the approved N6 GCRR Scheme. Include appropriate mitigation where warranted.
- Site is not serviced by public water and/or wastewater networks. Development should be focussed into serviced areas to offset any impact on environmental sensitivities such as drinking water. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered.
- Save Roscam - rezoning of this greenfield lands (4.185ha) from A to R2 de facto constitute an extensive sprawling of the existing footprint of the city and as such is contrary to Policies 1.2, 1.4, 3.1 and 3.3 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services and infrastructure (amenities, main drainage and transport), NSO 1 and Policies NPO 3(b), NPO 62 and NPO 54 of the NPF of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5 of the OPR on compact growth
- Area not serviced by public transport.

### **OPR Submission**

- Requests that planning authority makes the plan without this material alteration. (**See Section 2 MA Recommendation 2 – Residential Land Use Zonings**)

### **Chief Executive's Response**

The rezoning of this bank of land (c3.16 hectares) from Agricultural land use zoning to a residential land use would be contrary to the Core Strategy of the plan which is a robust evidenced based strategy for future sustainable development, arrived at following a detailed analysis of population and land use in the city taking into account a range of factors, in particular proximity to public and sustainable transport facilities, accessibility, availability of water and waste water infrastructure, proximity to services and amenities. In accordance with the Core Strategy sufficient lands have been zoned for residential use in the city to meet the needs of the targeted population increase up to 2029 as set out in the core strategy. There is no requirement to re-zone additional land for residential purposes and any additional rezoning would be contrary to the core strategy.

It is noted that the OPR have made a specific recommendation (MA Recommendation 2) to omit this proposed material alteration, that it would be inconsistent with NPF/RSES objectives in particular to NPO3 and RPO3.2.

This proposed alteration taken in conjunction with A17 which proposes rezoning on adjacent lands would if accepted result in a land bank of 6.6ha which would be significantly at odds with the core strategy. It would undermine the overall settlement strategy in the Plan and could prejudice the strategic future optimal use of these lands in the longer term.

With regard to servicing, Irish Water advise that the lands are not currently serviced. Within the general area, in accordance with the Core Strategy, there are lands which are zoned and

serviced, have the benefit of planning permission and are ready for development. These existing zoned lands are deemed sufficient to meet the needs for future population in this area within the period of this plan.

In response to TII comments, all development has to take cognisance of the objective for the N6 GCRR. It is also noted that the draft plan includes that the objective for the N6 GCRR has priority over all land use zoning objectives which is considered to provide sufficient protection to safeguard the scheme objective.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration and that the existing A land use zoning is retained. This accords with OPR Recommendation 2: Residential Land Use Zonings.

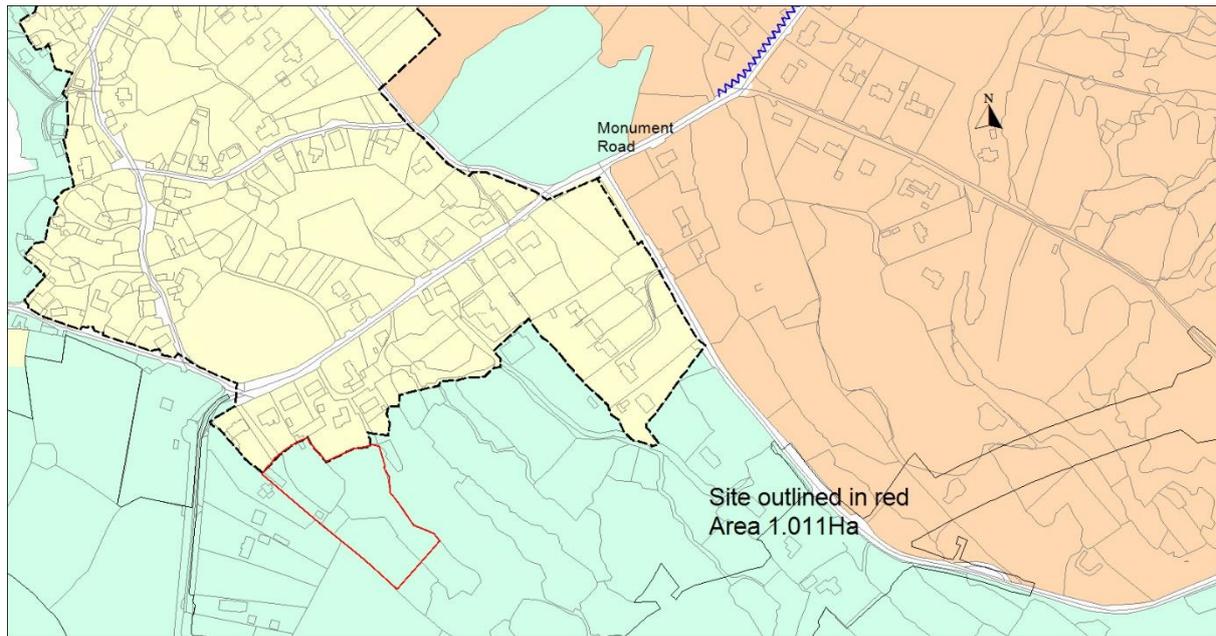
**Material Alteration No.**

**Land Use Zoning**

**A.19**

**Menlo Village extension**

Rezone G to R2  
Insert Specific Objective  
Residential development on this site shall be reserved for the use of immediate family members of the landowner.



**Submission No.**

**GLWC-C5-81, GLWC-C5-105, GLWC-C5-41, GLWC-C5-40**

**Summary**

- The proposed rezoning in conjunction with other proposals for uncoordinated residential zonings undermine the overall settlement strategy in the plan and would extend residential development beyond Menlo village envelope.
- NTA states that this Material Alteration should be omitted from the final plan as it is likely to be wholly car dependent and contrary to national and regional level objectives.
- Site is not serviced by public water and/or wastewater networks. Development should be focussed into serviced areas to offset any impact on environmental sensitivities such as drinking water. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered.
- Rezoning of this greenfield land (1.011ha) is contrary to Policies 1.2, 1.4, 3.1, 3.3 and 5.2 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services (main drainage and transport), the Habitats Directive, the 2011 Regulations, NSO 1 and Policies NPO

3(b), NPO 62 and NPO 54 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5 of the OPR on compact growth

- No justification has been provided by the elected members for rezoning decision contrary to CE recommendation.
- Rezoning of this greenfield land will result in an extension/sprawl beyond the existing build up footprint of Menlo Village, and negatively affect its unique rural character.

### **OPR Submission**

- Requests that planning authority makes the plan without this material alteration. (**See Section 2 MA Recommendation 2 – Residential Land Use Zonings**)

### **Chief Executive's Response**

The proposal to extend the residential zoning outside the village envelope of Menlo is not deemed appropriate. The existing village envelope reflects the historic form of the village. The definition of the village was arrived at following an assessment of the historic pattern of development which was a traditional clachan type settlement. The extension of the village and the rezoning of the subject land as proposed would constitute haphazard development, would dilute the character of Menlo village and would further diminish the G zoned lands in this area which are a valuable asset to the city.

The draft plan in Chapter 3 and Policy 3.9 Village Envelopes/Areas seeks to strengthen and protect the character of the village and to maintain the established character of the traditional settlement. To allow for small pockets of rezonings such as this has the consequent effect of eroding the definition of Menlo Village boundaries and runs counter to protecting and preserving the distinctive village character.

This land in particular is wholly unsustainable for a residential land use zoning being located to the rear of existing houses with access proposed via a very narrow substandard boreen at a remove from existing water and waste water services and lacking proximity to the existing public transport and pedestrian networks.

To allow this rezoning would also run counter to national/regional policy set out in the NPF/RSES which is centred on promoting compact growth supporting the integrated, sequenced and sustainable development of the city. It would also be contrary to national policy in the NPF which seeks to reduce our carbon footprint and integrate climate change mitigation and adaptation into planning policy (NPO54).

It is noted that the OPR have made a specific recommendation (MA Recommendation 2) to omit this proposed material alteration, that it would be inconsistent with NPF/RSES objectives in particular to NPO3 and RPO3.2.

This proposed rezoning in conjunction with other proposals for uncoordinated residential zonings undermine the overall settlement strategy in the Plan and they represent a piecemeal approach to zoning for development, inconsistent with national and regional policy.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration and that the existing A land use zoning is retained. This accords with OPR Recommendation 2: Residential Land Use Zonings.

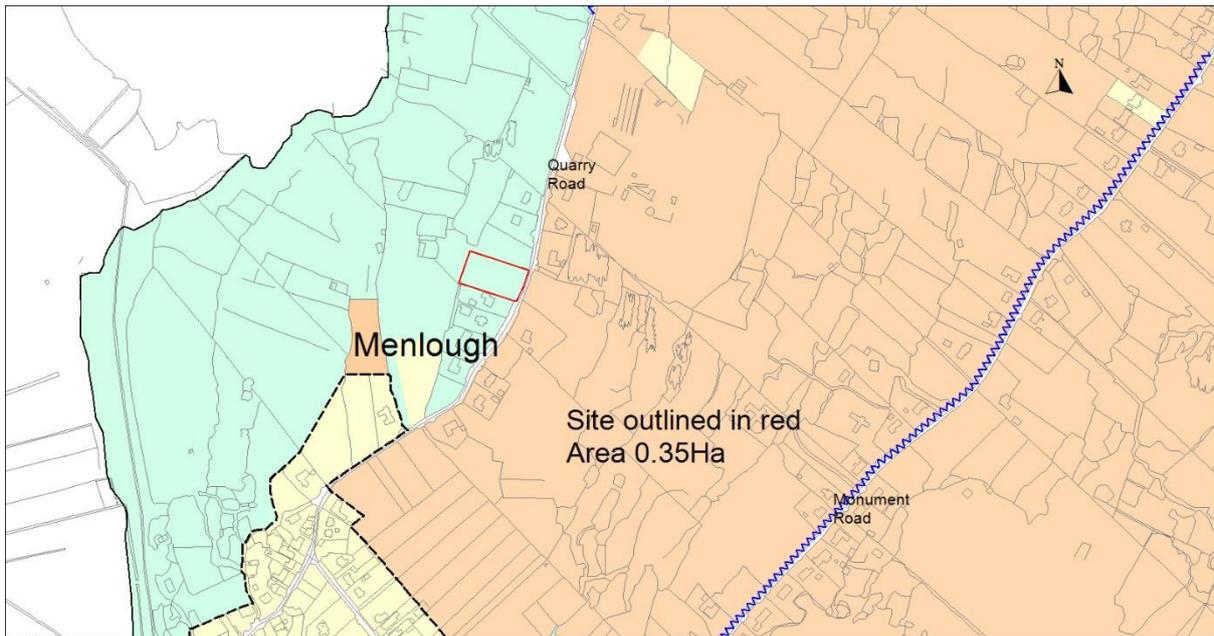
**Material Alteration No.**

**Land Use Zoning**

**A.20**

**Quarry Road**

Rezone G to R2  
Insert Specific Objective  
Residential development on this site shall be reserved for the use of immediate family members of the landowner.



**Submission No.**

**GLWC-C5-81, GLWC-C5-105, GLWC-C5-41, GLWC-C5-57, GLWC-C5-40**

**Summary**

- Landowner is supportive of alteration
- Development of site will provide an opportunity to assist in reaching the targeted population growth where housing need by immediate family members of the landowner can be demonstrated.
- The proposed rezoning in conjunction with other proposals for uncoordinated residential zonings undermine the overall settlement strategy in the plan and would extend residential development beyond Menlo village envelope.
- NTA states that this Material Alteration should be omitted from the final plan as it is likely to be wholly car dependent and contrary to national and regional level objectives.
- Site is not serviced by public water and/or wastewater networks. Development should be focussed into serviced areas to offset any impact on environmental sensitivities such as drinking water. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered.

- Save Roscam state rezoning of this greenfield land (1.011ha) is contrary to Policies 1.2, 1.4, 3.1, 3.3 and 5.2 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services (main drainage and transport), the Habitats Directive, the 2011 Regulations, NSO 1 and Policies NPO 3(b), NPO 62 and NPO 54 of the NPF, Policy RPO 3.2 of the RSES, s19(2)(n) of the Act and Recommendation 5 of the OPR on compact growth.
- No justification has been provided by the elected members for rezoning decision contrary to CE recommendation.
- G (area of rural character with an important landscape and aesthetic value), which contains its own objectives and criteria in respect to rural housing.

### **OPR Submission**

- Requests that planning authority makes the plan without this material alteration. (**See Section 2 MA Recommendation 2 – Residential Land Use Zonings**)

### **Chief Executive's Response**

This site is located outside the village envelope of Menlough. It is located in an area that is at a remove from existing water and waste water services and lacks proximity to the existing public transport and pedestrian networks. To allow this rezoning would represent and uncoordinated piecemeal approach to zoning.

The G zoning at this location is important to retain as it protects the rural character and scenic amenity of the area and the unique landscape and environment of this part of the city on the lakeward side of Quarry Road. These G zoned lands are a considerable resource for the city in terms of recreation and amenity and they form part of the unique natural setting, which provides a backdrop to the built environment. They also have significant attributes in terms of climate action supporting carbon sequestration and extensive biodiversity and form part of the greenbelt between the City and the County. The distinction of the G zoning objective is that G zoned lands are predominately in agricultural use but also have an important natural environment and landscape value, which distinguishes them from less visually sensitive and amenity rich agricultural lands.

To rezone this or to allow development of these lands would undermine the entire zoning objective for this area and would create a precedent for further development and further erode the character of the area and would be in direct conflict with the policies of the plan. To allow for small pockets of residential zoned lands such as this also has the consequent effect of eroding the definition of Menlo village boundaries and runs counter to protecting and preserving the distinctive village character.

The rezoning of these lands would run counter to national/regional policy set out in the NPF/RSES which is centred on promoting compact growth supporting the integrated, sequenced and sustainable development of the city and opportunities for reductions in carbon footprint.

To rezone these lands would be contrary to the Core Strategy of the plan which is a robust evidenced based strategy for future sustainable development, arrived at following a detailed analysis of population and land use in the city taking into account a range of factors, in particular proximity to public and sustainable transport facilities, accessibility, availability of water and waste water infrastructure, proximity to services and amenities.

It is noted that the OPR have made a specific recommendation (MA Recommendation 2) to omit this proposed material alteration, that it would be inconsistent with NPF/RSES objectives in particular to NPO3 and RPO3.2.

This proposed rezoning in conjunction with other proposals for uncoordinated residential zonings undermine the overall settlement strategy in the Plan and they represent a piecemeal approach to zoning for development, inconsistent with national and regional policy.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration and that the existing G land use zoning is retained. This accords with OPR Recommendation 2: Residential Land Use Zonings.

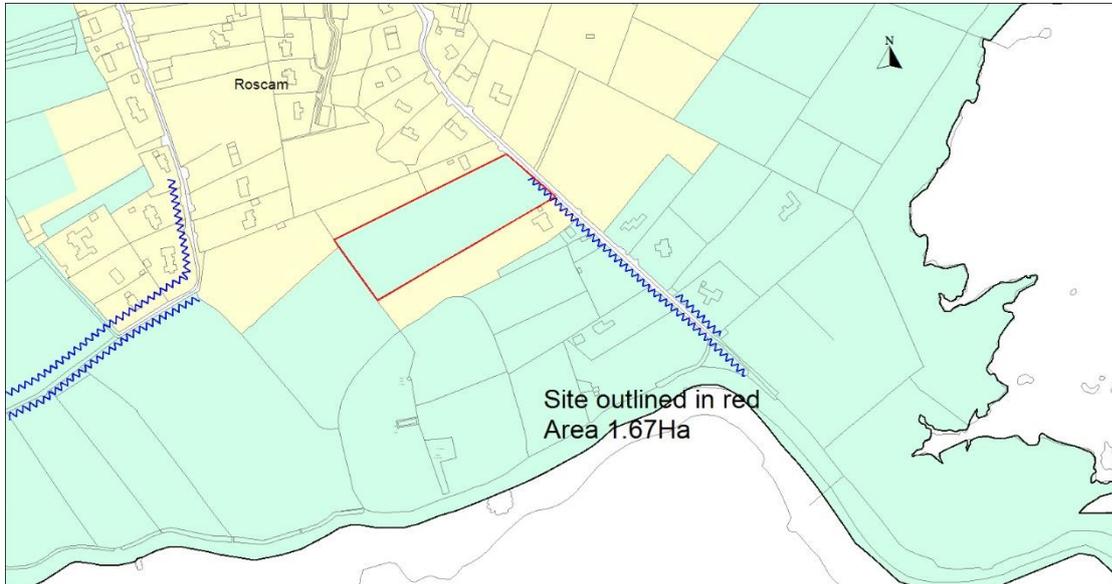
**Material Alteration No.**

**A.21**

**Land Use Zoning**

**Roscam**

Rezone G to R2



**Submission No.**

**GLWC-C5-13, GLWC-C5-14, GLWC-C5-97, GLWC-C5-51, GLWC-C5-53, GLWC-C5-65, GLWC-C5-76, GLWC-C5-82, GLWC-C5-91, GLWC-C5-103, GLWC-C5-104, GLWC-C5-81, GLWC-C5-96, GLWC-C5-107, GLWC-C5-41, GLWC-C5-40**

**Summary**

- Objects to rezoning of lands from G to R2 contrary to CE and OPR recommendation.
- Rezoning lands is inconsistent with NPF/RSES objectives.
- Lands are an integral part of major wildlife corridor and Galway City Green Belt which is essential to maintaining vibrant biodiversity. Development of the site may also impact the 5th century monastic site at Roscam.
- There is sufficient residential land already zoned in the plan and no justification for additional residential zoned land.
- Submission fully supports rezoning of lands as site is an infill site with residential development to the north and south, the site is contiguous to lands zoned residential in an area identified as 'Roscam Village' in the draft plan. The adjacent site to the south has also been zoned residential. The zoning of the subject lands for residential use and its inclusion within the 'Roscam Village' area boundary will consolidate the existing pattern of development in the area, will help increase the provision of housing within the built up area of the city and will increase the variety of house types available.
- Site is not serviced by public water and/or wastewater networks. Development should be focussed into serviced areas to offset any impact on environmental sensitivities

such as drinking water. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered.

- Sites is unserviced and a pumped rising main and gravity network is required to service this area.
- Save Roscam state rezoning of this greenfield land (1.67ha) is contrary to Policies 1.2, 1.4, 3.1, 3.3,5.1, 5.2, and 5.7 of the draft plan, Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services an infrastructure (main drainage and transport), the Habitats and Birds Directive, the 2011 Regulations, the Water Framework Directive and the Urban Waste Water Directive, NSO 1 and Policies NPO 3(b), NPO 62 and NPO 54 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5(iii) of the OPR on compact growth
- No justification has been provided by the elected members for rezoning decision contrary to CE recommendation.

### **OPR Submission**

- Requests that planning authority makes the plan without this material alteration. (**See Section 2 MA Recommendation 2 – Residential Land Use Zonings**)

### **Chief Executive's Response**

The rezoning of these lands would run counter to national/regional policy set out in the NPF/RSES which is centred on promoting compact growth supporting the integrated, sequenced and sustainable development of the city and opportunities for reductions in carbon footprint.

To rezone these lands would be contrary to the Core Strategy of the plan which is a robust evidenced based strategy for future sustainable development, arrived at following a detailed analysis of population and land use in the city taking into account a range of factors, in particular proximity to public and sustainable transport facilities, accessibility, availability of water and waste water infrastructure, proximity to services and amenities.

This site is located in an area that is at a remove from existing water and waste water services and lacks proximity to the existing public transport and pedestrian networks. To allow this rezoning would represent an uncoordinated piecemeal approach to zoning. Expanding residential use in this area is unsustainable and will create additional demands for services and essential infrastructure.

It is noted that the OPR have made a specific recommendation (MA Recommendation 2) to omit this proposed material alteration, that it would be inconsistent with NPF/RSES objectives in particular to NPO3 and RPO3.2.

The G zoning at this location is important to retain as it protects the rural character and scenic amenity of the area and the unique landscape and environment of this part of the city. G zoned lands are a considerable resource for the city in terms of recreation and amenity and they form part of the unique natural setting, which provides a backdrop to the built environment. They also have significant attributes in terms of climate action supporting carbon sequestration and extensive biodiversity and form a buffer between the built environment and the coastline in this area. There are concerns with regard to the proximity of this site to the coastline and any possible potential impact on the ecological sensitivities of

the coastline that would arise. It is noted also that these lands are proximate to the Roscam church and round tower, a protected structure and site of archaeological interest.

To rezone this or to allow development of these lands would undermine the entire zoning objective for the G lands in this area and would create a precedent for further development and further erode the character of the area and would be in direct conflict with the policies of the plan. The distinction of the G zoning objective is that G zoned lands are predominately in agricultural use but also have an important natural environment and landscape value, which distinguishes them from less visually sensitive and amenity rich agricultural lands.

The value of these G zoned lands is also characterised by the protected view that exists along the road at this location. This designated View no. 9 is a panoramic protected view from V.9 Views towards the sea at Roscam. In this regard, the proposal for rezoning would conflict with Policy 5.7 Community Spaces: Protected Views of Special Amenity Value with regard to protecting designated views of special amenity value (note that A22 is to remove the protected view across the frontage of the site assuming to allow for unimpeded development and not based on lack of visual merit).

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration and that the existing G land use zoning is retained. This accords with OPR Recommendation 2: Residential Land Use Zonings.

**Material Alteration No.**

**Specific Objective**

**A.22**

**Roscam**

Remove protected view across frontage of site



**Submission No.**

**GLWC-C5-13, GLWC-C5-14, GLWC-C5-97, GLWC-C5-51, GLWC-C5-53, GLWC-C5-65, GLWC-C5-76, GLWC-C5-82, GLWC-C5-103, GLWC-C5-104, GLWC-C5-81, GLWC-C5-96, GLWC-C5-107, GLWC-C5-40**

**Summary**

- Objects to the removal of the protected view contrary to CE recommendation as it is not in the public interest and sets an unacceptable precedent.
- Submission supports the removal of the protected view as the protected views at the southern part of the front boundary of the subject lands should be removed as they are already obstructed by mature hedgerow and vegetation along the roadside and by the existing dwelling and mature landscaping on the adjacent site to the south.
- No justification has been provided by the elected members for rezoning decision contrary to CE recommendation.
- Removal of the specific objective will impact the visual integrity of Roscam Tower which is deemed part of preservation of the monument.

**Chief Executive's Response**

This designated protected view is V.9 Panoramic Protected View towards the sea at Roscam. It is one of nine Panoramic Protected Views across the city which are listed in Table 5.9 of the draft plan. Policy 5.7 Community Spaces: Protected Views of Special Amenity Value recognises that these views contribute significantly to the visual amenity and character of the city. This overall view is a high quality view towards the sea and is worthy of protection. The removal of this portion of the designated view would conflict with the policies

of the plan to protect the character and visual amenities of the area. It would also create a precedent for further omission of such views within the city. The removal of the protected view across the frontage of the site is assumed to allow for unimpeded development and not based on lack of visual merit of the view.

**Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration and that the designated protected view across a portion of the subject site frontage is retained.

**Material Alteration No.**

**Land Use Zoning**

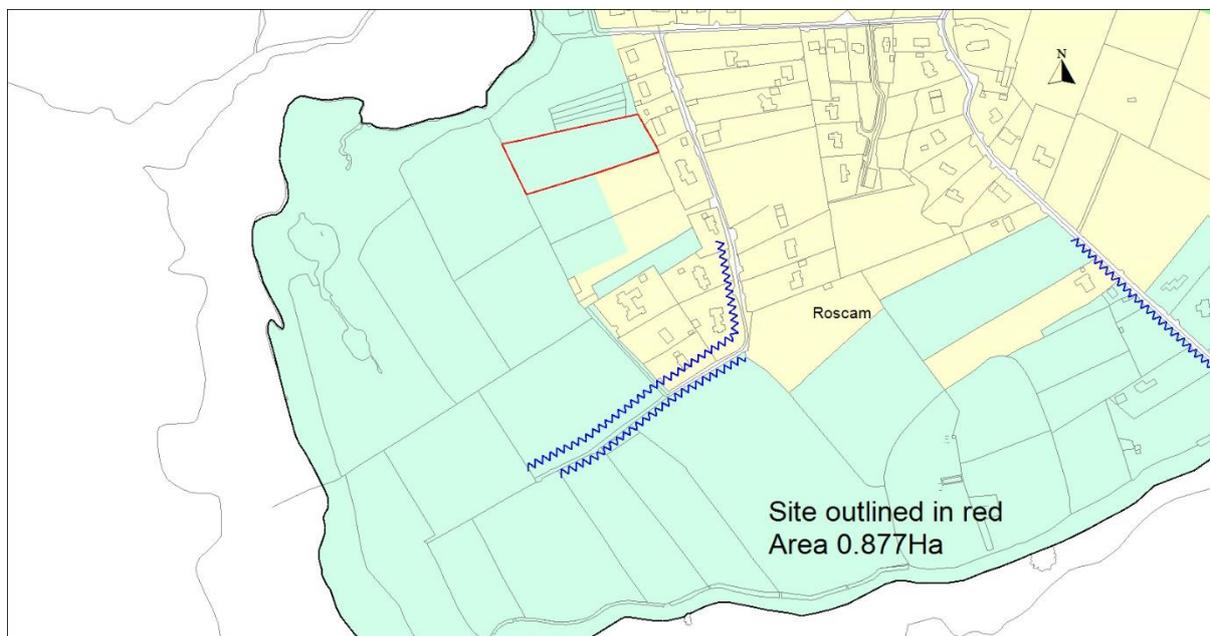
**A.23**

**Roscam**

Rezone G to R2

Insert specific objective

Residential R2 lands comprising 0.87 ha at Roscam. Development shall be limited to one house only reserved for the use of immediate family members of the landowner.



**Submission No.**

**GLWC-C5-13, GLWC-C5-20, GLWC-C5-81, GLWC-C5-41, GLWC-C5-40**

**Summary**

- Objects to the rezoning from G to R2 contrary to CE and OPR recommendation. Inconsistent with the NPF/RSES objectives and contrary to sustainable planning and development.
- No justification for additional residential-zoned land as sufficient residential land is already zoned in the plan.
- This sets a precedent for the further rezoning of greenfield sites which will cause further environmental impacts.
- Recommend that G zoning be retained
- Site is not serviced by public water and/or wastewater networks. Development should be focussed into serviced areas to offset any impact on environmental sensitivities such as drinking water. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered.
- Sites is unserviced and a pumped rising main and gravity network is required to service this area.

- Rezoning of this greenfield land (0.87ha) is contrary to Policies 1.2, 1.4, 3.1, 3.3, 5.1 and 5.2 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services (main drainage and transport), the Habitats and Birds Directives, the 2011 Regulations, NSO 1 and Policies NPO 3(b), NPO 62, NPO 54 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5 of the OPR on compact growth
- No justification has been provided by the elected members for rezoning decision contrary to CE recommendation.
- G (area of rural character with an important landscape and aesthetic value), which contains its own objectives and criteria in respect to rural housing.
- Piecemeal approach to rezoning individual sites within zoned blocks is contrary to good planning and sustainable development.

### **OPR Submission**

- Requests that planning authority makes the plan without this material alteration. (**See Section 2 MA Recommendation 2 – Residential Land Use Zonings**)

### **Chief Executive's Response**

The rezoning of this backland site would run counter to national/regional policy set out in the NPF/RSES which is centred on promoting compact growth supporting the integrated, sequenced and sustainable development of the city. It would also be contrary to national policy in the NPF which seeks to reduce our carbon footprint and integrate climate change mitigation and adaptation into planning policy (NPO54).

To rezone these lands would be contrary to the Core Strategy of the plan which is a robust evidenced based strategy for future sustainable development, arrived at following a detailed analysis of population and land use in the city taking into account a range of factors, in particular proximity to public and sustainable transport facilities, accessibility, availability of water and waste water infrastructure, proximity to services and amenities. In accordance with the Core Strategy there is no requirement to re-zone additional land for residential purposes to meet the needs of the targeted population increase up to 2029.

It is noted that the OPR have made a specific recommendation (MA Recommendation 2) to omit this proposed material alteration, that it would be inconsistent with NPF/RSES objectives in particular to NPO3 and RPO3.2.

This backland site is located in an area that is at a remove from existing water and waste water services and lacks proximity to the existing public transport and pedestrian networks. To allow this rezoning would represent an uncoordinated piecemeal approach to zoning. Expanding residential use in this area is unsustainable and will create additional demands for services and essential infrastructure.

The G zoning at this location is important to retain as it protects the rural character and scenic amenity of the area and the unique landscape and environment of this part of the city. G zoned lands are a considerable resource for the city in terms of recreation and amenity and they form part of the unique natural setting, which provides a backdrop to the built environment. They also have significant attributes in terms of climate action supporting carbon sequestration and extensive biodiversity and form a buffer between the built environment and the coastline in this area. There are concerns with regard to the proximity of this site to the coastline and potential impact on the ecological sensitivities of the coastline that would arise.

To rezone this or to allow development of these lands would undermine the entire zoning objective for the G lands in this area and would create a precedent for further development

and further erode the character of the area and would be in direct conflict with the policies of the plan. The distinction of the G zoning objective is that G zoned lands are predominately in agricultural use but also have an important natural environment and landscape value, which distinguishes them from less visually sensitive and amenity rich agricultural lands.

**Chief Executive's Response**

It is recommended that the Plan is made without the Proposed Material Alteration and that the existing G land use zoning is retained. This accords with OPR Recommendation 2: Residential Land Use Zonings

**Material Alteration No.**

**Land Use Zoning**

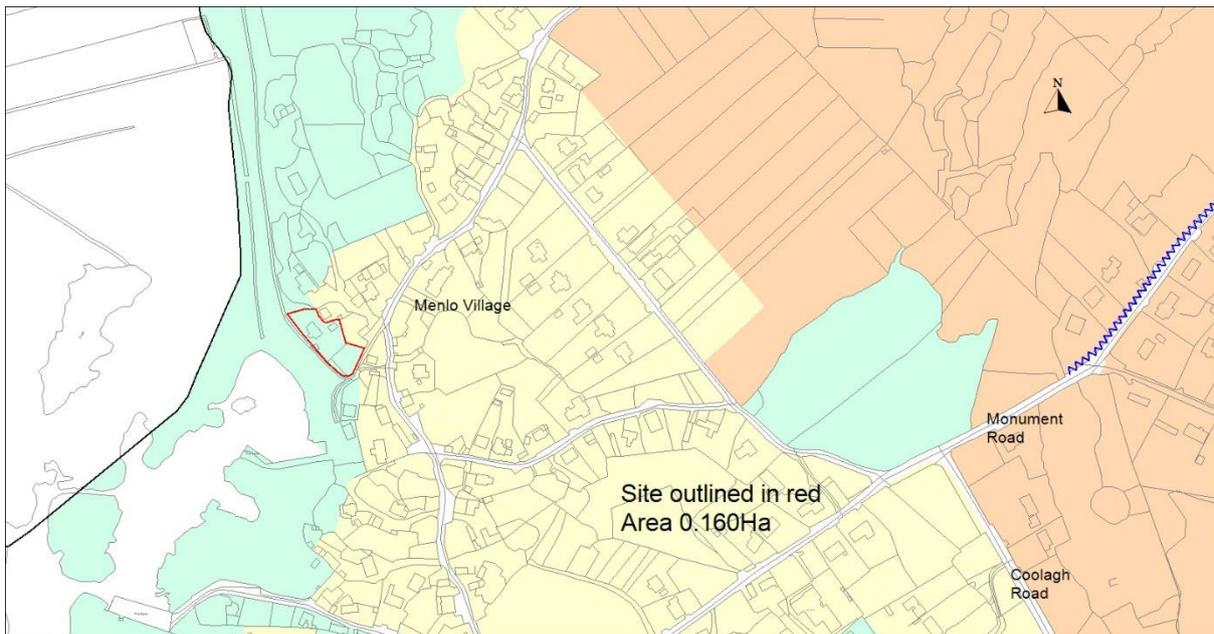
**A.24**

**Menlo Village Extension**

Rezone G to R2

Insert Specific Objective

Residential development on this site shall be reserved for the use of immediate family members of the landowner.



**Submission No.**

**GLWC-C5-81, GLWC-C5-105, GLWC-C5-10, GLWC-C5-41, GLWC-C5-40**

**Summary**

- No justification for additional residential-zoned land as sufficient residential land is already zoned in the plan.
- Piecemeal approach to rezoning individual sites within zoned blocks is contrary to good planning and sustainable development.
- NTA states that this Material Alteration should be omitted from the final plan as it is likely to be wholly car dependent and contrary to national and regional level objectives.
- OPW states that this area overlaps with Flood Zone B. Highly vulnerable usage is not appropriate in Flood Zone B unless all criteria of the Plan Making Justification Test have been satisfied. In addition, it should be noted that in CFRAM High End Future Scenario mapping, most of the area covered is shown as at risk in the 0.1% event. Planning authorities can consider climate change impacts in the Plan-making Stage by avoiding development in areas potentially prone to flooding in the future.

- Sites is not serviced by public water and/or wastewater networks. Development should be focussed into serviced areas to offset any impact on environmental sensitivities such as drinking water. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered.
- Rezoning of this greenfield land (0.160ha) is contrary to Policies 1.2, 1.4, 3.1, 3.3, 5.1 and 5.2 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services (main drainage and transport), the Habitats and Birds Directives, the 2011 Regulations, NSO 1 and Policies NPO 3(b), NPO 62 and NOP 54 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5 of the OPR on compact growth
- No justification has been provided by the elected members for rezoning decision contrary to CE recommendation
- G zoning contains objectives and criteria in respect to rural housing.

### OPR Submission

- Requests that planning authority makes the plan without this material alteration. **See Section 2 MA Recommendation 2 – Residential Land Use Zonings**
- Having regard to NPO 57 of the NPF, and to the provisions of the Planning System and Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), as amended, the planning authority is requested to make the Plan without this proposed material amendments.

### Chief Executive's Response

The draft plan in Chapter 3 and Policy 3.9 Village Envelopes/Areas seeks to strengthen and protect the character of Menlough village and to maintain the established character of the traditional settlement. It is considered that to allow for small pockets of rezonings such as this (and including A19) has the consequent effect of eroding the definition of the village and runs counter to protecting and preserving the distinctive village character.

While it is noted that there is an existing dwelling on these lands, it is not considered appropriate to include within the village envelope which reflects the historic form of the village and its definition was arrived at following an assessment of the historic pattern of development.

This land is unsustainable for additional residential use. It is at a remove from waste water services and are also in close proximity to the designated Lough Corrib Special Protection Area. These lands also perform an amenity function providing a buffer between the village and Lough Corrib and backdrop to the lake. It is also distant to the existing pedestrian and public transport networks.

Irrespective of residential zoning, any proposed development will be subject to assessment and will required to meet detailed standards in terms of traffic, effluent treatment, environment design and all other development management criteria.

To allow this rezoning would also run counter to national/regional policy set out in the NPF/RSES which is centred on promoting compact growth supporting the integrated, sequenced and sustainable development of the city. It would also be contrary to national policy in the NPF which seeks to reduce our carbon footprint and integrate climate change mitigation and adaptation into planning policy (NPO54).

It is noted that the OPR have made a specific recommendation (MA Recommendation 5) to omit this proposed material alteration by virtue of its location within a Flood risk zone (Flood zone B). An R zoning is a highly vulnerable land use as stated in the Flood Risk Guidelines for Planning Authorities and a precautionary approach must be adopted in relation to areas of flood risk. As such a more appropriate zoning is G which would be a compatible zoning in areas of flood risk. The OPW also raises concerns that the land is located in Flood Zone B stating that highly vulnerable usage is not appropriate in Flood Zone B. Under the Flood Risk Guidelines, a justification test would be required and in this case the proposed rezoning would not meet the justification test criteria. The OPW also note that in the CFRAM High End Future Scenario mapping, most of the area covered is shown as at risk in the 0.1% event and advise that that planning authorities can consider climate change impacts in the Plan-making Stage by avoiding development in areas potentially prone to flooding in the future.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration and that the existing G land use zoning is retained. This accords with OPR Recommendation 2: Residential Land Use Zonings.

**Material Alteration No.**

**A.25**

**Land Use Zoning**

**Headford Road**

Rezone RA to R2



**Submission No.**

**GLWC-C5-81, GLWC-C5-10, GLWC-C5-41**

**Summary**

- No justification for additional residential-zoned land as sufficient residential land is already zoned in the plan or removal of RA lands close to Terryland Forest Park.
- OPW notes that these lands are located in Flood Zone A. Highly vulnerable usage is not appropriate in Flood Zone A unless all criteria of the Plan Making Justification Test have been satisfied.
- The need for additional residential lands is unclear and could compromise the achievement of compact growth objectives, in turn increasing the likelihood that strategic network upgrades will be required.
- Where Irish Water assets are within a proposed development site, these assets must be protected or diverted.

**OPR Submission**

Having regard to NPO 57 of the NPF, and to the provisions of the Planning System and Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), as amended, the planning authority is requested to make the Plan without this proposed material amendments.

## **Chief Executive's Response**

These lands are identified as at Flood Risk. The Catchment Flood Risk Assessment and Management programme (CFRAM) identified areas of flood risk in the city which were categorised into Flood Zones A (highest probability) and B (moderate probability) in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). These lands are located within the Flood Zone A. In accordance with the guidelines, a residential zoning is classed as a highly vulnerable use which is not an appropriate use for lands within the flood zone. Within Flood Zone A only water compatible uses are considered appropriate.

It is noted also that the OPR have a specific recommendation to omit this material alteration by virtue of its location within a flood risk zone stating that a more appropriate zoning is RA which would be a compatible zoning in areas of flood risk. The OPW also raises concerns that the land is located in Flood Zone A stating that highly vulnerable usage such as residential is not appropriate. This reflects the position of the Galway City Council in the 2017 Plan to downzone the lands.

The Strategic Flood Risk Assessment of proposed material alterations advises that these lands should be retained for water compatible "Recreation and Amenity" zone, as set out in the draft Plan. The lands do not pass the Justification Test and should therefore not be zoned for residential development, a highly vulnerable use.

Notwithstanding the flood risk associated with these lands, sufficient zoned lands have been identified to cater for future growth in accordance with the Core Strategy. There is no requirement to re-zone additional land for residential purposes to meet the needs of the targeted population increase up to 2029. The existing RA zoning is part of the green network of RA lands in the city. RA land play a vital role in climate change mitigation and adaptation and are a valuable resource to meet the recreation and amenity needs of existing and future populations.

## **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration and that the existing RA land use zoning is retained. This accords with OPR Recommendation 2: Residential Land Use Zonings.

## Proposed Material Alterations: Specific Objectives – Mapped

### Material Alteration No.

#### A.26 Specific Objective

Amend the Land Use Zoning and Specific Objectives Map to identify the specific locations of existing and planned Traveller accommodation within the city boundary. These sites will be identified using a new symbol 'TA' and this symbol will be included for also in the Map legend. The following existing and planned Traveller Accommodation locations will be identified on the Land Use Zoning and Specific Objectives Map using a new 'TA' symbol

<b>Existing Traveller accommodation</b>
Cul Tra, Salthill
Circular Road, Ragoon
Cuil Sheoige, Tuam Road,
St. Nicholas Park, Doughiska road
Fana Glas, Ballybane
<b>Planned Traveller accommodation</b>
Keeraun, Ballymoneen Road
Headford Road
Doughiska Road

#### Submission No.

GLWC-C5-4

#### Summary

- Must ensure planned Traveller Accommodation on the Headford Road is compatible with the delivery of the approved N6 GCRR Scheme to ensure that proposals do not compromise or conflict with the delivery of the approved N6 GCRR Scheme. Include appropriate mitigation where warranted (TII)

#### OPR Submission

OPR welcomes this material alteration in relation to the identification of Traveller accommodation.

#### Chief Executive's Response

All development has to take cognisance of the objective for the N6 GCRR. It is also noted that the draft plan includes that the objective for the N6 GCRR has priority over all land use

zoning objectives which is considered to provide sufficient protection to safeguard the scheme objective.

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

## Proposed Material Alterations: Land Use Zoning Specific Development Objectives

### Material Alteration No.

A.27

### Specific Development Objective

#### Barna Woods

Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives and insert the following specific development objective:

RA Lands located adjacent to Barna Woods. The Council will consider the granting of permission for a dwelling on a minimum 0.3 hectare site to immediate members of families of persons who are landowners, where the sylvan character of the area is maintained.



### Submission No.

GLWC-C5-10, GLWC-C5-70

### Summary

- Landowner is supportive of this alteration.
- Alteration would be in accordance with the precedents set through the permissions of a number of dwellings in the immediate surrounds and previous site-specific policies included in current and past City Development Plans relating to the immediate surrounds of this site.
- OPW raises concerns that the area highlighted contains a small overlap with Flood Zones A and B, and extents are shown to increase in this area in the National Indicative Fluvial Mapping (NIFM) Future Scenarios. Consideration of granting of permission should be subject to a requirement for an SSFRA, and any vulnerable development should be restricted to Flood Zone C.

## OPR Submission

- Requests that planning authority makes the plan without this material alteration. (**See Section 2 MA Recommendation 2 – Residential Land Use Zonings**)
- Having regard to NPO 57 of the NPF, and to the provisions of the Planning System and Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), as amended, the planning authority is requested to make the Plan without this proposed material amendments.

## Chief Executive's Response

In response to the OPR MA Recommendation 2 to omit this alteration, it is considered that the consideration of a dwelling house at this location is acceptable in principle and can be classed as sustainable infill being located within the large curtilage of an existing dwelling house with the ability to connect into municipal water and waste water services and located proximate to pedestrian and public transport networks. It is considered that the site is of sufficient size which can support an appropriate development to integrate with the existing character and amenity of this area which adjoins an extensive area of parkland.

This site contains a small overlap with Flood Zones A and B and extents are shown to increase in this area in the National Indicative Fluvial Mapping (NIFM) Future Scenarios.

It is noted that the OPW request that consideration of granting of permission on this site should be subject to a requirement for an SSFRA, and any vulnerable development should be restricted to Flood Zone C. This is considered a reasonable response in the context of the risk associated with this site. In this regard, reference to A131 is relevant and applicable.

It states to “*Ensure the recommendations of the Strategic Flood Risk Assessment (SFRA) for the Galway City Development Plan 2023-2029 are taken into consideration in the assessment of developments in identified areas of flood risk. And Require site specific Flood Risk Assessment (FRA) and associated design and construction measures appropriate to the scale and nature of the development and the risks arising, in all areas of identified flood risk where appropriate including on sites where a only small proportion of the site is at risk of flooding and adopt a sequential approach in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009).*”

This Proposed Material Alteration was proposed in response to a recommendation of the OPW to address sites where there is only a small section of the site is at flood risk and is considered suitable to address the risk in relation to this site.

The consideration of a dwelling house at this location is acceptable in principle and can be classed as sustainable infill being located within the large curtilage of an existing dwellinghouse with the ability to connect into municipal water and waste water services and located proximate to pedestrian and public transport networks. The resulting density will not diminish the value of the RA lands and the context of the adjoining parkland. Any planning application for development will be subject to site specific flood risk assessment in accordance with the policy set out above and any development can be located away from the flood risk area.

## Chief Executive's Recommendation

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

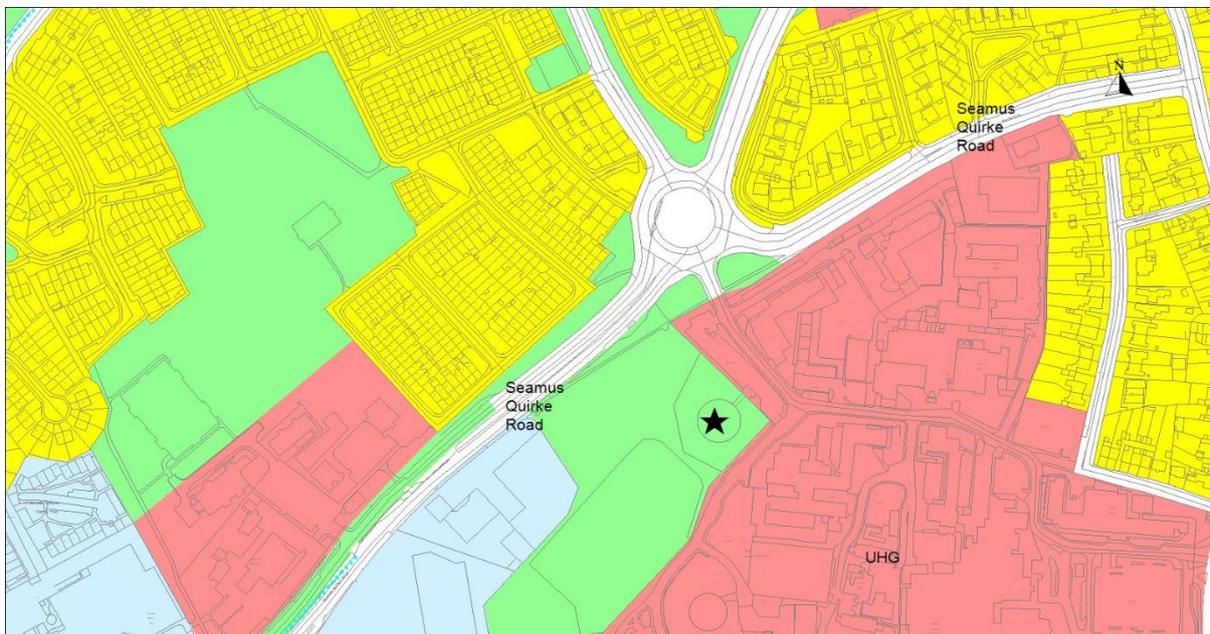
Specific Development Objective

A.28

Shantalla

Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives and insert the following specific development objective:

RA lands at Shantalla Neighbourhood Park. The Council will consider the development of a portion of these lands for use as a heliport in association with the provision of an air ambulance facility to service UHG where such proposals include for community gain in compensation for loss of park land.



Submission No.

GLWC-C5-105, GLWC-C5-102

Summary

- HSE Submission supports the inclusion of the heliport site-specific objective (A.28), will be of utmost benefit to the city and vital for the offering of healthcare facilities in Galway City and the west of Ireland. The benefits and importance of such a facility were outlined in the original submission (Ref: GLWC-C2-162).
- Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use zoning objectives to consider the development of a heliport in association with the provision of an air ambulance facility to service UHG. NTA recommends that this should also include reference to the development of a potential new public transport entrance onto the Seamus Quirke Road. (*in order to protect the future operation of public transport corridors- this is in light of the consideration to develop a bus link through the UHG Campus to include a public transport entrance*)

### **Chief Executive's Response**

The support of the HSE is noted. In response to the NTA, there is no discretion under legislation to make a further modification to the Proposed Material Alteration unless it is minor in nature. The proposed wording recommended by the NTA is considered a significant addition to the existing wording.

### **Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

**Specific Development Objective**

**A.29**

**Circular Road**

Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives and insert the following specific development objective:

RA Lands located along Circular Road subject of planning permission PI.Ref.92/755. The Council will consider the granting of permission for an additional low profile dwelling on this site that can be assimilated into the landscape.



**No Submissions Received**

**OPR Submission**

- Requests that planning authority makes the plan without this material alteration. **(See Section 2 MA Recommendation 2 – Residential Land Use Zonings)**

**Chief Executive's Response**

In response to the OPR MA Recommendation 2 to omit this alteration, it is considered that the consideration of a dwelling house at this location is acceptable in principle and can be classed as sustainable infill being located within the curtilage of an existing dwellinghouse with the ability to connect into municipal water and waste water services and located proximate to pedestrian and public transport networks.

With regard to the protected view across the frontage of this site, which is - V1 Panoramic views of the city and the River Corrib from Circular Road. This view is a high quality view across the city and this site is within this view. It is considered that the specific objective that consideration will be given to a low profile dwelling that can be assimilated into the landscape provides adequate mitigation in particular having regard to the topography of the site and the RA value it contributes.

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

**Material Alteration No.**

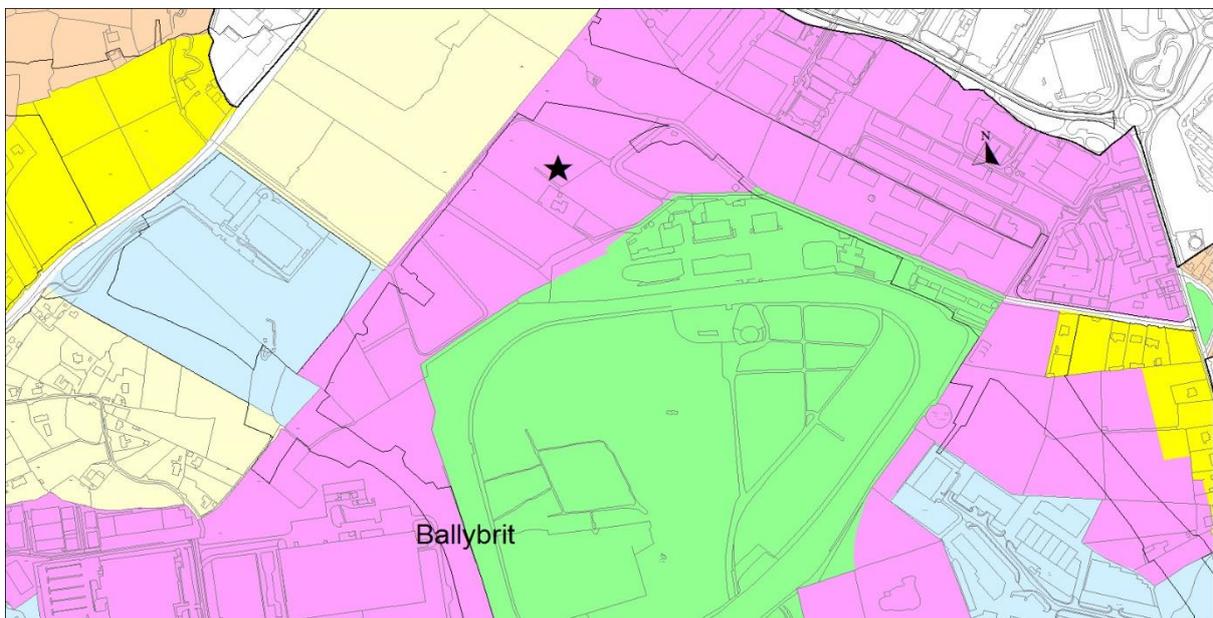
**Specific Development Objective**

**A.30**

**Ballybrit**

Amend Section 11.2.5 Industrial I Land Use Zoning Objective and insert the following specific development objective

Lands zoned I located north of Ballybrit Racecourse. The Council will consider the provision of essential supporting racecourse infrastructure on a portion of these lands and where it is demonstrated that it cannot reasonably be accommodated on the adjoining RA lands, without jeopardising the function of Galway Racecourse



**Submission No.**

**GLWC-C5-4, GLWC-C5-59**

**Summary**

- Must ensure compatibility with the delivery of the approved N6 GCRR Scheme to ensure that proposals do not compromise or conflict with the delivery of the approved N6 GCRR Scheme. Include appropriate mitigation where warranted.
- Galway Race Committee supports the proposed alteration.

**Chief Executive's Response**

In relation to compatibility with the N6 GCRR scheme, the draft plan includes that the objective for the N6 GCRR has priority over all land use zoning objectives which is considered to provide sufficient protection to safeguard the scheme objective.

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

**Material Alteration No.**

**A.31**

**Specific Development Objective**

Insert Specific Development Objective for a local centre on R lands occupied by Castlegar GAA.



**Submission No.**

**GLWC-C5-81, GLWC-C5-40**

**Summary**

- Location was identified as a possible Park & Ride location as on two bus routes (404, 409)
- Material alteration does not specify the nature of the specific development objective, area in ha or outline the site boundary that is the subject of the specific development objective.
- Material alteration is contrary to Policies 1.4 and 6.11 of the draft plan concerning Retail strategy.
- No justification has been provided by the elected members for rezoning decision contrary to CE recommendation
- Area already provides for local retail.

**Chief Executive's Response**

It is not considered appropriate to designate this site as a Local Centre. These lands already have a valuable recreation and amenity function and to allow for CI use could compromise this function.

Under the draft plan, there is a clear retail hierarchy with sufficient zoned and designated areas to meet local needs and to propose additional designations may undermine the

viability of existing centre in this general area. The draft plan aims to concentrate commercial developments and align these with settlement nodes. The logic for this is that it can offset the need to travel to a number of different locations for different commercial demands. Land and infrastructure can therefore be used in the most efficient fashion. In addition the city will get a more proportionate geographical spread and of critical importance, public transportation investment can achieve maximized efficiencies.

This proposed local centre designation would be premature pending completion of a retail strategy. Policy 6.11 Retail Strategy requires to review the strategies and policies for retailing following the preparation of a joint retail study with Galway County Council, to ensure sufficient policy support to create a positive framework for continued vitality and investment in the main retail areas especially the Galway MASP and to ensure an informed and consistent approach to policies relating to shared retailing activities in line with national policy. This is envisaged to commence in 2022/2023.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration.

**Material Alteration No.**

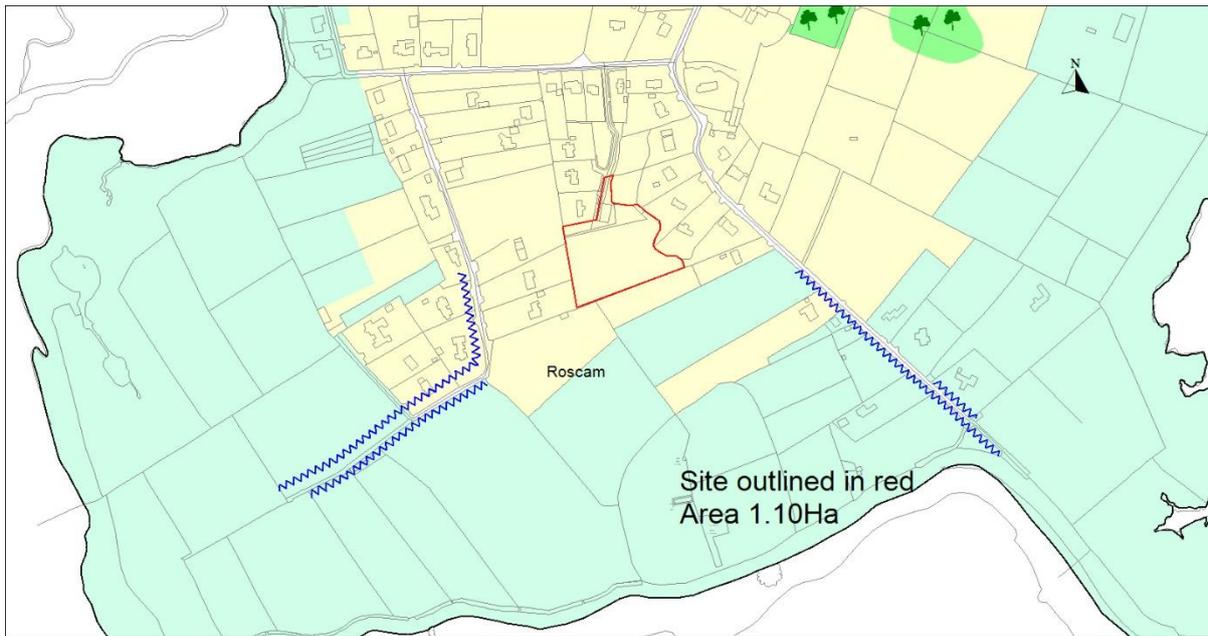
**A.32**

**Specific Development Objective**

**Roscam**

Amend Section 11.2.8 Residential R and ~~Low Density Residential LDR~~ **R2** Land Use Zoning Objectives

**Development shall have a density of 12 houses per hectare subject to a connection to public wastewater treatment plant being present.**



**Submission No.**

**GLWC-C5-13, GLWC-C5-16, GLWC-C5-98, GLWC-C5-51, GLWC-C5-53, GLWC-C5-65, GLWC-C5-76, GLWC-C5-82, GLWC-C5-103, GLWC-C5-104, GLWC-C5-66, GLWC-C5-107, GLWC-C5-41**

**Summary**

- Objects to increased density on site as contrary to OPR recommendation and lack of waste water infrastructure. Requests that a natural capital audit be carried out on Roscam Peninsula to assess potential loss of biodiversity.
- C5-66 Proofridge - Submission supports A.32 specific objective regarding density on the basis that:
- The site is essentially a small infill site in the outer suburbs of Galway City, with residential development on adjoining lands to the north, east and west.
- It is envisaged that it will be feasible to connect the site to sewage infrastructure in the near future as it is in close proximity to large residential developments that are under construction and permitted to the north of the site.

- This will facilitate the proper and sustainable planning of the area, will ensure the more efficient use of this land and will avoid any issues in relation to public health and proliferation of septic tanks
- In order to make this connection viable financially, it is requested that a higher density of 12 houses to the Hectare be considered by means of a specific objective to be attached to the subject lands
- This density will result in development that is keeping with the existing pattern of development in the area and will result in the more efficient and sustainable use of land within the built up area of Galway City
- The subject site is in close proximity to the facilities and services in Roscam village and Doughiska to the north and Galway City Centre to the west and is close to public transport links to the north (500m walking distance)
- The proposed inclusion of a specific density objective of 12 units per Ha is in accordance with the Guidelines for Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) DOEHLG 2009 and complies with current OPR recommendations on density.
- Site is not serviced by public water and/or wastewater networks. Development should be focussed into serviced areas to offset any impact on environmental sensitivities such as drinking water. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered.
- Site is unserviced and a pumped rising main and gravity network is required to service this area.

### **Chief Executive's Response**

This is an unserviced area with no access to municipal waste water services. Higher density can only be achieved where connections can be made to the public sewer network. It is therefore considered premature to incorporate the material alteration as proposed. Notwithstanding this, the proposal is considered unsustainable by virtue of its location remote from other services including pedestrian and public transport networks.

The proposal for a density of 12 units per hectare represents uncoordinated, piecemeal development and in conjunction with other proposals for uncoordinated residential zonings undermine the overall settlement strategy in the Plan and is inconsistent with the core strategy and national and regional policy.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration. This accords with OPR Recommendation 2: Residential Land Use Zonings.

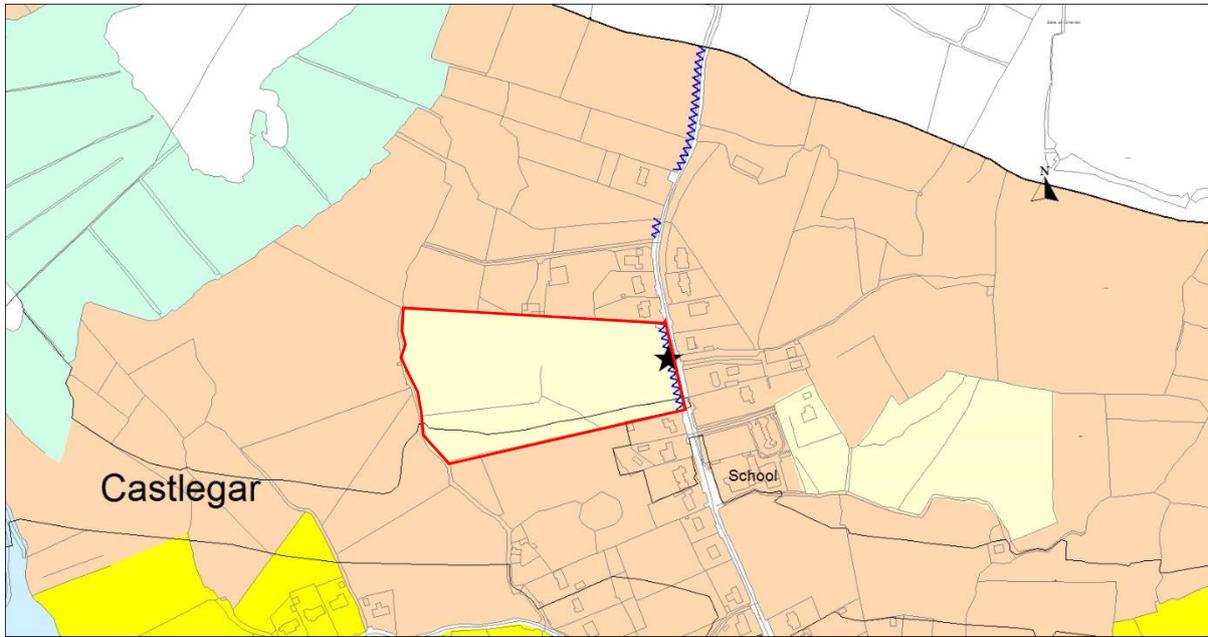
**Material Alteration No.**

**A.33**

**Specific Objective**

**Castlegar**

Remove protected view fronting lands outlined in red.



**Submission No.**

**GLWC-C5-48**

**Summary**

Landowner is supportive of removal of protected view (**see also A162**)

**Chief Executive's Response**

Policy 5.7 Community Spaces: Protected Views of Special Amenity Value recognises that these protected views contribute significantly to the visual amenity and character of the city. This overall view is a high quality view and is worthy of protection. The removal of this designated view would conflict with the policies of the plan to protect the character and visual amenities of the area. Having reviewed the protected view, it is considered that given the scale of the lands that there is capacity though good design and layout to assimilate into the landscape such that there would not be a detrimental impact on the value of the protected view. No change is recommended.

**Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration.

## Proposed Material Alterations: Text and Figures

### Preface

#### Material Alteration No.

#### A.34

Amend Preface – Strategic Policy Framework to include for additional text reference as follows:

#### Text

- UN Convention on the Rights of Persons with Disabilities (UNCPRD)-Ireland ratified the UNCPRD in 2018. The purpose of the Convention is to promote, protect and ensure the full and equal enjoyment of all human rights and fundamental freedoms by all persons with disabilities, and to promote respect for their inherent dignity.
- Healthy Ireland Strategic Action Plan 2021 – 2025 provides a clear roadmap of how we can continue to work together to bring about good health, access to services, healthy environments, and the promotion of resilience and to ensure that everyone can enjoy physical and mental, health and wellbeing, to their full potential. This action plan will build on the work and progress made to date and focus on the remaining years of the Healthy Ireland Framework from 2021-2025.

#### Submission No.

No Submissions received

#### Chief Executive's Recommendation

It is recommended that this Proposed Material Alteration is accepted.

## Chapter 1: Introduction. Strategic Context & Core Strategy

### Material Alteration No.

#### A.35

#### Amend text in Section 1.2 Strategic Goals as follows:

- Achieve a high quality of life for all citizens through the provision of a good quality, attractive, built environment, through the protection of **the unique cultural heritage, including its linguistic heritage built heritage** and natural environment and through facilitation of key economic, cultural and social supports.
- Commit to climate action and **pursue** the national targeted reduction of greenhouse gas emissions through proactive measures in line with EU and national commitments as included for in to enable a just transition to a climate resilient, biodiversity rich and climate neutral economy and society, in particular through specific promotion, adaptation and mitigation measures.
- Apply the principle of sustainability and ~~alignment with the~~ **integrate** the 17 Sustainable Development Goals of the United Nations' 2030 Agenda for Sustainable Development **to better support the localisation of the SDGs and to contribute to their achievement internationally**, particularly where they relate to the uses of land, buildings, water, energy, waste and through the encouragement of sustainable modes of transport and the integration of transportation with land use.
- Protect and enhance the distinctive and diverse natural environment in the city and strengthen the green **and blue** network and linkages, recognising the biodiversity value of the amenity, the range of recreational benefits this provides, the potential for facilitating active and healthy lifestyles, the effect it can have on the quality of general health and well-being and the value it has for providing good place making and an attractive city setting.

#### Submission No.

#### GLWC-C5-13, GLWC-C5-85

#### Summary

- Concern from An Taisce that strategic vision aspirations are not considered as part of material alterations particularly in relation to commitment to protect and enhance the natural environment
- DHLGH welcomes the Proposed Material Alteration

#### Chief Executive's Response

The strategic vision and goals set out in Chapter 1 of the development plan are underpinned by policy and objectives in each chapter. In particular, Chapter 5 Natural Heritage and Environment acknowledges the importance of the city's natural environment and contains policy to enhance and retain biodiversity throughout the city, protect areas of high ecological value and implement various plans and strategies that will support the natural environment and enhance resilience to climate change.

### **Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

### **A.36**

#### **Amend text in Policy 1.3(1) Metropolitan Area Strategic Plan (MASP) 1.3 as follows:**

Recognise the importance of the Galway Metropolitan Area Strategic Plan (MASP) in the delivery of strategic growth with critical mass that supports the development of the city and existing surrounding settlements as strong, attractive urban places, supported by a level of services and infrastructure that creates successful, sustainable, **universally accessible and** socially inclusive communities and which harnesses the strengths associated with scale to maximise economic opportunities and supports investment.

#### **Submission No.**

No Submissions received

### **Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

**A.37**

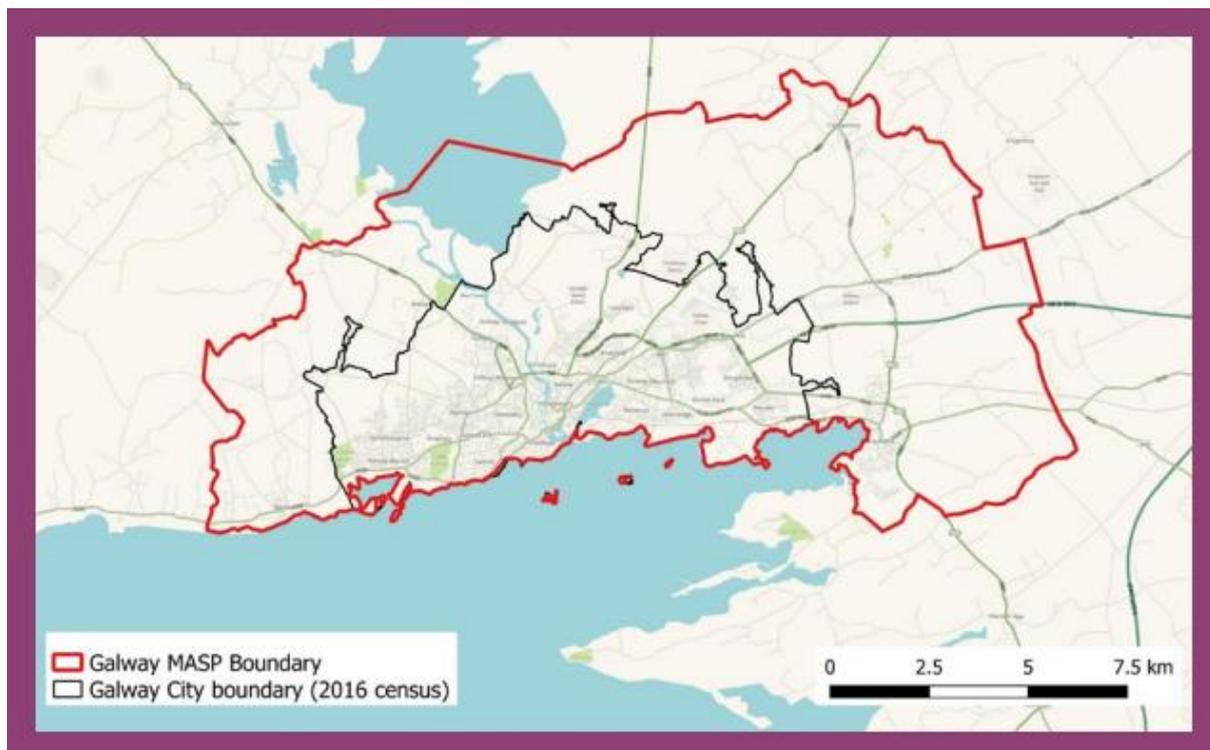
**Amend text, tables and figure in Chapter 1: Introduction, Strategic Context & Core Strategy as follows:**

**Text**

**1.4.6 Housing Target for the Core Strategy**

Galway City's development plan, unlike other local authorities, particularly those including county areas does not have a need to prepare a settlement hierarchy being a single settlement area. However the Core Strategy acknowledges the broader spatial context of the MASP area and the associated strategic planning framework which identifies Strategic Growth Areas and opportunities for regeneration. The MASP has also identified the key infrastructure, services and facilities that will be required to support sustainable city growth and regeneration. It gives direction on how the NPF population targets can be met in accordance with the principles of sustainable development with the aim to deliver compact growth. The population targets set out in the MASP are for the Galway MASP area to grow by **27,500** to the year 2026 and by a further **14,500** to the year 2031. For the city and suburbs, the population targets set out in the MASP are to accommodate **23,000** persons to 2026 and a further **12,000** persons to 2031, this increase in housing need is to be substantially delivered within the existing built-up footprint.

**Figure 1.4 MASP area as defined in Metropolitan Area Strategic Plan**



It is acknowledged that these population forecasts are targets and ~~may not~~ **are not likely to** be achieved by the benchmarked years of 2026 and 2031, but regardless **strategic** provision should be made to **demonstrate how these can, with additional investment** facilitate the opportunity for such growth ~~on zoned lands within the existing local level plans in the longer~~ **term and reinforce the objectives for compact growth and accord with the** overall MASP area as shown in Figure 1.4. This will support the objectives of the NPF and the RSES to deliver

Galway Metropolitan area as a national strategic growth area with the ability to accommodate the compact sustainable growth levels envisaged in the NPF to be reached by 2040.

The MASP identifies areas of growth potential in the settlement and development strategy for the city and makes inclusion for growth in the county settlements within the metropolitan boundary. Together these will contribute to the critical mass needed to make Galway City and environs achieve regional city scale and when combined with the other regional cities to function as a realistic alternative to Dublin and achieve a key NPF national strategic output.

**Table 1.7 MASP Strategic Growth Areas**

<b>Metropolitan Area Strategic Plan Growth Areas</b>
<b>Strategic Growth Areas – Ardaun LAP Area</b>
<b>Regeneration Lands at Ceannt Station Quarter, Inner Harbour and Headford Road LAP area – Consolidation of the existing neighbourhoods of Knocknacarra, Ragoon, Castlegar and Roscam – Murrough LAP Area</b>
<b>Galway County Council MASP Area – Baile Chláir, Bearna, Oranmore and Briarhill are identified to accommodate a portion of the MASP population growth targets (See Galway County Council Draft Plan 2022-28)</b>

**Table 1.7 RSES Settlement Hierarchy as applicable to Galway City**

<b>Classification</b>	<b>Settlement Typology</b>	<b>Description</b>	<b>Galway City</b>
<b>MASP – Regional Centre</b>	Galway City and Environs	The city is the main urban centre in the region. It operates as a key economic and service centre for the NW region and is a key driver in regional development therein. The associated MASP area is the primary centre identified for growth in the region.	Majority of urban footprint is in the Galway City Council area.
<b>Regional Growth Centre</b>	Large Towns	Large Towns with a high level of self –sustaining employment and services.	None
<b>Strategic Growth Areas</b>	New Urban Extension	New sustainable high – quality neighbourhoods to meet the housing demands based on population targets in NPF & RSES	Ardaun Phase 1 Ardaun Phase 2 Murrough
<b>Strategic Growth Areas</b>	Existing Neighbourhoods	Neighbourhoods that have been established since 80's and 90's	Consolidation of Knocknacarra Ragoon Castlegar Doughiska /Roscam
<b>Key Towns</b>	Towns	Towns that have capacity to complement regional growth centres and the MASP	None

<b>Regeneration Sites</b>	Re- used redundant /underused brownfield sites	Large brownfield sites in built up urban area	Inner Harbour/Galway Port Ceannt Quarter Headford Road Regeneration Area
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### Metropolitan Area – Galway City

The period of the plan extends from 2023 to the end of 2028 and is therefore the focus of the housing target for the Core Strategy. The RSES in Section 3.6 has included a growth target for the city metropolitan area to reach **23,000** persons by 2026 and a further **12,000** persons by 2031, equivalent in total to an increase of **35,000** persons by the end of 2031.

The HNDA exercise as explained in Section 1.4.3 has the associated purposes to allow for a standardised national and regional monitoring of settlement patterns and also to reflect historical trending. In contrast the growth targets in the NPF and the RSES are more ambitious and driven by the strategy to grow the regional cities and their environs to reach critical level of settlement scales that will redress the current growth patterns, build stronger regions and accord with the national policy objectives, specifically NPO 2 (a) in the NPF.

In this regard it is considered that the settlement approach in the Core Strategy ~~should ensure that there are sufficient lands with suitable zoning objectives that can accommodate~~ **should include for phasing and strategic reserve. This will demonstrate that the longer term spatial settlement strategy can ultimately accommodate** housing for the targeted growth population for Galway City under the MASP that is an increase of **35,000** persons from the recorded population levels in 2016. This approach supports the policy interventionist approach as included for on both the NPF and the MASP. It has the added requirement under national and regional objectives that at least half (50%) of all these new homes targeted in the regional cities, which includes Galway City, should be accommodated within the existing built up footprint.

**The delivery of much of the housing in the MASP strategic growth area of Ardaun LAP will require significant investment and only a portion is envisaged to be delivered during the currency of this plan. However it is necessary to recognise the longer term scenario that is included for in the regional and national planning strategies and is accordingly being embedded and aligned with strategic investment in the MASP area including that of the Galway Transport Strategy and Irish Water strategy. In addition the regeneration sites as shown in Table 1.7 will contribute to both the targeted number of housing unit delivery in the current plan period and for the longer, more strategic, period.**

~~This requirement to estimate housing for the RSES high growth scenario is outlined in Table 1.8. In view of the current average prevailing household size at 2.58 persons in the city and the NPF's reference to expected national household size of 2.5 people per household by 2040 the latter scale of household size has been applied to the targeted future population and used in determining land use residential capacity and housing unit target delivery.~~

**Table 1.8 – Housing Target for Core Strategy using high growth scenario \*Extrapolated to end of 2021**

	2016	2028 RSES High Growth Target
<b>Population</b>	78,668	106,664
<b>Increase in Population</b>	-----	27,996 (Annualised Population target)
<b>Total Housing Stock</b>	28,859	41,500 (adjusted for vacancy & obsolescence)
<b>Housing Target 2016 – 2028</b>	-----	12,641
<b>Excluding CSO Housing Completions 2016-2021 *</b>	1,397	<b>11,244</b>

## 1.5 Settlement Capacity Audit

### 1.5.1. General

A Settlement Capacity Audit was undertaken in order to inform the preparation of the Core Strategy and to meet the specific requirements in relation to Section 10 2(A) (c) of the Planning & Development Act 2000 (as amended) with respect to areas zoned for residential use and a mix of residential and other uses. The purposes of preparing the audit was to analyse the existing capacity of the city to accommodate residential development **during the currency of the plan, identify** and provide the basis on which the future housing targets as identified in Table 1.8 are to be allocated **can be accommodated by category as identified in Table 1.8. This table also shows how these are to be allocated and specifically in accordance with Appendix 3 of the NPF NPO where these are classified as Tier 1 (immediately serviceable). Tier 2 (can be serviced fully in the period of the plan) and as previous referenced strategic reserve. A quantum has also been assigned to the housing likely to be delivered on other zoning also.**

~~This~~ **The preparation of the Core Strategy** included for a comprehensive review of all existing residential zoned lands and lands zoned for a mix of residential and other uses. It was guided by the range of principles which reflected national and regional policy. These included the agenda on securing compact and sustainable growth. In particular there was significant focus in the review on reusing previously developed “brownfield” lands, building up infill sites and redeveloping existing sites and buildings. These were examined in the context of existing and planned public transport provision **infrastructure**, the location of services, employment and community facilities. **They were also reviewed in the context of specific site challenges.** These sites are now classed in the Core Strategy as Regeneration and Opportunity Sites. In addition existing undeveloped residential lands were reviewed and also residentially zoned lands where infrastructure delivery may now permit higher densities. This approach also reflects the need to support a reduced carbon footprint. It also reflected the advantages where medium and higher densities can support improved local community services and facilities and sustainable transport links for daily journeys and in general have the capacity to transform vitality of place and contribute to improvements in lifestyle choices.

In addition to reviewing the zoning objective in relation to zonings that support residential development, cognisance was also taken of the capacity for housing yield anticipated in the Ardaun Local Area Plan 2018-2024. The preparation of this plan was driven by the need to give a framework to the urban extension of the city on lands designated for both settlement and development on the east side of the city. Development at Ardaun is anticipated to be

delivered in two phases south and north where the dividing boundary is determined by the M6/N6 and delivery is allied to the service program for infrastructure.

Ardaun has a national designation as a Major Urban Housing Delivery Site (MUHDS), a designation which the Department sees as one of a number of strategic sites that could deliver housing of scale in the medium term. These lands have significant potential to meet housing need as targeted in the RSES and also have potential to fulfil the aims of an Urban Development Zone as provided for in Housing For All (2021) DHLGH. Overall the area is reliant on significant enabling infrastructural investment, elements of which are advancing and others at early planning stage such as Galway Strategic Drainage Study. The delivery of a portion of housing on Phase One, the southern section, is considered appropriate to be included in the calculation of yield potential for the currency of the 2023-29 City Plan. The timescale, roll out and co-ordination of delivery of critical infrastructure is such that it is anticipated that this sub phase of Phase 1 South Ardaun can be targeted to be delivered during the plan period with the balance to be sequenced in delivery with consequent plan periods.

### 1.5.2 Settlement Capacity Audit

The Settlement Capacity Audit calculated the undeveloped residential zoned lands at ~~443 ha~~ 137ha. These lands are all located within the existing built up footprint of the city and represent mainly consolidation of existing residential areas. The Plan proposes a very marginal change from the 2017-23 City Development Plan in the amount of new land zoned for high density residential purposes amounting to an additional ~~22 ha~~ 17ha which is included in the ~~443 ha~~ 137ha. This addition includes residential lands that had low/medium density zoning pocketed in the eastern suburbs but can now be fully serviced. In line with NPF and RSES and the need to deliver compact development and reuse of brownfield sites, these have been specifically identified and assessed for their potential capacity to deliver housing. This is reflected in the estimated potential yield that can be delivered on these key Regeneration and Opportunity Sites which can support a mix of uses including a significant scale of housing. These constitute 19 number of sites, the majority of which are brownfield in nature with 5 being classified as infill/windfall.

With respect to the undeveloped residential zoned lands the yield was established using policy guidelines as provided for in *Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (2009)* and the Galway Urban Density and Building Height Study in combination with an audit of recent planning permission densities achieved on similar sites. Where site specific criteria was relevant and which impacted the suitability for housing this was factored into the estimation to ensure a level of robustness. This analysis showed 103 ha being included in Tier 1, 11ha in Tier 2 and 13ha of land challenged mainly by virtue of specific site characteristic but adjoining existing developed lands and appropriately sequenced in land use terms. The latter have been included in the strategic reserve.

The Regeneration and Opportunities Sites which number ~~20~~ 19 in total were reviewed individually. They include lands suitable for a mix of uses with capacity for residential delivery. The identification of these sites included legacy regeneration sites from Galway City Development Plan 2017-23 and a number of additional sites. Many of these sites generally have spatial advantages such as close proximity to the city core, a location along an existing /planned high frequency bus route, good proximity and access to employment, services and amenities. Recognition of their relative suitability for development with a mix of residential use was factored into the assumptions applied at a site specific level in order to provide an estimation of yield. Where sites had the benefit of permissions for residential/part residential

uses these were used in yield calculation. In general, otherwise an assumption of residential yield and density was arrived at which included application of recent densities achieved on comparable sites, site specific characteristics, and application of the *Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (2009)* and the **Galway Urban Density and Building Height Study**. More specific detail with regard to each of these sites and the policy direction for delivery of uses including housing is outlined in Chapter 10.

The priority for development of these sites is guided by the MASP identification of regeneration sites as shown in Table 1.7. These include lands at Inner Harbour, Ceannt Quarter and Headford Road Regeneration Area. These are targeted for housing delivery in the current plan period in addition to Sandy Road Regeneration Site (a collaborative venture driven by Galway City Council and the Land Development Agency) and Crown Square Regeneration Site which already has the benefit of permission for high density housing integrated and adjoining a large office campus under construction. It is anticipated that other smaller infill sites will also contribute to reaching the targeted population but are not of the same priority as the sites referenced as priority.

In advance of devising the Core Strategy an infrastructure audit was prepared in conjunction with stakeholders in relation to physical infrastructure availability. An assessment of capacity to service lands was carried out. This focused on facilities such as water supply, foul sewer drainage, surface water, public transport infrastructure, roads streets and footpaths. This was prepared to assess capacity for servicing new development and to accord with the tiered methodology approach in the NPF for the approach to classification of zoned land. **More details of this strategic infrastructural assessment has been included for in Appendix 5.**

Essentially Tier 1 are serviced lands in the built up footprint and Tier 2 are lands within the built up footprint or contiguous. An additional category relates to lands that can be described as Strategic ~~Development~~ **Reserve** lands – these can include lands that have potential to be developed over a timescale greater than the single six year cycle of the plan. In this regard the lands included in Phase 2 (North) of the Ardaun LAP would qualify as this strategic reserve, **the subsequent delivery as identified for Phase 1 Ardaun LAP**. These lands are not scheduled to be **fully** supported by infrastructure before 2029, but it is important that it is included to provide for a strategic settlement portion of NPF/RSES/MASP 2040 population delivery and for a longer term infrastructure investment guide. ~~The potential population yield from Ardaun LAP Phase 2 however is not included in the Core Strategy settlement capacity for the current plan 2023-29 Plan. Table 1.9 gives a composite picture of lands zoned that can accommodate housing and includes a yield potential and a tiered servicing classification. This is supported by Figure 1.5 which shows the distribution of lands that has potential to deliver on the housing targets included in the RSES/MASP.~~ **The potential population yield from the staged delivery from the regeneration /opportunity priority sites as referenced and the non-prioritized regeneration/opportunity sites are considered to constitute approximately half of the estimated yield capacity, the balance is classified as strategic reserve. These are reasonable assumptions having considered land use, property dynamics, likely sequence of uses and additional local factors.**

**Table 1.8 the Settlement Capacity Audit gives a composite picture of lands zoned and identifies that zoned lands can accommodate the housing target of 4,433 for the period of the plan as identified in Table 1.4 and follows the methodology applied using the HNDA tool. It was considered prudent also to apply the concept of “headroom” provision as provided for in the NPF roadmap, the MASP and included in NPF “transitional population projections”. The application of this headroom allowance is an established feature in development plans and as referenced regarding the NPF roadmap allows for a transitional approach to deliver**

better alignment between plans at different levels. It is being used to ensure that there is sufficient zoned lands to meet the identified targeted housing needs and to allow for an element of choice and to recognize that the time gap that exists between grants of permission and construction which can result in delivery in subsequent plan periods. It also embraces the need for flexibility to ensure the long term sustainable supply of housing as envisaged in the national housing strategy – Housing for All.

**Table 1.8 Settlement Capacity Audit**

Zoning	Potential Development Yield Cumulative	Tier 1 / Yield	Tier 2 /Yield	Strategic Reserve
R – Residential Zoned lands	5080	4120	440	520
Regeneration /Opportunity/infill	1590	1390	200	1,820
Ardaun Phase 1	500		500	1480
Ardaun Phase 2	2660			2660
R2 – Residential 2 zoned lands low density	60	60		

**Table 1.9 Core Strategy Table 2023-29**

	Lands	Potential Development Yield	Zoning Tier
1	Residential Zoning (Consolidation of existing neighborhoods)	5,720	Tier 1
2	Regeneration and Opportunity Sites	3,411	Tier 1
3	Ardaun Phase 1	1,980	Tier 2
4	Ardaun Phase 2	2,660 <b>(excluded from Core Strategy calculations)</b>	Strategic Development Lands where Infrastructure servicing is anticipated to be post 2028.
	Core Strategy Total for 2023-29	11,111 (total of 1,2, and 3)	

### 1.5.3 Core Strategy Statement

The Core Strategy has been developed in line with the vision for Galway City as identified in the Strategic Goals. This focus envisions the city to sustainably develop, strengthen and nurture success, become a city of scale and continue to be driver of regional growth.

This vision includes for a settlement strategy that supports the city to transition to a low carbon, climate resilient city. This can be achieved by implementation of a compact growth approach, increased integration between land use and transportation, increased sustainable mobility and sustainable use and management of environmental resources.

There is a focus in the strategy to facilitate development within the strategic framework of the Galway Transport Strategy and to align employment and housing growth along existing and planned transport corridors. This will increase active travel, that is walking and cycling and usage of public transport.

To deliver on the compact growth approach, the strategy seeks to concentrate a significant amount of development that is **more than** at least half of all new homes within the built footprint of the city and thereby accord with sustainable principles and the NPF/RSES objectives. This will allow for efficient use of existing services, public transport and facilities and in some areas can lead to transformational change bringing additional footfall, new life and facilitate shorter, more sustainable journeys to employment, and recreation opportunities. Policy guidance included in the plan on housing densities and mix, building height, design and layout all contribute to achieving economic use of land and delivery of compact growth. These policies have evolved in conjunction with the outcomes of the Building Height and Density Study prepared as a supporting document for the plan and in line with Section 28 Ministerial Guidelines.

The approach to compact growth is further supported by an increasing focus on place making, public realm measures and enhancement of amenity and recreational opportunities. The delivery of these qualitative measures will be guided by the Galway City Public Realm Strategy and the Recreational Needs Study and its successor and General Urban Design Standards. It is a given that compact growth of itself will not deliver sustainable neighbourhoods and the vision for the city is that the delivery of housing is balanced with the provision of community infrastructure which includes a range of critical facilities including good open space, recreation facilities, good transport options and appropriate social and community infrastructure.

**The Core Strategy Table as provided in Table 1.9 provides for the housing supply targets specific to the plan period and also shows how these are aligned with the settlement strategy as stated to be one of consolidation of existing neighbourhoods, regeneration in particular of brownfield sites close to and located in the city centre and for strategic growth areas, all aligned with that as identified in the MASP.**

In the interests of delivering compact growth the zoning of additional lands for residential use has been constrained, existing residential areas of the city will grow but through consolidation and modest densification. These areas **predominantly** include the ~~newer~~ suburbs of Knocknacarra (**Outer Suburbs West**), Castlegar and Doughiska (**Outer Suburbs East**), where there ~~are~~ **are existing** opportunities for additional local employment growth, ~~services and facilitates and for improved public transport and active mode measures.~~ **Plans for additional investment** in amenity, services and facilitates and **planned investment** in improved public transport and active mode measures. **In general these residential areas are considered serviced. In infrastructural terms specific sites may require short extensions to services that are normally a consideration during the development management process. There are deficits of services for some community needs not necessarily those provided by the local authority but sufficient land use zonings to generally accommodate these are included for and identifying the deficit will be captured in the commitment in the plan to carry out community services audits.**

The Core Strategy **also** recognises, in line with the NPF and RSES/**MASP** direction, the significant potential for a number of brownfield sites in the city to contribute to the delivery of housing. Major potential exists in particular **on the priority regeneration sites** at Ceannt Quarter, the Inner Harbour, ~~Dyke/Headford Road, area and at Sandy Road~~ **and Crown Quarter**. The development of housing at these locations in conjunction with other mix of uses

can improve the **general** environment and revitalise and transform these to vibrant, living locations. **The location of the priority sites in the neighborhoods of the City Centre and Inner and Established suburbs will contribute significantly to achieving the national and regional planning strategy particularly that as guided by NPO 3 (b), NPO 6 and RPO 3.6.2 and 3.6.4.** Chapter 10 identifies these sites as Regeneration and Opportunity Sites and elaborates on the objectives for these sites that guides how they can contribute to the growth of the city **as a regional economic driver** while also complementing the character, sensitive environment, cultural legacy and built form of the city. **This accords with many national and regional objectives including NPO 4 and NPO 5 and with the ambitions of the MASP.**

The main urban extension of the city at Ardaun, which is a main focus of the settlement strategy **is identified as a key enabler under the NPF strategic growth area in the MASP** demanded detailed spatial guidance in the form of a Local Area Plan which was adopted in 2018. This area has potential to be a major new residential and employment settlement in the city. It provides a continuous link out from the city and is integrated with the transport strategy and capable of benefiting from planned investment in bus connects, active mode networks and commuter rail investment at Garraun. It will provide opportunities for high density residential development structured and co-ordinated with other essential community services. It is well placed to develop good employment opportunities having close physical links with the existing technology parks at Mervue, Ballybrit / Parkmore and strategic IDA sites at Oranmore and Athenry. It is also well placed to link in with and take advantage of the proximity of the higher level institution at GMIT and the significant health institutions at Merlin Park Hospital and the Galway Clinic.

Reflecting the recent years of low housing construction and a deficit of investment in infrastructure no housing has been constructed in Ardaun to date. Future delivery will be strongly linked to the stimulus needed from **imminent** additional infrastructural investment. Notwithstanding this, an implementation strategy to address these constraints is progressing. This included the preparation of an Area Based Transport Assessment (ABTA) for the LAP lands which supported applications for successful allocations under both rounds of Urban Regeneration Development Funding (URDF). This funding includes for **an imminent the** upgrade to the primary access to the southern section **under construction** which will provide bus priority, upgrades pedestrian and cyclist facilities and for the assessment of the location and design of an additional access route into the LAP lands. ~~Design work by Irish Water was also carried out under the Irish Water Network Extensions and additional work is scheduled and has been commissioned by the Council.~~ **Design work by Irish Water has also been carried out under the Irish Water Network Extensions which will deliver capacity for a proportion of the overall development during the currency of the plan period by facilitating the Ardaun Wastewater Network Extension. Additional investment in a range of other infrastructure will be required also to enable full development of these lands in time and this will be sequenced with the longer term strategic settlement strategy focus of the MASP and NDP.**

Lands at Murrough, although primarily designated for recreation and amenity purposes, will also sustain mixed uses including an element of housing and a significant delivery of amenity. This in time will service both the adjacent third level institute at GMIT and the existing and planned population on the east of the city. It is anticipated that an LAP will be brought forward during the currency of this plan and that recreational facilities and infrastructure may be delivered but housing is **unlikely not targeted** in the period of this plan.

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. RSES/NPF targeted growth and need for the delivery of the associated demand for housing in the City including the allocation for the city MASP area. The lands available constitute a mix of consolidation of existing residential lands which has capacity to deliver 4,560 homes. Regeneration/opportunity sites are recognised as having significant potential to contribute to sustainable compact growth, particularly those sites as prioritised in the MASP and Core Strategy. These sites are targeted to deliver up to 1,590 housing units during the plan period. Ardaun LAP area, as referenced, a strategic growth area is targeted to deliver 500 units during the currency of this plan. These targets have been aligned with the indicative neighbourhood areas as identified in Figure 3.1, showing the proportionate split between anticipated housing targets delivered from residential zoned lands and those identified as regeneration /opportunity (infill sites). There is an excess of 1,917 targeted housing units provided for over the quantum arrived at from the estimation of housing need demand assessment (Table 1.4). This has been allowed for in the context of a need for "additional provision". It is being used to ensure that there is sufficient zoned lands to meet the identified targeted housing needs and to allow for an element of choice and to recognize that the time gap that exists between grants of permission and construction which can result in delivery in subsequent plan periods.~~

~~Deliver 5,480 homes and the Regeneration and Opportunity Sites as shown in Figure 1.5. A review of the Regeneration and Opportunity Sites indicate a potential yield of 3,411 homes. To supplement this and ensure a readiness in the city to meet the ambitions for significant growth targeted in the RSES/MASP for Galway as a regional city Ardaun Phase 1 capacity yield of 1,980 is required for the period up to the end of 2028. It is considered that Ardaun Phase 2 will require infrastructure which is not committed to as of yet and can be classified as Additional Provision and support the continued realisation of the longer term RSES population targets for 2040.~~

~~As stated previously it is recognised that the potential yield can deliver more housing than what is included for in the ESRI and HNDA projections for delivery for the period up to the end of 2028. However this latter calculation represents a very conservative growth rate when viewed in the context of the NPF/RSES population targets up to 2031. Other factors are needed to be considered also when reviewing the settlement strategy for the city. The current proposal represents a minimal increase of 21.8ha in lands specifically zoned for housing from that which already exists in the City Development Plan 2017-23 plan and in the Ardaun LAP. A significant amount of the additional yield is anticipated to be delivered on the Regeneration and Opportunity Sites, all of which constitute brownfield sites located close to the city centre which can sustain in general a mix of uses with potential for high density compact growth. Notwithstanding that these are being brought forward in the current plan it is unlikely that they will all be delivered during the period of the plan. Development is likely to occur at a pace that reflects the proposed additional investment in public transport, public realm, services and the momentum of investment and the construction industry to gravitate towards new formats of development delivery. In view of this, it is considered that the approach to the settlement strategy for the city is appropriate from national and regional policy direction, from a land use, plan led perspective and also affords clarity to the general public and investment community.~~

**Table 1.9 Core Strategy Table**

<b>Location</b>	<b>Proposed Total Residential Unit Yield Y Est. pop capacity* P</b>	<b>Proportion of total residential unit yield attributed to Regeneration/Opportunity Sites</b>	<b>Area (Ha) of which is specifically Zoned R residential</b>	
Outer Suburbs (West)	<b>2070 (Y) 5175 (P)</b>	<b>150 (Y) infill</b>	48	
Outer Suburbs (East)	<b>2060 (Y) 5,150 (P)</b>	<b>100 (Y)Opportunity /Infill</b>	49	
Established Suburbs (West)	<b>120 (Y) 300(P)</b>	0	3	
Established Suburbs (East)	<b>1,355 (Y) 3,387(P)</b>	795 (Regeneration )	14	
Inner Residential Area	<b>250(Y) 625(P)</b>	250 (Regeneration)	0	
City Centre	<b>295(Y) 737 (P)</b>	295 (Regeneration )	0	
Ardaun	<b>500(Y) 1,250 (P)</b>	N/A	Portion of R zoned lands in LAP	
<b>Galway City Total Housing Capacity Yield</b>				<b>6650</b>
		Less estimated completions from Q.3 2021 – Q.4 2022**		300
		GCC Housing Targets Q.1 2023 to Q4 2028		<b>6350</b>
		GCC Housing Targets		

\* Using an estimate of 2.5 per households noting that this not equivalent to population increase solely but also new household formations

\*\* Estimated

## **Submission No.**

**GLWC-C5-13, GLWC-C5-41, GLWC-C5-45, GLWC-C5-40, GLWC-C5-79**

## **Summary**

- The refined details on the core strategy the DE recognise that the reduced housing targets could impact on future DE estimated education requirements. Notwithstanding the clarity on the likely delivery of housing in Ardaun up to 2028 the DE reiterate their demand for school place requirements in Ardaun has not changed.
- The DE notes the estimated average occupancy applied to future housing is marginally less than the last (2016) average but note this is unlikely to impact the estimated demand for future school places as outlined in their April 22 submission.
- Supported by the LDA
- The identification of Strategic Reserve lands on the Land-use zoning map would be beneficial to assist with Irish Water strategic network and investment planning.
- Objects to wording which includes mixed use development and housing. Lands at Murrough should be reserved in their entirety for recreation and amenity.
- Save Roscam note the local authority has failed to take into account that the population of city has only increased by 3,522 in the period between the 2016 and 2022 census and population assumptions in the HNDA model do not take into account this slower than anticipated growth.
- No justification for the inclusion of “headroom” due to over-zoning which has occurred for each of the last three development plans, and which the OPR refers to in its submission
- R2 zoning and zoning objectives is contrary to the intent of the OPR's Recommendation 5. Use of R2 low density development undermines the 50% target for compact development within the city

## **OPR Submission**

See expanded response in OPR Recommendation 1 – Core Strategy Table and Settlement Hierarchy

## **Chief Executive's Response**

The Dept. of Education submission takes note of the revised Core Strategy figures including the housing targets as expressed in A.37. These reflect the outcome of the Galway City - Housing Need & Demand Assessment (HNDA). The latter was prepared in accordance with methodology included in the relevant S.28 Guidelines which was based on population projections undertaken by the ESRI. It is acknowledged that the Dept. of Education indicates that these may be used by their department as a basis for projecting educational place requirements. It is also noted that the Dept. of Education projection for school place requirements in Ardaun has not changed and likewise there are no overtures through any

current planning process to reduce the zoned lands for this purpose in the Ardaun LAP which although included in the Core Strategy for housing targets is subject to a separate plan process being an independent local area plan. It should also be noted that the assessment of future housing need carried out as part of the HNDA is not limited to population projections and is based on a framework of a number of components and drivers of demand. These include household formation from in migration, tourism, obsolesces, trends in household size and household formation age, levels of economic activity, employment rates, income levels, current and projected house prices and current and projected rent levels. The Plan is also required with the Section 28: HNDA Guidelines.

### Chief Executive's Recommendation

It is recommended that this Proposed Material Alteration is accepted with the minor amendment to Table 1.8 to omit last row (*R2 – Residential 2 zoned lands low density*) in accordance with OPR Recommendation 1: Core Strategy Table and Settlement Hierarchy.

**Table 1.8 Settlement Capacity Audit**

Zoning	Potential Development Yield Cumulative	Tier 1 / Yield	Tier 2 /Yield	Strategic Reserve
R – Residential Zoned lands	5080	4120	440	520
Regeneration /Opportunity/infill	1590	1390	200	1,820
Ardaun Phase 1	500		500	1480
Ardaun Phase 2	2660			2660
<del>R2 – Residential 2-zoned lands low density</del>	<del>60</del>	<del>60</del>		

Material Alteration No.

A.38

1.4 – Core Strategy Context

Amend the Core Strategy Map Figure 1.6 to insert **an icon for the District centre at Westside.**

Figure 1.6



Submission No.

No Submissions received

Chief Executive's Recommendation

It is recommended that this Proposed Material Alteration is accepted.

## Chapter 2: Climate Action

### Material Alteration No.

#### A.39

**Amend text in Section 2.2 Climate Change International and European Context as follows:**

#### **National Context and Legislation**

##### **Paragraph 1**

It follows through on Ireland's increasingly ambitious commitments in the area of climate action, which were included for in the Programme for Government and the ~~2019 Climate Action Plan~~. **Annual Climate Action Plan.**

##### **Paragraph 3**

~~The **Climate Action Plan** prepared in 2019 under legislation is now required to be updated annually. The plan is required to set a roadmap of sector specific actions to comply with the carbon budget programme and sectoral emission ceilings and other actions necessary to support government policy on climate change. It currently includes for over 180 actions across a range of sectors including electricity, enterprise, built environment, transport, agriculture, forestry and land use, and waste and the circular economy. The plan also acknowledges the need for a just transition and the need to build climate resilience in all communities.~~

**The Climate Action Plan (CAP), first prepared in 2019 sets out a roadmap to deliver a 51% reduction in Ireland's overall greenhouse gas emissions from 2021 to 2030, and to achieving net-zero emissions no later than 2050. Under legislation the Climate Action Plan is required to be updated annually to accommodate new and emerging technologies, changing scientific consensus and evolving government climate action policy. The CAP must also comply with the carbon budget programme and sectoral emission ceilings and other actions necessary to support government policy on climate change. The CAP also acknowledges the need for a just transition and the need to build climate resilience in all communities.**

##### **Paragraph 11**

~~The transition to a Circular Economy is an action under the **Climate Action Plan 2019** that will form part of Ireland's transition to a climate resilient economy.~~

#### **Local Context – Galway City**

##### **Paragraph 10**

~~As referenced climate legislation requires each local authority to prepare five yearly Local Authority Climate Action Plans that will be required to integrate with respective development plans. These will need to specify mitigation and adaptation measures, consistent with the relevant elements of the governance framework and relative to the local authority area. The legislation requires these to be prepared within 1 year of the commencement of the Act and supported by government guidelines. It is anticipated with this prescribed timeline that the City Council will commence preparation of the **Local Climate Action Plan** before the end of 2022.~~

## **Submission No.**

**GLWC-C5-13, GLWC-C5-62**

## **Summary**

- Submission considers that climate related actions in the plan are not sufficient to contribute to a 51% reduction in greenhouse gas emissions. Suggest council set up local taskforce to implement Climate Action Plan.
- DCCAE requests that references to the Climate Action Plan to include and “any revisions thereof” and commends the council for its approach to addressing the Circular Economy in the proposed material alterations.

## **Chief Executive's Response**

Submissions relating to policy within the draft plan cannot be considered at this stage of the development plan preparation process. However, it is noted that policy set out in the forthcoming development plan accords with the strategic framework of the NPF, RSES and the National Climate Objective as set out in the Climate Action and Low Carbon Development (Amendment) Act 2021. Key policy measures incorporating climate adaptation and mitigation measures are integrated throughout. In addition, a Decarbonising Zone (DZ) has been designated in the Westside area of the city. The designation of a DZ is intended to be positive where local stakeholders will work in partnership to reduce greenhouse gas emissions by 51% by 2030 in accordance with national targets.

The request by the DCCAE is considered minor in nature and can be accommodated at this stage.

## **Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration including update to references to the Climate Action Plan to include and “any revisions thereof” be accepted.

Material Alteration No.

**A.40**

**Amend Policy 2.2(1) Climate Action as follows:**

Policy 2.2. Climate Action	
1.	<p>Support the implementation of International, European and National objectives as detailed in the following:</p> <ul style="list-style-type: none"> <li>- EU Climate Adaptation Strategy 2021;</li> <li>- the European Green Deal;</li> <li>- The Climate Action and Low Carbon Development Acts 2015 to 2021;</li> <li>- The Climate Action Plan (2019) and any updated plan; <b>The annual Climate Action Plan</b></li> <li>- The National Climate Adaptation Framework 2018;</li> <li>- The National Climate Change Strategy;</li> <li>- EU Biodiversity Strategy for 2030;</li> <li>- Sectoral Adaptation Plans and</li> <li>- The National Climate Mitigation Plan (when prepared and adopted)</li> </ul>

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

**A.41**

**Amend Policy 2.2(5) Climate Action as follows:**

Policy 2.2. Climate Action	
5.	<p>Prepare and make a five year Local Authority Climate Action Plan in accordance with the Climate Action and Low Carbon Development Amendment Act 2021 and future supporting guidelines. <del>And consequently</del> <b>Review the development plan to ensure alignment consistency with the Local Authority Climate Action Plan and future climate action policy and guidance and if required bring forward a variation of the plan.</b></p>

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

**A.42**

**Insert new Policy 2.2 (17) Climate Action as follows:**

Policy 2.2. Climate Action	
17.	Support the Third level sector to become centres for Climate Mitigation and Learning.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

**A.43**

**Amend text in Section 2.3 Planning & Sustainability – Achieving Sustainable Planning Outcomes, Renewable Energy (Mitigation) paragraph 2 as follows:**

The Development Plan supports the increase in use of renewable energy and development of renewable energy infrastructure and initiatives to provide a viable alternative to the burning of fossil fuels. Sources of renewable energy include solar photovoltaic (PV), solar thermal, geothermal, hydroelectric power, tidal power, renewable gas, green hydrogen, the use of biofuels and onshore and offshore wind turbines. Only some of these present suitable opportunities in the city being an urban area. Potential also exists ~~for examining~~ **to examine low carbon district heating, waste heating recovery and utilisation** opportunities within the city particularly in newly designated areas such as Ardaun and in some of the regeneration sites.

**Submission No.**

**GLWC-C5-62**

**Summary**

DCCAE supports material alteration and requests that the text is amended as follows: Potential also exists ~~to examine~~ **prepare feasibility studies for low carbon district heating, waste heating recovery and utilisation** opportunities within the city particularly in newly designated areas such as Ardaun and in some of the regeneration sites.

**OPR Submission**

OPR welcomes this material alteration in relation to support for low carbon district heating, waste heating recovery and micro-renewables. The proposed amendments are consistent with NPO 55 and the Climate Action Plan 2021 and have the potential to contribute to the achievement of binding national targets under the Climate and Low Carbon Act, as amended.

### Chief Executive's Response

The OPR's comments are welcomed. The request by the DCCAE is considered minor in nature and can be accommodated at this stage and the change in wording is similar to the intent of the original wording.

### Chief Executive's Recommendation

It is recommended that this Proposed Material Alteration incorporate the change of wording from "examine" to "prepare feasibility studies" and be accepted.

#### Material Alteration No.

#### A.44

#### Amend Policy 2.3(4) Renewable Energy as follows:

Policy 2.3. Renewable Energy	
4.	Promote small scale, on-site energy development, where energy generated is primarily required to meet the needs of households, communities and businesses to reduce their carbon emissions. Examples could include micro wind/solar energy generation, low carbon district heating, waste heating recovery and utilisation, geothermal and air to water energy technologies.

#### Submission No.

GLWC-C5-62

#### Summary

DCCAE supports material alteration

#### OPR Submission

OPR welcomes this material alteration in relation to support for low carbon district heating, waste heating recovery and micro-renewables. The proposed amendments are consistent with NPO 55 and the Climate Action Plan 2021 and have the potential to contribute to the achievement of binding national targets under the Climate and Low Carbon Act, as amended.

### Chief Executive's Response

The comments from the OPR and DCCAE are welcomed.

### Chief Executive's Recommendation

It is recommended that this Proposed Material Alteration is accepted.

## Chapter 3: Housing and Sustainable Neighbourhoods

### Material Alteration No.

**A.45**

**Amend Policy 3.1(5) Housing Strategy as follows:**

Policy 3.1 Housing Strategy	
5.	Work in collaboration with the Land Development Agency to enhance delivery of the long term strategic needs for social, affordable and cost rental housing in the city. <b>The delivery of social and affordable housing and cost rental housing on public lands will be prioritised.</b>

**Submission No.**

**GLWC-C5-79**

**Summary**

Supported by the LDA

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

### Material Alteration No.

**A.46**

**Amend Policy 3.1(24) Housing Strategy as follows:**

Policy 3.1 Housing Strategy	
24	Ensure delivery of housing contributes to meeting the objectives for emission targets in line with national legislation and <del>imminent</del> National Climate Action Plan.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

### Material Alteration No.

**A.47**

**Amend text in Section 3.3 Traveller Accommodation first paragraph as follows:**

A mandatory requirement of the Development Plan is inclusion of objectives for the provision of accommodation for Travellers and for the use of particular areas for that purpose. The current Traveller Accommodation Programme (TAP) for Galway City covers the period 2019-2024. The TAP specifically deals with the accommodation needs of the Traveller Community, details of which are set out in the Housing Strategy. The TAP includes for accommodation to be provided through social and grouped housing and through

refurbishment of existing halting sites. Traveller specific accommodation currently provided in the city and environs includes four permanent residential halting sites, one transient halting site and five group housing schemes. Standard City Council and AHB housing and accommodation through the RAS/Leasing and HAP schemes also caters for members of the Traveller community. **Under the current Traveller Accommodation Programme additional accommodation is planned on council owned lands at Keeraun, Ballymoneen Road, along the Headford Road and the Doughiska Road. It is also proposed to carry out the redevelopment of the Circular Road halting site for provision of housing units. Additional sites to meet Traveller accommodation needs will be identified in the Traveller Accommodation Programme subsequent to the 2019-2024 programme.**

The Development Plan makes specific provision for Traveller specific accommodation in a range of land use zones which can facilitate achieving the recommendations contained in the TAP and in any subsequently adopted recommendations. **Sites which include for Traveller accommodation are identified by the 'TA' symbol on the Land Use Zoning and Specific Objectives Map**

#### **Submission No.**

No Submissions received

#### **OPR Submission**

OPR welcomes this material alteration in relation to the identification of Traveller accommodation.

#### **Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

#### **Material Alteration No.**

#### **A.48**

#### **Amend text in Section 3.4 Sustainable Neighbourhood Concept as follows:**

##### **Streets and Movement**

The layout of residential development needs to create spaces where the car becomes secondary, **where through vehicular traffic is discouraged through design** and where the street has an important public realm function beyond the movement of traffic. Design principles and measures should consider the following:

- *Connectivity and Permeability:* Provide **universal** convenient access to places, particularly to schools and places of work. Routes within the area should be accessible for everyone including the needs of all users, including the elderly and people with a disability, and should be as direct as possible.

##### **Homezones**

Within new residential development the Council will encourage the use of homezones. These consist of shared surfaces, indirect traffic routes, areas of planting and features to encourage the use of the street for amenity. These elements allow for traffic calming and include design features that are used to indicate to traffic the presence of a homezone. Homezones allow streets to become play and amenity areas and therefore can contribute to Galway's role as a 'Child Friendly City'. Detailed guidelines are available which demonstrate opportunities for homezones and give advice on their design and the range of elements

required to create a homezone. **The elimination of through vehicular traffic is a key component of the Homezone concept.**

**Submission No.**

**GLWC-C5-13**

**Summary**

- Aspiration set out in material alteration is not applicable to Roscam Peninsula as access is via one road only and there is insufficient public transport available to serve the area.

**Chief Executive's Response**

The submission is noted but is not considered relevant to this material amendment. This text is more applicable to residential estates which have a network of through routes

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration be accepted

**Material Alteration No.**

**A.49**

**Amend Section 3.4 Neighbourhood Concept, Table 3.1 Indicative Neighbourhood Areas in Galway, to include Bowling Green as a city centre residential area as follows:**

<b>Outer Suburbs</b>	<b>Established Suburbs</b>	<b>Inner Residential Areas</b>	<b>City Centre Residential</b>
<b>East</b> Ardaun LAP area Doughiska Roscam	<b>East</b> Renmore Mervue Ballybaan Dublin Road	<b>East</b> Bohermore College Road Lough Atalia	City Core <b>Bowling Green</b> Woodquay Long Walk Henry Street Area
<b>West</b> Knocknacarra Ballyburke Ballymoneen Letteragh	<b>West</b> Dangan Salthill Taylor's Hill Westside	<b>West</b> Claddagh Shantalla Newcastle Fr. Griffin Road	
<b>North</b> Castlegar Tuam Road	<b>North</b> Tirellan Ballinfoile		

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

A.50

**Amend Policy 3.6 Sustainable Neighbourhoods: Inner Residential Areas to insert new policy no. 3 as follows:**

**Policy 3.6 Sustainable Neighbourhoods: Inner Residential Areas**

- |    |   |
|----|---|
| 3. | Prioritise the provision of new homes on designated Regeneration and Opportunity Sites in the Inner Residential Areas at appropriate scales to enable the development of new sustainable communities. |
|----|---|

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

A.51

**Amend text in Section 3.7 Sustainable Neighbourhoods: Inner Residential Areas last paragraph to insert text as follows:**

...Other strategic projects such as the Corrib go C osta Galway Flood Relief Scheme will ensure neighbourhoods, in particular the Claddagh **which includes Munster Avenue and surrounding areas**, are resilient to the impacts of climate change.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

A.52

**Delete text for Low Density Residential (LDR) Areas and replace with Residential 2 (R2) Areas as follows:**

**Section 3.8 Low Density Residential Areas**

~~Low Density Residential areas (LDR) are areas of the city, which have been zoned for residential development at a lower density than other lands zoned residential. The prescribed residential densities in these areas are considered appropriate due to environmental sensitivity, deficiency in service provision, established residential pattern and significance of landscape. Given the diverse, unique and sensitive characteristics of these areas, each area requires specific development objectives which are outlined in Chapter 11.~~

## Section 3.8 Residential 2 (R2) Areas

Residential 2 (R2) areas are areas generally on the periphery of the city with legacies of clustered patterns of low density development, which evolved over time from historic, more dispersed forms of settlement owing to deficiencies in service provision, deficiencies in the road network and also due to environmental, visual and built heritage sensitivities. Many of these can be considered as having a defined character, sensitive environments from an historical, architectural, archaeological and or natural heritage perspective. Although they don't reflect the best form of sustainable development, having evolved over time and prior to current national and regional policy direction they still have potential within their nodal settings for sensitive infill and consolidation that can contribute somewhat to compact growth. This will be determined by the planning authority on relevant suitable sites, subject to full assessment, where the impact on the environmental and visual sensitivities in the area, including those in particular the subject of Policy 5.2 are integral part of any assessment for suitability.

### Submission No.

**GLWC-C5-13, GLWC-C5-67, GLWC-C5-40**

### Summary

- Landowner is supportive of this alteration.
- Site is suitable for residential development and has capacity for higher density with good accessibility and connectivity.
- Save Roscam call for omission of material alteration as is contrary to Policies 1.2, 1.4, 3.1, 3.3, 5.1 and 5.2 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services (main drainage and transport), the Habitats and Birds Directives, the 2011 Regulations, NSO 1 and Policies NPO 3(b), NPO 62 and NPO 54 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5 of the OPR on compact growth.

### OPR Submission

Delete text for Low Density Residential (LDR) Areas and replace with Residential 2 (R2) Areas; **(See Section 2; MA Recommendation 3 - Low Density Residential)**

### Chief Executive's Response

The Chief Executive response and recommendation to OPR MA Recommendation 3 – Low Density Residential is relevant to this proposed material alteration and should be read in conjunction with this response. The OPR recommendation to make the plan without this Proposed Material Alteration is accepted by the Chief Executive.

### Chief Executive's Recommendation

The Chief Executive recommends in accordance with the OPR MA Recommendation 3 – Low Density Residential that the Plan be made without this proposed Material Alteration.

**Material Alteration No.**

**A.53**

**Amend text in Policy 3.8 (1) and 3.8 (2) to change from Low Density Residential Areas to Residential 2 (R2) Areas as follows:**

<b>Policy 3.8 Low Density Residential Areas Residential 2 (R2) Areas</b>	
1	<del>Protect Low Density Residential Areas by reason of their character, environmental vulnerability and limited services capacity, and ensure new development has regard to the prevailing pattern, form and density of these areas.</del> <b>Facilitate sustainable infill but only where such development can be provided having regard to any environmental vulnerability, services capacities, and where development can be assimilated satisfactorily through design, layout and amenity impact in a manner that does not detract from the character of the area.</b>
2	<del>Protect the characteristics of these areas through development standards and guidelines.</del> <b>Ensure assessment of any developments complies with Policy 5.2 in relation to the protection of sites of European, National, and Local Ecological Importance.</b>

**Submission No.**

**GLWC-C5-13, GLWC-C5-40**

**Summary**

- Objects to reclassification of LDR as R2.
- Save Roscam call for omission of material alteration as lands Zoned A and G areas in the draft plan contain their own objectives and criteria with respect to lands situated at the outskirts of the City, outside the existing build-up footprint in areas of high environmental vulnerability, which allow for development that will not detract from the character of the area, on a case by case basis.

**OPR Submission**

Amend text in Policy 3.8 (1) and 3.8 (2) to change from Low Density Residential Areas to Residential 2 (R2) Areas; (See Section 2: **MA Recommendation 3 - Low Density Residential**)

**Chief Executive's Response**

The Chief Executive response and recommendation to OPR MA Recommendation 3 – Low Density Residential is relevant to this proposed material alteration and should be read in conjunction with this response. The OPR recommendation to make the plan without this Proposed Material Alteration is accepted by the Chief Executive.

**Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration. This accords with Recommendation 3 – Low Density Residential.

Material Alteration No.

**A.54**

**Insert new Specific Objective 3.9 (9) as follows:**

**Section 3.9 Specific Objectives**

- |    |   |
|----|---|
| 9. | Support <b>and consider</b> the development of recreational and amenity facilities including playing pitches on lands located in Mincloon north of Ragoon Road <b>in the ownership of Salthill Knocknacarra GAA Club.</b> |
|----|---|

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

## Chapter 4: Sustainable Mobility and Transportation

### Material Alteration No.

#### A.55

##### **Text Amendments to update and replace old text throughout chapter as follows:**

- a. Change reference in the draft plan to DMURS will be updated and acknowledge all supplemental advice notes.
- b. Change reference within the plan relating to Smarter Travel, A Sustainable Transport Future, 2009-2020 policy will be replaced with references to the National Sustainable Mobility Policy.
- c. Change references to Department of Transport, Tourism and Sport will be replaced with the Department of Transport.
- d. Change references to NTA's five year Walking and Cycling infrastructure Delivery Plan 2021-25 will be replaced with the reference to NTA's forthcoming Walking and Cycling Infrastructure Delivery Plan.

##### **Submission No.**

No Submissions received

##### **Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

### Material Alteration No.

#### A.56

##### **Amend text in Section 4.1 Context under Galway Transport Strategy (GTS) heading in the 6<sup>th</sup> paragraph as follows:**

"This Draft Development Plan will continue to progress a sustainable transport solution for the city and identify how it is intended to deliver and build upon the work of the GTS, while continuing to support the measures set out in the GTS. A planned evidenced based review of the GTS is due to commence ~~be carried out~~ in 2022 **and be completed in 2023** in ~~conjunction~~ **collaboration** with Galway County Council ~~and~~, the National Transport Authority (NTA) **and all other stakeholders. This process will include for public consultation**, which will consider all transport modes including the feasibility of a **very light rail/light rail** option and will not preclude the advancement of the Cross City Link route **or the planning of other projects already commenced within the Galway Transportation Strategy** to planning consent stage."

##### **Submission No.**

**GLWC-C5-4, GLWC-C5-105**

##### **Summary**

- TII would welcome consultation as a Stakeholder on the review of the Galway Transport Strategy when the review commences.
- Text should refer to the Galway Metropolitan Area Transport Strategy (GMATS) to replace update to Galway Transport Strategy (GTS) text.

### Chief Executive's Response

TII comments are noted. If there are material changes during the GTS review these can be accommodated as part of the variation process.

### Chief Executive's Recommendation

It is recommended that this Proposed Material Alteration is accepted.

#### Material Alteration No.

A.57

#### Amend Policy 4.1(5) General as follows:

Policy 4.1. General	
5	Support the Galway Transport Strategy (GTS) and the outcomes of the planned evidenced based review to be carried out in <del>conjunction</del> <b>collaboration</b> with Galway County Council, and the NTA <b>'and other stakeholders'</b> . This review will consider all transport modes including the feasibility of a <b>very light rail</b> /light rail option and will not preclude the advancement of the Cross City Link route <b>or the planning of other projects already commenced within the Galway Transportation Strategy</b> to planning consent stage.

#### Submission No.

GLWC-C5-105

#### Summary

- Text should refer to the Galway Metropolitan Area Transport Strategy (GMATS) to replace update to Galway Transport Strategy (GTS) text.

### Chief Executive's Response

The request for text updates are noted. If there are material changes during the GTS review these can be accommodated as part of the variation process.

### Chief Executive's Recommendation

It is recommended that this Proposed Material Alteration is accepted.

**Material Alteration No.**

**A.58**

**Amend Policy 4.2(6) Land Use and Transportation as follows:**

<b>Policy 4.2 Land Use and Transportation</b>	
6.	<del>Encourage</del> <b>Aim to achieve</b> the concept of a “15 minute city” where land use policies facilitate residents to access their daily needs within a 15 minute walk or bike ride and thereby reduce the dependence on car transport.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

**Material Alteration No.**

**A.59**

**Amend text in Section 4.3 Public Transport, Bus Network - Regional as follows:**

**Bus Network - Regional**

Investment in the bus services will be focused on improving connectivity between regional settlements, including Galway City and Dublin, and enhancing the reliability and the level of service within and between key settlements. For regional and long distance bus and coach services, journey speed and reliability are the crucial issues. The import role that Galway City plays as a Regional City, providing connectivity to a large hinterland is recognised in the RSES and the plan supports the major national public transport initiative, NTA Connecting Ireland: Rural Mobility Plan, which will increase connectivity, particularly for those living outside the major cities.

Principal destinations of regional buses within the city will remain at Ceannt Station, ~~and~~ Fairgreen Coach Station. ~~and Eyre Square.~~ These will be complemented by controlled drop off and pick up locations in the city centre area following investigation in the context of the designated access routes into this area. The proposed Cross City Link efficiencies will also enable a much better regional service. This includes for traffic restrictions along College Road as proposed in the GTS, which will significantly benefit connectivity for these regional services in conjunction with the priority measures proposed for the local bus network coming from the west, including the restrictions proposed on Salmon Weir Bridge. This regional service offers a valuable service for tourists, particularly for trips to and from Dublin and Shannon airport and to other tourist destination cities and towns. ~~Coach parking for tourists will continue to be provided at Merchant's Road and adjacent to Galway Cathedral.~~

The GTS sees the attraction of these services being enhanced further by the provision of interchanges between regional and local public transport at key locations in the city centre. The infrastructure proposals provided as part of the local bus network will enhance the regional services also, as the regional buses will be able to avail of the priority routes in the city and others, such as that proposed along the Dublin Road. Sufficient access to and from the termini in the city centre will also be required to be provided.

With a growing number of private tour coach services and private commuter coach services, the current set down/pick up arrangements need to be examined so that these services can be directed to more adequate locations which can be linked to existing and proposed transport hubs.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

**A.60**

**Amend text in Section 4.3 Public Transport under Rail heading in first paragraph to as follows:**

The NDP includes for the Dublin–Galway rail lines to be subject to an examination to move to higher speeds leading to improved connectivity to regional cities through improved rail journey times. This is being further examined under the All-Ireland Strategic Rail Review as well as the potential of the Western Rail Corridor, and the Council will support rail infrastructure improvements arising from that review. The potential for double tracking of the railway line from Galway City to Athlone with increased service stops between Athlone and Galway will improve commuter services.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

**A.61**

**Amend text in Section 4.3 Public Transport in second paragraph under Rail heading as follows:**

Such works to the line may also benefit the provision of a rail freight service from Galway Port and is a strategic project that would enhance accessibility and connectivity in the region. The recent Rail Freight 2040 Strategy includes for an ambitious vision positioning rail at the centre of Ireland's freight transport system, recognising the sustainable benefits that rail provides as a contribution towards achieving Ireland's climate objectives and wider strategic national outcomes.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

**Material Alteration No.**

**A.62**

**Amend Policy 4.3 (6) Public Transport as follows:**

<b>Policy 4.3 Public Transport</b>	
6.	Ensure ease of access to all bus termini in the city centre and facilitate tourist coach drop-off /pick up locations <del>and convenient to the city centre that</del> <b>accommodates</b> bus layover areas.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted.

**Material Alteration No.**

**A.63**

**Amend: Policy 4.4 Sustainable Mobility- Walk and Cycle to insert new policy (12) as follows:**

<b>Policy 4.4 Sustainable Mobility - Walk and Cycle</b>	
12.	<b>Any active-travel intervention on a road or street which requires people cycling to share the same lane with general motor-traffic, should also ensure that such roads or streets are designed and managed to create the appropriate environment as per guidance in the National Cycling Manual on "Shared/Mixed Streets.</b>

**Submission No.**

**GLWC-C5-4, GLWC-C5-19**

**Summary**

- Amend policy 4.4 to include that where such roads are national roads, regard shall also be had to TII Publications DN-GEO-03030 (Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes)'. This reflects that some roads are national roads and may also be heavily trafficked, high speed, national roads.

**Chief Executive's Response**

The comments from TII are noted. It is considered that by including the words "and any subsequent updates" that this will allow for a minor edit to ensure that the forthcoming replacement/updated document for the National Cycling Manual will be included for in this policy once adopted. It is required that TII publications are adhered to in the design phases of projects.

### Chief Executive's Recommendation

It is recommended that this Proposed Material Alteration is accepted with the text "and any subsequent updates".

Material Alteration No.

**A.64**

**Amend text in Section 4.4 Sustainable Mobility- Walk and Cycle under Cycling heading as follows: (p.101)**

Increased public cycle parking provision in the city centre and at other important destinations throughout the city will be key to ensuring that the policy of the 15-minute city concept is achievable.

**Submission No.**

No Submissions received

### Chief Executive's Recommendation

It is recommended that this Proposed Material Alteration is accepted.

Material Alteration No.

**A.65**

**Insert text into Section 4.5 Transport Demand Measures as follows:**

The Five Cities Demand Management Study identifies transport demand drivers, and assesses the suitability of measures to reduce demand in Ireland's five largest urban centres - Dublin, Cork, Waterford, Limerick, and Galway. The recommendations from this report included that opportunities may arise in the future in Galway with the delivery of enhanced public transport and park and ride facilities as envisaged in the Galway Transport Strategy. The Study provides a focused and evidence-based approach to addressing the carbon, congestion and air quality challenges facing Irish Cities. Galway City Council is committed to addressing these challenges as reflected in the policies and objectives which support a modal shift, active travel measures, park and rides and the 15 minute city and neighbourhoods concept. The scheduled review of the GTS, due to commence in 2022 and be completed in 2023, will also provide an opportunity to re-evaluate transport demand measures.

**Submission No.**

No Submissions received

### Chief Executive's Recommendation

It is recommended that this Proposed Material Alteration is accepted.

**Material Alteration No.**

**A.66**

**Amend Policy 4.5 (6) Transport Demand Management Measures as follows:**

<b>Policy 4.5 Transport Demand Management Measures</b>	
6.	Promote the implementation of Travel Plans with employers and schools, including Area Based Transport Assessments (ABTA) and Traffic and Transport Assessments (TTA) where the scale of development determines the need for integrated land use and transport planning policies.

**Submission No.**

**GLWC-C5-105**

**Summary**

In the interest of clarity, this policy should be amended to clearly reflect the distinction between the ABTA and the plan preparation methodology, and the Local Transport Plan (LTP). This Material Alterations should refer to Local Transport Plans (LTPs), not ABTAs (which could be referenced as the methodology used to prepare LTPs)

**Chief Executive's Response**

Comments from the NTA are noted. Minor changes are proposed with new text in green to amend this policy in the interest of clarity as follows:

Promote the implementation of Travel Plans with employers and schools, including Local Transport Plans (LTPs) using Area Based Transport Assessments (ABTA) as the methodology to prepare LTPs and Traffic and Transport Assessments (TTA) where the scale of development determines the need for integrated land use and transport planning policies.

**Chief Executive's Recommendation**

It is recommended that the proposed Material Alteration be accepted, with the minor clarification to wording with new text as proposed above in green for purpose of clarity as requested by the NTA.

**Material Alteration No.**

**A.67**

**Amend Policy 4.6 (4) Road and Street Network and Accessibility as follows:**

<b>Policy 4.6 Road and Street Network and Accessibility</b>	
4.	Implement improvements on the general road network, including new links and junction revisions where needed in the interest of safety and convenience for all users.

**Submission No.**

None received

### Chief Executive's Recommendation

It is recommended that the proposed Material Alteration be accepted.

#### Material Alteration No.

A.68

Amend Policy 4.6(5) Road and Street Network and Accessibility as follows:

Policy 4.6 Road and Street Network and Accessibility	
5.	Implement best practice in road and street design <del>for all users</del> according to the hierarchy of road users as set out in in the Design Manual for Urban Roads and Streets (2013) as updated (2019) and (2020).

#### Submission No.

GLWC-C5-105, GLWC-C5-4

#### Summary

- Amend policy 4.6 (5) to include that where national roads are impacted, complementary design standards outlined in TII Publications will be applied, including TII Publications DN-GEO-03030 (Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes). This acknowledges that the road network also includes national roads.
- NTA expresses support for this Material Alteration in supporting and providing for sustainable transport

#### Chief Executive's Response

The comments received from the NTA and TII are noted and welcomed. In consultation with the Transport Department, it was noted that this policy should clarify that this applies only to roads which are subject to DMURS, for the purpose of clarification. On this basis, the following minor clarification edit is proposed to this policy:

Implement best practice in road and street design ~~for all users~~ according to the hierarchy of road users as set out in in the Design Manual for Urban Roads and Streets (2013) as updated (2019) and (2020), where road design is subject to DMURS.

#### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted, with the minor amendment to wording for purpose of clarity as requested by TII and the Transport Dept. to include "where road design is subject to DMURS" as indicated above in green text.

Material Alteration No.

**A.69**

**Insert New Policy (10) to Section 4.6 Road and Street Network & Accessibility as follows:**

Policy 4.6 Road and Street Network and Accessibility	
10.	Evaluations of permeability in areas around district centres, neighbourhood centres and schools shall be carried out in the context of the 15-minute city concept policy. Where obstacles are identified which impair direct and convenient access to services and amenities at these centres by walking or cycling, measures to improve permeability will be planned and prioritised.

**Submission No.**

**GLWC-C5-105**

**Summary**

NTA expresses support for this Material Alteration in supporting and providing for sustainable transport.

**Chief Executive's Response**

Comments from the NTA are welcomed.

**Chief Executive's Recommendation**

It is recommended that the proposed Material Alteration be accepted.

Material Alteration No.

**A.70**

**Amend text in first paragraph under Section 4.7 Galway Port as follows:**

Galway Port is an important transport facility. It also acts as an important strategic regional hub for petroleum importation, storage and distribution and it serves the tourism industry as it is an important ferry port for passengers to the Aran Islands. An application for a significant 27-hectare expansion of the Port is currently at government level being accessed to determine if the compensatory measures would be sufficient to ensure the integrity of the Special Area of Conservation (SAC). If approved, this will give significant potential to diversify port activities, with particular regard to both the renewable energy sector and offshore wind energy opportunities. The establishment of land based infrastructure to service offshore energy will enable Galway Port to play a much greater role in supporting this sector in the future, which will become increasingly important to the region as the role of fossil fuels become less significant over time.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the proposed Material Alteration be accepted.

Material Alteration No.

**A.71**

**Amend Section 4.8 (6) Specific Objectives as follows:**

4.8 Specific Objective	
6.	Identify appropriate locations in the city to accommodate tour bus parking facilities and drop off/pick up points in accordance with the <b>a proposed</b> Tour Bus Parking Study.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the proposed Material Alteration be accepted.

Material Alteration No.

**A.72**

**Amend 4.8 Specific Objective to insert new Specific Objective (18A) as follows:**

4.8 Specific Objective	
18A.	<b>Introduce segregated cycle lanes across the city, where possible.</b>

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the proposed Material Alteration be accepted.

Material Alteration No.

**A.73**

**Amend 4.8 (27) Specific Objectives as follows:**

4.8 Specific Objective	
27.	Implement general road widening and street improvements for safety and convenience <del>including at Bóthar na Cóiiste</del> <b>to facilitate improved infrastructure and safer environments for sustainable modes of transport such as walking, cycling and public transport. This also includes School Road, Castlegar, and Bóthar an Chóiste.</b>

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the proposed Material Alteration be accepted.

Material Alteration No.

**A.74**

**Amend 4.8 Specific Objective to insert new Specific Objective (33) as follows:**

<b>4.8 Specific Objective</b>	
33.	Galway City Council in conjunction with Transport Infrastructure Ireland will investigate the provision of a continuous foot path on the N84, Headford Road north of Bóthar an Cóiste.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

A.75

Amend 4.8 Specific Objective to insert new Specific Objective (34) as follows:

4.8 Specific Objective	
34.	Carry out an audit of the road network relative to pedestrian services and standards in all areas outside of the city centre and implement a programme of improvements in accordance with a scheme of priorities relative to accessibility, safety and convenience. Priority of investigation will be given to the following roads namely: Circular Road, Letteragh Road and Ballagh Road, Ballymoneen Road, Cappagh Road, Castlegar Road and all other local roads as deemed necessary.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the proposed Material Alteration be accepted.

Material Alteration No.

A.76

Amend 4.8 Specific Objective to insert new Specific Objective (35) as follows:

4.8 Specific Objective	
35.	Work collaboratively with Galway County Council and other agencies (TII and NTA) in the delivery of cycle infrastructure connections between the city and the adjoining rural towns and villages which may include with Oranmore along the R338, Bearna on the R336, Moycullen on the N59 and Baile Chláir on the N83 as will be considered under the imminent National Cycle Network Plan.

**Submission No.**

GLWC-C5-105, GLWC-C5-19

**Summary**

- NTA request that National Cycle Network Plan text is replaced with CycleConnects: Ireland's Cycle Network Plan.
- Operational requests were submitted relating to the R338 Oranmore.

**Chief Executive's Response**

The comments received from the NTA are welcomed. The National Cycle Network Plan text in this specific objective will be replaced with [CycleConnects: Ireland's Cycle Network Plan](#).

**Chief Executive's Recommendation**

It is recommended that the proposed Material Alteration be accepted with the text amendment as per the recommendation of the NTA to replace National Cycle Network Plan with "CycleConnects: Ireland's Cycle Network Plan".

Material Alteration No.

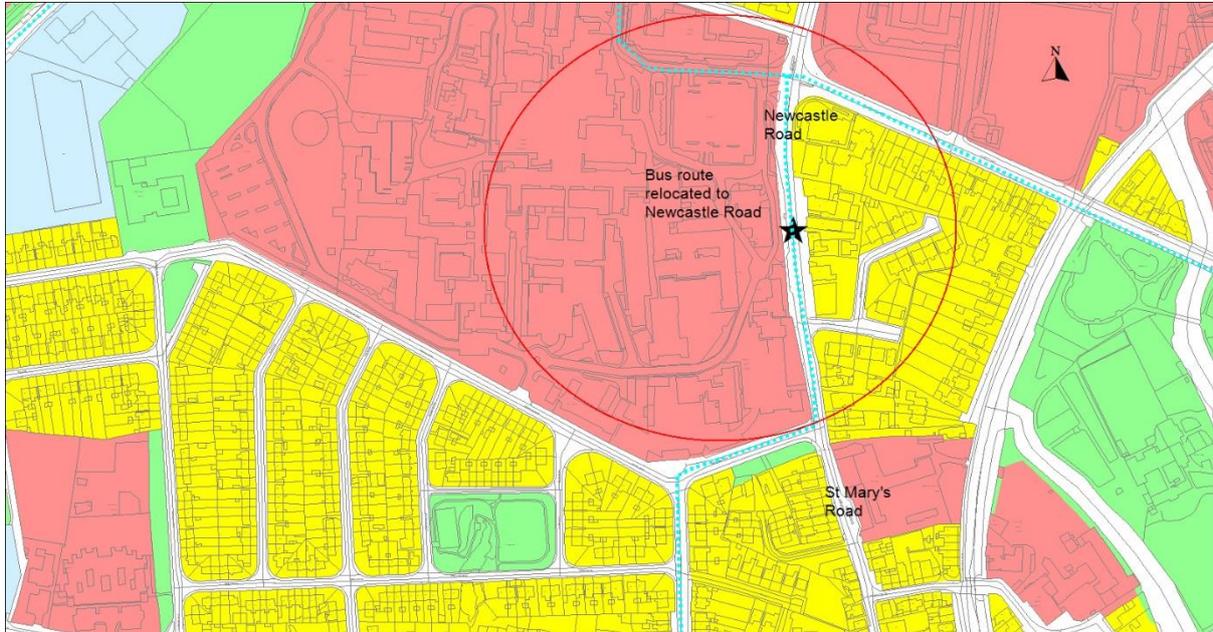
**A.77**

[sub no. 162 ]

**Specific Objective**

**UHG**

Remove mapped objective for north south UHG bus route and relocate along Newcastle road.



**Submission No.**  
**GLWC-C5-102**

**Summary**

- The alteration of the bus route at UHG (A.77), is respectfully supported by the HSE, to ensure the safety of staff and visitors to UHG and the surrounding area, along with the continued ability of the hospital campus' functionality in a safe manner.

**Chief Executive's Response**

Comments from the HSE are noted in support.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

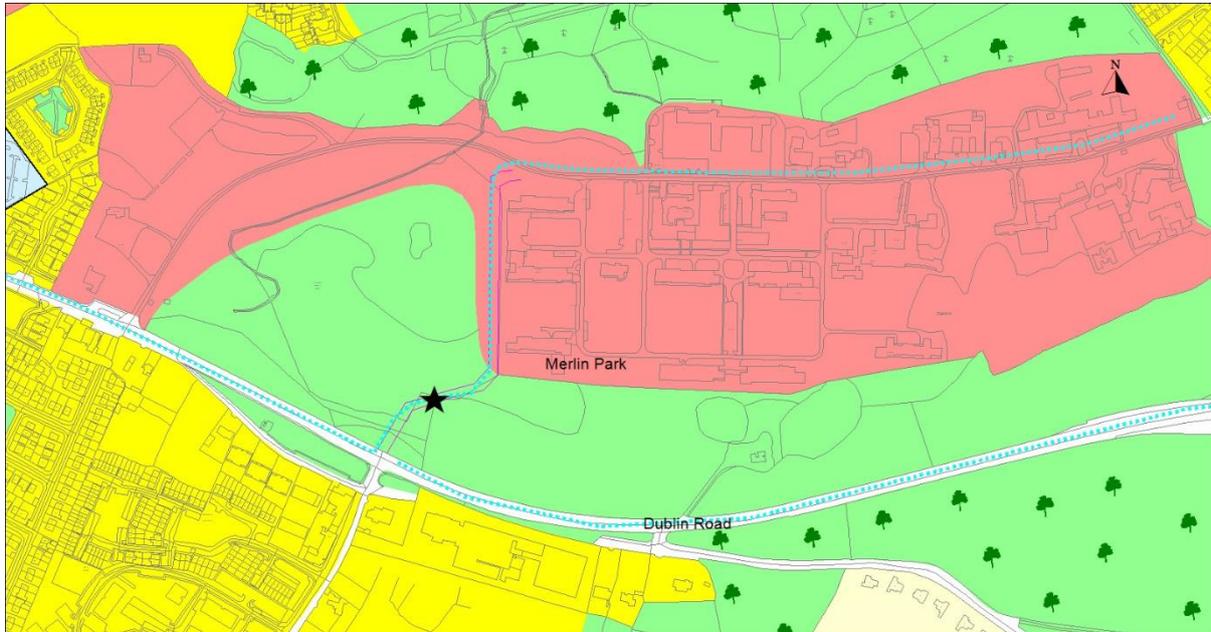
Material Alteration No.

A.78

**Specific Objective**

**Merlin Park**

Correct the mapping of existing Specific Objective for an access and bus route at Merlin Park University Hospital (MPUH)



**Submission No.**

GLWC-C5-5, GLWC-C5-7, GLWC-C5-8, GLWC-C5-9, GLWC-C5-12, GLWC-C5-17, GLWC-C5-22, GLWC-C5-25, GLWC-C5-26, GLWC-C5-32, GLWC-C5-47, GLWC-C5-49, GLWC-C5-50, GLWC-C5-52, GLWC-C5-61, GLWC-C5-64, GLWC-C5-80, GLWC-C5-83, GLWC-C5-84, GLWC-C5-86, GLWC-C5-87, GLWC-C5-89, GLWC-C5-99, GLWC-C5-23, GLWC-C5-85, GLWC-C5-27, GLWC-C5-102, GLWC-C5-95, GLWC-C5-11

**Summary**

**Opposition to the Proposed Road and Bus Route through Merlin Woods/Merlin Park**

- The proposed area for the road is currently zoned as Recreational Amenity (RA) which provides for and protects recreational uses, open space, amenity uses and natural heritage', including '*Development of buildings of a recreational, cultural or educational nature or car parking areas related to and secondary to the primary use of land/ water body for outdoor recreation*'. (section 11.2.2 of CDP) Placing a bus corridor through these lands does not meet any of the above development objectives. The council are not following the zoning they ascribed the land and are failing to follow their own development plans.
- The bus corridor through Merlin Woods is example of Galway City trying to avoid re-allocating existing road space away from cars rather than serving a genuine need. The road should be rerouted.

- The proposed BusConnects corridor along the length of the Dublin Road does NOT have, in its proposals, a bus corridor through Merlin Woods <https://www.bcgdublinroad.ie/> The BusConnects proposal makes good use of the current entrance, placing traffic lights and pedestrian crossings at the current entrance, allowing people access the entrance of the hospital as well as allowing buses to travel in and out safely. There is no reference or mention of introducing an entrance at the Galway Crystal junction. I am baffled as to why this road is being included if the current BusConnects, which I assume is the Galway Bus Strategy, does not require this entrance.
- Exit difficulties are recognised from the hospital, but cannot understand why a roundabout or traffic light has not previously been proposed. Build a roundabout at the Merlin Hospital Exit, and get public transport infrastructure in place to take people into and out of the city, and across to the Westside.
- Alternatives exist- the NTA showed us this on their proposed design ideas for Bus Connects creating a safe access to the hospital at existing entrance where pedestrians cross for shops, Supermacs and the local pub and off licence. We know there is a need for improvements at this junction and we have given many solutions for this in the past and will continue to push for improvements here.
- Proposes this material alteration be omitted and re-worded to include that: *A real effort should be made by all concerned to design proper access solutions at the existing main entrance and bus corridors which has a wide variety of open spaces which hold less valuable amenity land and would not allow wide-scale environmental destruction of Merlin Woods and habitats.*
- There is ample room for cycle paths and bus corridors at the existing junction at Merlin hospital on the Dublin road.
- Building better bus corridors and limiting the amount of cars accessing the city limits is where the moneys should be spent.
- Proposed bus route appears to cut through mixed broadleaved and conifer woodland part of Merlin Park. Such proposed development maybe contrary to the City Council Policies and Objectives on Natural Heritage and Biodiversity and the draft Merlin Woods Management Plan. **(DHLGH)**
- The map should be updated to show the mature woodland to the south of the existing road.

### **Impact on Merlin Woods and Meadows**

- Existing woods and meadows are a public amenity and a valuable resource for nature, biodiversity and walking, supporting health and well-being and should be retained. They are one of the remaining Green Urban Areas of Biodiversity and Conservation in Galway City used for outdoor recreation, non- profit community gardens and for Cultural and Nature events throughout the year by families and individuals.
- These woods and meadows serve as an educational tool for the city's residents. They have provided a valuable living classroom for students at ATU Galway and are a major attraction for civic engagement by those students in the ATU Galway City Environmental Society.

- Chapter 5 of the Draft Galway City Development Plan states throughout the Chapter that Merlin Park Woods plays an important role in providing green spaces across Galway City. Merlin Park Woods is noted as being one of three City Parks, with the Primary Purpose of these parks being (per Table 5.2) 'Large scale open spaces for passive and active recreation, wildlife conservation and education'.
- Policy 5.1 repeatedly requires the Council to support sustainable use and management of these areas. This development plan objective will be negatively impacted if construction of a wide transport corridor is allowed, which will fragment the South Woods from the meadow. The proposed road corridor is to be located between the South Woods and the most biodiverse part of the woodland, which will very negatively affect the wildlife living in the adjacent woodland. Again, the City Council is failing to meet a key City Development Plan objective in granting permission to build a road on these lands.
- Contravenes section 5.6.1 urban trees and green areas of the plan which specifically outlines the plans commitment to protecting and enhancement of such areas.
- In a biodiversity and climate crisis, the last thing we need is more asphalt running through our few remaining natural spaces.
- Highly concerned about the associated environmental assessments (Strategic Environmental Assessment Report, Natura Impact Report part of the report). The importance of Merlin Woods and the wildlife that lives there as it is one of the last remaining areas for Wildlife near the city.
- Need to consider your plans and do some research into how we can live alongside wildlife, trees and green spaces, as we cannot live without them.
- Need to protect your national treasure and appreciate your nature.
- By removing this material alteration, you will be helping to secure a better Galway for all of us.

**One submission was received in support of this Material Alteration:**

- The alteration of the bus routes through MPUH (A.78) is respectfully supported by the HSE, in the interests of any future avoidance of doubt of the exact route locations when brought forward.

**Chief Executive's Response**

This is an existing objective in the current City Development Plan 2017-2023. The Proposed Material Alteration is a marginal revision to the alignment to correspond with the current development plan. A mapping error in the draft plan indicated the objective crossing existing buildings and this proposal is to correct this anomaly. Notwithstanding this mapping correction, it is noted that these mapped objectives are stated as being indicative.

In consultation with the Transport Section it has been advised to retain this objective until there is a masterplan proposed for the hospital campus. It is advised that it would be premature to remove this objective until a strategic traffic assessment for the Merlin Park University Hospital campus has been carried out.

### **Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

## Chapter 5: Natural Heritage, Recreation and Amenity

### Material Alteration No.

#### A.79

#### Amend text in Section 5.2 Green Network 2nd paragraph as follows:

The green network approach seeks to manage and protect the environment and in doing so, meet the requirements of a number of European Directives including Habitats, Birds, Water Framework and Floods Directives. **It also supports the EU Biodiversity Strategy for 2030 which sets out a comprehensive framework of commitments and actions to tackle the main causes of biodiversity loss.** At national level it lends support to the *National Biodiversity Action Plan 2017-2025*, *National Landscape Strategy for Ireland 2015-2025* and the *All-Ireland Pollinator Plan*. It is embedded in the MASP and at local level in the *Galway Heritage Plan 2016-2021*, the *Galway City Biodiversity Action Plan 2014-2024* and the *Climate Adaptation Strategy (2019-2024)*.

#### Submission No.

No Submissions received

#### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

### Material Alteration No.

#### A.80

#### Amend Policy 5.1 (4) Green Network and Biodiversity as follows:

Policy 5.1 Green Network and Biodiversity	
4.	Support the implementation of the National Biodiversity Action Plan (NBAP) 2017- 2021 (and any subsequent NBAP) and the All-Ireland Pollinator Plan (2021-2025) and support the actions of the City Council's Heritage Plan 2016-2024 and Biodiversity Action Plan 2014-2024 relating to the promotion of ecological awareness, biodiversity and best practices.

#### Submission No.

No Submissions received

#### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

**Material Alteration No.**

**A.81**

**Amend Table 5.6 Network of Local Biodiversity Areas as follows:**

Description	Details
Merlin Park Woods	Mature broad-leaf trees, mixed broad-leaf / conifer woodlands, <b>includes annex 1 habitat.</b>

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

**Material Alteration No.**

**A.82**

**Amend Policy 5.2(9) Protected Spaces: Sites of European, National and Local Ecological Importance as follows:**

Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance	
9	Co-operate with the NPWS, landowners and stakeholders in the preparation and implementation of management plans for designated sites <b>and support conservation objectives of lands within Designated Sites for nature conservation Natura 2000 (SAC/SPA) and NHA sites.</b>

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

A.83

**Amend Policy 5.2 (10) Protected Spaces: Sites of European, National and Local Ecological Importance as follows:**

**Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance**

10	Protect and conserve rare and threatened habitats and their key habitats, (wherever they occur) listed on Annex I and Annex IV of the EU Habitats Directive (92/43EEC) and listed for protection under the Wildlife Acts 1976-2000 and plant species listed in the Flora Protection Order 2015.
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**Submission No.**

**GLWC-C5-85**

**Summary**

- Amend date of the “Flora Protection Order from 2015 to 2022” (DHLGH)

**Chief Executive's Response**

The submission requests that the “Flora Protection Order be changed from 2015 to 2022 (DHLGH) which is considered a minor amendment to update the Order.

**Chief Executive's Recommendation**

It is recommended that this Proposed Material Alteration is accepted with corrected legislation title.

Material Alteration No.

A.84

**Amend Policy 5.2 (14) Protected Spaces: Sites of European, National and Local Ecological Importance and insert text as follows:**

**Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance**

14	Support and implement measures to control and manage alien/invasive species, where appropriate in accordance with the EU (Birds and Natural Habitats) Regulations 2011.
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**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.85**

**Amend Policy 5.2 (15) Protected Spaces: Sites of European, National and Local Ecological Importance and insert text as follows:**

**Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance**

15	Protect the ecological integrity of statutory Nature Reserves, <b>Wildfowl Sanctuaries</b> , refuges for fauna and Annex 1 Habitats.
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**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.86**

**Amend text in Section 5.5.2 Rivers, Canals and Waterways after the 3rd paragraph as follows:**

These water resources can contribute to the development of "Blueways" which is a concept to expand tourism opportunities associated with waterways. The Council will seek to advance blueways in the city in the interests of both the tourist and resident population. In particular, the development of the Great Western Blueway on the River and Lough Corrib facilitating activities such as kayaking, canoeing, rowing, angling and boating in a sustainable manner has potential to enhance amenity and tourism in the city. **Proposed blueways will be subject to a route selection process, which will take cognisance of site-specific circumstances including consideration of ecological and environmental sensitivities. Such routes will only be developed within and adjacent to European Sites where it can be shown that there will be no adverse impacts upon the integrity of the sites as defined by their conservation objectives.**

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

A.87

**Amend Policy 5.3 (9) Blue Spaces: Coast, Canals and Waterways as follows:**

**Policy 5.3 Blue Spaces: Coast, Canals and Waterways**

9.	Work with stakeholders, including IW, OPW, EPA, Inland Fisheries, and Corrib Navigation Trust <b>and local user representatives</b> in the management, <b>use, enhancement, protection and safety</b> of <del>the river and canal systems</del> <b>waterways and their context in the city.</b>
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**Submission No.**

**GLWC-C5-81, GLWC-C5-85**

**Summary**

- Request to include An Taisce, GCCN and GEN as stakeholders
- The DHLGH should be consulted regarding appropriateness of being added here as a named stakeholder

**Chief Executive's Response**

This policy refers to working with stakeholders and includes a number, as examples. It is not necessary to specifically mention in the policy every stakeholder who may have an involvement. While not directly referenced, the DHLGH, An Taisce, GCCN, GEN and other relevant groups would come under the ambit of "stakeholders" in relation to this policy.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.88**

**Amend Policy 5.3 Blue Spaces: Coast, Canals and Waterways and insert new policy (21) as follows:**

**Policy 5.3 Blue Spaces: Coast, Canals and Waterways**

21.	Ensure the conservation of the special recreational value of the riverside walk from Wolfe Tone Bridge to Salmon Weir Bridge and require that developments abutting the walkway incorporate measures to minimise noise levels in their design and reduce the emission and intrusion of any noise which might have potential to adversely impact on amenities and quiet space attributes.
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**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

## Material Alteration No.

### A.89

#### **Amend text in Section 5.7.1 Greenways, Boreens and Public Rights of Way after the 3rd paragraph as follows:**

The plan acknowledges that in order to conserve and protect sensitive ecological areas, greenway routes may need to be restricted or redirected to less sensitive areas. In this regard, the routes of proposed greenways shown on accompanying Development Plan maps are indicative only. Proposed greenways will be subject to a route selection process, which will take cognisance of site-specific circumstances including consideration of ecological and environmental sensitivities. Such routes will only be developed within and adjacent to European Sites where it can be shown that there will be no adverse impacts upon the integrity of the sites as defined by their conservation objectives. **In particular, the section of the indicative coastal greenway route between Ballyloughane and the eastern city boundary will be further considered following the establishment of the National Galway to Dublin greenway preferred route option which is due to be finalised in Q4 2022.**

**In the event that this preferred national route option differs in alignment to the Galway City Council mapped indicative greenway route, the objective will not continue to accommodate a cycle route but will be to provide solely for an informal walking greenway route. All emerging schemes shall include for public consultation with landowners and relevant stakeholders.**

#### **Submission No.**

**GLWC-C5-15, GLWC-C5-100, GLWC-C5-51, GLWC-C5-53, GLWC-C5-65, GLWC-C5-76, GLWC-C5-82, GLWC-C5-103, GLWC-C5-104, GLWC-C5-92, GLWC-C5-106, GLWC-C5-107, GLWC-C5-40**

#### **Summary**

- Submission calls for removal of red (material amendment) text in Section 5.7.1 Greenways, Boreens and Public Right of Ways to support indicative coastal greenway route due to ecological and environmental sensitivities.
- The inclusion of the wording an “indicative coastal greenway route between Ballyloughane and the Eastern city boundary” is prejudice to the consultation process for the Dublin - Galway Greenway. Material Alteration also contradicts earlier text in paragraph as no Environmental Impact Assessments have been carried out in the area between Ballyloughane and the Eastern city boundary, an area within and adjacent to, 2 European Sites - Galway Bay SAC and Inner Galway Bay SPA. Reference should be removed from the Draft Galway City Development Plan 2023-2029. reference should be removed from the Draft Galway City Development Plan 2023-2029.

#### **Chief Executive's Response**

Having regard to the ecological and environmental sensitivities of the area, it is advised that any potential greenway route option supported by this proposed Material Alteration will have due regard to these sensitivities. Any potential option will be required to undertake the relevant environmental assessments and will be required to accord with the protective policies of the development plan in particular Policy 5.2 Protected Spaces: Sites of

European, National and Local Ecological Importance which includes for a comprehensive approach to ensure all plans and projects are assessed appropriately.

The provision of an objective for a coastal greenway route between Ballyloughane and the Eastern city boundary is a long standing objective of the City Council set out in the current and older development plans and well in advance of the Dublin - Galway Greenway project. It is not considered that it prejudices the national project in any way.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.90**

**Amend Policy 5.8 Community Spaces: Allotments, Community Gardens and Cemeteries to insert new policy (3) as follows**

**Policy 5.8 Community Spaces: Allotments, Community Gardens and Cemeteries**

3.	Protect historic graveyards within the city and ensure appropriate management and maintenance of those in the ownership or care of Galway City Council.
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**Submission No.**

**GLWC-C5-85**

**Summary**

DHLGH welcomes the Proposed Material Alteration

**Chief Executive's Response**

The submission from the DHLGH is welcomed.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.91**

**Amend Specific Objective Green Spaces 5.10(12) as follows:**

**5.10 Specific Objective Green Spaces**

**Medium/Long Term**

12	Explore the potential for developing lands adjacent to Terryland Castle, Merlin Castle and Menlough Castle for public realm and landscaping to enhance the context of the Castles while protecting the existing natural and built heritage of the area.
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**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.92**

**Amend Specific Objective 5.10 Community Spaces – Short Term by inserting new specific objective (28A) as follows:**

5.10 Specific Objective Community Spaces	
Short Term	
28A.	Continue the phased recording of Public Rights of Way in accordance with OPR good practice guidance and make publically available by inclusion in the website inventory and by use of the plan variation process. The website will be updated within one year of adoption of the plan.

**Submission No.**

No Submissions received

**OPR Submission**

In relation to Public Rights of Way, the Office welcomes the proposal to make ‘use of the plan variation process’, and in view of the legislative requirements under section 10(2)(o) of the Act, the planning authority should make a minor modification to clarify the timeframe for commencing the variation process.

**Chief Executive’s Response**

In view of the requirements to carry out investigative work, undergo legal procedures, undertake environmental screening and assessment and in the context of resources, it is not possible to set an exact timeframe for commencement of the variation process. This has been clarified in response to **OPR Observation 8 – Environment, Heritage and Amenities.**

**Chief Executive’s Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.93**

**Amend Section 5.10 Specific Objective Community Spaces – Medium/Long Term by inserting new specific objective (31 A) as follows:**

5.10 Specific Objective Community Spaces	
Medium / Long Term	
31A.	Extend the Terryland Park greenway objective to enable linkage to the existing road network including Bóthar na dTréabh and Tuam Road.

**Submission No.**

**GLWC-C5-4**

**Summary**

- Amend specific objective to include that proposals for such connectivity shall be undertaken in consultation with TII and shall demonstrate compliance with TII Publications (Design Standards) in the interest of the safety of all road users'.

**Chief Executive's Response**

As this is to pursue a basic link from the greenway to existing public pathway it is not considered necessary to include for national road standards as referenced above. Any design of this link will accord with best practice and guidance.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.94**

**Amend Section 5.10 (32) Specific Objective Community Spaces – Medium/Long Term and insert new Specific Objective (32A) as follows:**

5.10 Specific Objective Community Spaces	
Medium/ Long Term	
32.	Investigate the potential of providing services, for example kiosks, <del>public toilets</del> and food trucks, in or in close proximity to public parks and open spaces and along the coast and waterways.

5.10 Specific Objective Community Spaces	
Medium/ Long Term	
32A	Seek to provide permanent public toilets, in or in close proximity to public parks and open spaces and along the coast and waterways

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.95**

**Amend Specific Objective 5.10 (38) as follows:**

5.10 Specific Objective Open Spaces	
Short Term	
38.	Progress the acquisition of lands for recreation and amenity <b>and including land for nature conservation/biodiversity purposes</b> , and other lands which will enhance the extent of the green network, in particular key linkages and lands for active and passive recreation.

**Submission No.**

**GLWC-C5-85**

**Summary**

DHLGH welcomes the proposed Material Alteration

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

## Chapter 6: Economy, Enterprise and Retail

### Material Alteration No.

#### A.96

##### Amend text in Section 6.1 Context seventh paragraph as follows:

Overall it is not possible to predict how the new and evolving hybrid work models and increased digitisation will impact on commuting patterns or demand for workspaces. This reflects the complexity of such changes which range from complete or partial remote working, off site digital hub arrangements, digital nomad work and other flexible preferences. **The National Remote Working Strategy acknowledges that remote working is expected to continue with a majority of employees wishing to adopt a hybrid model. This will provide for increased flexibility for work arrangements and facilitates for a reduction in commuting distances and times. The Strategy supports the development of remote working hub infrastructure Remote working hubs will offer the potential to access quality office facilities and technology, meeting spaces.** As the landscape of work changes so will the implications on spatial planning. This plan needs to support the evolving arrangements and use the monitoring structure over the period of the plan to gauge the need for flexibility to respond to these shifting trends and capitalise on potential opportunities for delivering both economic and sustainable benefits.

##### Submission No.

No Submissions received

##### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

### Material Alteration No.

#### A.97

##### Amend text in Section 6.1 Context in 15<sup>th</sup> paragraph as follows:

This shift towards Ireland's regions is supported by the enhanced development of the four regional cities of Galway, Limerick, Cork and Waterford. The NPF sees the regions as being supported by these cities and the cities being strengthened in their role as accessible centres of high value employment and services and focal points for investment to enable them to have the widest possible regional influence. **It is noted that National Policy Objective NPO 1c of the National Planning Framework has a target growth of around 115,000 additional people in employment i.e. 450,000 (0.45m) in total in the Northern and Western Region by 2040.** The NPF gives recognition in particular to Galway City's key role as a growth centre and driver for investment and identifies several key growth enabler projects for the Galway MASP area which can support and enhance Galway's economic role.

##### Submission No.

No Submissions received

##### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.98**

**Amend Policy 6.1 General Policy to insert new policy (12B) as follows**

Policy 6.1 General Policy	
12B.	Apply active land use mechanisms to facilitate development of lands at Ragoon and Knocknacarra through a co-ordinated approach in conjunction with the Council, landowners, Dept. of Housing, Local Government and Heritage, Irish Water, National Transport Authority to include third level institutions and the Department of Trade and Employment and other stakeholders.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.99**

**Amend text in Section 6.3.2 Industrial Sector to include in the second paragraph as follows:**

Another key opportunity site for industrial and enterprise use is the former Galway Airport site. These lands were purchased by Galway City and Galway County Council when the airport function ceased with a vision to re-use for economic purposes. This 46 ha site is identified in the NPF as a growth enabler and being located in the MASP area the Plan includes an objective to unlock the potential of the lands in the lifetime of the strategy. An analysis of this site has been undertaken by Galway County Council which includes a framework for the potential redevelopment of the site for economic benefit of the wider Galway region. **The Framework will inform the preparation by both councils of a masterplan for the Airport Site in consultation with all relevant stakeholders including the NTA, TII and Irish Water.** A supporting objective for this framework masterplan is included in the current Draft Galway County Development Plan 2022-28.

**Submission No.**

**GLWC-C5-4**

**Summary**

- Amend Section 6.32 to include that the Masterplan for the Airport will be subject to an appropriate evidence base and ABTA and will be incorporated into the Development Plan by amendment or variation in accordance with official policy requirements.

**NWRA Submission**

Reference to the industrial and enterprise use of the Airport Site is not consistent with the RSES; RPO 3.6.6 which specifically requires mixed uses to be included. The Assembly recommend that the plan espouses the preparation of a masterplan for the airport site with

mixed uses. The NWRA is not identified as a stakeholder with respect to the proposed masterplan for the airport site.

### Chief Executive's Response

With regard to the airport site, the material alteration refers to the preparation of a masterplan, the uses referred to in the paragraph are not part of the material alteration and therefore cannot be subject to amendment.

With regard to the NWRA as a stakeholder the wording refers to all relevant stakeholders, it is considered that the NWRA would be a relevant stakeholder and it is not necessary to specifically refer to every individual stakeholder. As the site is located outside the City Council functional area, a development plan amendment or variation to integrate a masterplan/ABTA is not an option,

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

#### A.100

**Amend Policy 6.5 Enterprise and Innovation to include new policy (3B) and insert text as follows:**

Policy 6.5 Enterprise and Innovation	
3B.	Support for the provision of social enterprise incubation infrastructure required for growing and strengthening social enterprise.

### Submission No.

No Submissions received

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

#### A.101

**Amend text in first paragraph of Section 6.3(8) Tourism Sector as follows:**

Galway City and County accounted for 59% of the tourist visits in 2019 for the North-West region and benefits greatly both economically and from the added vitality it brings. Prior to the year impacted by the Covid-19 pandemic Galway City and County *welcomed 2.7m tourist trips in 2019 (1.7m overseas and 1 million domestic trips) according to Fáilte Ireland's Survey of Overseas Travellers and the CSO's published figures on domestic travel.* hosted up to 1.7m international tourists and 1 million domestic tourists per year as recorded by Tourism Ireland.

### Submission No.

No Submissions received

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.102**

**Amend fifth paragraph in Section 6.3.8 Tourism Sector as follows:**

*Funding under the Destination Town Scheme, Platforms for Growth and Shared Water Facilities Scheme funding streams will further explore the potential of these areas as blueways that can support facilities for tourist activities.*

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.103**

**Amend Policy 6.8 Tourism Sector and insert new policy (7) as follows:**

Policy 6.8 Tourism Sector	
7.	Support the preparation and implementation of the forthcoming Regional Tourism Strategies and the continued collaboration with Fáilte Ireland and tourism stakeholders to ensure successful implementation and delivery of these tourism plans.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.104**

**Amend Policy 6.8 Tourism Sector and insert new policy (8) as follows:**

Policy 6.8 Tourism Sector	
8.	Support the promotion of Business Tourism to actively develop Galway as an events location with the appropriate infrastructure to attract international conferences, sporting, cultural and commercial events.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.105**

**Amend Policy 6.8 Tourism Sector and insert text in green for new policy (9) as follows:**

Policy 6.8 Tourism Sector	
9.	Encourage and support investment in digital technology in the tourism sector, with a particular focus on sectors such as visitor attractions and activities with low digital presence and/or integration.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.106**

**Amend last paragraph in Section 6.3.10 Creative Economy and Gastronomy Sectors as follows:**

The Plan through policies and objectives support the development of this sector and encourage further development of the expanding food and beverage sector onto regeneration sites and accommodation of new outdoor and indoor markets and dining and enhancement of existing markets through improvements and facilitating investment in the public realm.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.107**

**Amend Policy 6.9 (4) Marine Sector and Renewable Energy and as follows:**

<b>Policy 6.9 Marine Sector and Renewable Energy</b>	
4.	Support the sustainable re-development and extension of the Port of Galway and the diversification and expansion of activities subject to environmental, visual, economic viability and transportation considerations <b>in line with the National Marine Planning Framework (NMPF) 2021, and any successor thereof, or any emerging national ports strategies.</b>

**Submission No.**

**GLWC-C5-71**

**Summary**

- Proposed alteration is supported by ESB

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.108**

**Amend Retail Strategy Policy 6.11(3) as follows:**

<b>Policy 6.11 Retail Strategy</b>	
3.	Review the strategies and policies for retailing <b>and vary the plan if necessary</b> following the preparation of a <b>Joint Retail Strategy for the Galway Metropolitan Area</b> with Galway County Council, to ensure sufficient policy support to create a positive framework for continued vitality and investment in the main retail areas especially the Galway MASP and to ensure an informed and consistent approach to policies relating to shared retailing activities in line with national policy. <b>The preparation of the Joint Retail Strategy for the Galway Metropolitan Area will be completed within one year of the adoption of the City Development Plan and will be initiated and managed by a joint local authority working group.</b>

**Submission No.**

**GLWC-C5-4**

**Summary**

- TII would welcome consultation on the proposed Joint Retail Strategy where there may be implications for the strategic national road network.

### Chief Executive's Response

Submission from TII is noted and TII will be consulted where appropriate.

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

#### Material Alteration No.

#### A.109

Amend Policy 6.12(4) Retail Hierarchy as follows:

Policy 6.12 Retail Hierarchy - Metropolitan City Centre	
4.	<i>Support the development of a vibrant, inclusive, <b>evening and</b> night-time culture and economy through sustainable measures and promote the need for associated transport supports, measures to secure a safe environment, and for diversity in entertainment and creative offerings. <b>This may include extended opening hours, proposals for outdoor living and event space, and proposals for the greater utilisation of existing heritage assets.</b></i>

#### Submission No.

No Submissions received

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

## Chapter 7: Community and Culture

### Material Alteration No.

#### A.110

Amend Policy 7.1 (1) as follows:

Policy 7.1 General Policies	
1.	Support and facilitate the sustainable development of community, social and cultural infrastructure in collaboration with <b>all stakeholders</b> <del>key stakeholders</del> , that affords inclusive opportunities for everyone to shape their own lives, enables communities to realise their full potential and that contributes to a high quality of life and wellbeing for all who live work and visit the city.

#### Submission No.

No Submissions received

#### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

### Material Alteration No.

#### A.111

Amend Policy 7.2 to include new policy (13) as follows:

Policy 7.2 Creative City	
13.	In conjunction with the Arts Office and in line with the aims of Everyone Matters A Cultural Sustainability Strategy Framework For Galway 2016-2025 seek to develop a feasibility model for the provision of artist live-work space during the lifetime of the Development Plan.

#### Submission No.

No Submissions received

#### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

### Material Alteration No.

#### A.112

Amend Policy 7.2 to include new policy (14) as follows:

Policy 7.2 Creative City	
14.	Promote a high standard, sustainable quality and innovativeness in architecture and design, recognising Places for People - the National Policy on Architecture and the contribution of architecture to culture and its value as an art form.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.113**

**Amend text in Section 7.3 Inclusive City, People with disabilities as follows:**

People with disabilities Galway City Council is committed to working with people with disabilities and their representative groups to facilitate their access to housing, transport, **employment** and the built environment. **Ireland's ratification of the UN Convention on the Rights of People with Disabilities (UNCRPD) in 2018 places an obligation on the Irish state to ensure people with disabilities have equal civil and political, social and economic rights across all sectors.** Having regarding to obligations under the UNCRPD, **the Council will work with relevant stakeholders to support the implementation of the UNCRPD at the local level. In addition, the Council is a signatory to the Barcelona Declaration of 1995,** which promotes universal access in the public realm, public buildings and services and encourages participation of people with disabilities in the social, economic and cultural life of the city.

Galway City Council ~~would support~~ **supports** the installation of Changing Places facilities (specialised toilet facilities) in the City and particularly in recreational and amenity spaces. In addition, Galway City Council supports and encourages the provision of these facilities in any new building developments where the public have access in large numbers, such as, educational establishments, cultural buildings, health facilities and sport and leisure facilities. The Council will continue to support the development of a high quality, inclusive, accessible and affordable housing, transport, **employment**, built environment and public realm though the implementation of disability legislation, the building regulations, Universal Design Guidelines and the Galway City Public Realm Strategy.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.114**

**Amend Policy 7.3 (2) as follows:**

Policy 7.3. Inclusive City	
2.	Proactively promote the various aims of the Council to give effect to the <b>UNCRPD</b> , Barcelona Declaration and support universal design principles to make Galway a more accessible and disability friendly city.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.115**

**Amend policy 7.3 (3) as follows:**

Policy 7.3. Inclusive City	
3.	Support the objectives of the Social Inclusion Office in promoting a socially inclusive society in the city <b>and to include the provision of an Intercultural Centre.</b>

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.116**

**Amend policy 7.3 (7) as follows:**

Policy 7.3. Inclusive City	
7.	Co-operate with the Access for All Network and other organisations representing people with disabilities to provide equal access for all citizens particularly in the area of housing, transport, <b>employment</b> , built environment and the public realm within the city

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.



Material Alteration No.

**A.118**

**Amend Policy 7.4 (2) Bilingual City as follows:**

Policy 7.4. Bilingual City	
2.	Promote the use of the Irish language in the naming of new residential developments, public roads and parks and encourage the preferential use of Irish and bilingual signage in the commercial and public realm.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.119**

**Amend Policy 7.4(4) Bilingual City as follows:**

Policy 7.4. Bilingual City	
4.	Support the implementation of the Plean Tenga Chathair na Gaillimhe 2020-2026 and the designation of the city as a Gaeltacht Service Town. Support the implementation of language plans for Bearna & Cnoc na Cathrach LPA, Galway City East LPA and the Eachréidh LPA.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.120**

**Amend Policy 7.4 Bilingual City to include new policy (5) as follows:**

Policy 7.4. Bilingual City	
5.	Support infrastructure and interventions in Gaeltacht areas of the city that preserves and promotes Irish in the Gaeltacht, conserves and protects the heritage, culture and richness of the language as well as strengthens the position of the Irish Language in the public realm.

**Submission No.**

**GLWC-C5-81**

- An Taisce request that this alteration does not cause an increase in the proliferation of signage in the public realm.

**Chief Executive's Response**

The points raised are noted.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.121**

**Amend text in Section 7.5 Community facilities, Education as follows:**

The city is also home to 33 primary schools and 12 secondary level schools, 25 primary schools, 12 post primary schools, 5 special schools and a number of private colleges and language schools.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.122**

**Amend Policy 7.8 Healthcare Facilities to insert new policy (5) as follows:**

Policy 7.8 Healthcare Facilities	
5.	Support the delivery of key strategic healthcare infrastructure, including a new Elective Hospital, within the city with the preferred location at Merlin Park Hospital campus.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.123**

**Amend Specific Objectives 7.7(4) as follows:**

Section 7.7 Specific Objectives	
4.	Undertake a Social and Community Infrastructure Audit within three years of the adoption of the City Development Plan in conjunction with the LECP/LCDC and relevant stakeholders to establish a baseline of services in the city and to ensure adequate community facilities are provided to serve the existing and future targeted population of the city.

**Submission No.**

**GLWC-C5-81**

### Summary

- Replace “Undertake” with “Complete”.

### Chief Executive's Response

Comments made are noted. It is recommended to keep text as proposed.

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

#### Material Alteration No.

### A.124

**Amend Specific Objectives 7.7 to insert new Specific Objective (15) as follows:**

Section 7.7 Specific Objectives	
15.	Undertake an analysis study on City Hall and its associated site and services during the development plan period with a view to assessing the best sustainable options for the future of the site which can include the option of unlocking the potential of the site for regeneration opportunities.

### Submission No.

**GLWC-C5-81**

### Summary

- Replace “assessing the best sustainable options” with “identifying the most sustainable options”.

### Chief Executive's Response

Submission comments are noted. It is deemed appropriate to keep text as proposed, to allow for assessment.

### Chief Executive's Recommendations

It is recommended that the Proposed Material Alteration be accepted.

## Chapter 8: Built Heritage and Placemaking and Urban Design

### Material Alteration No.

A.125

Amend Policy 8.4 (1) Archaeology as follows:

Policy 8.4 Archaeology	
1.	Protect, <b>preserve</b> and promote the archaeological heritage of the city including <b>underwater archaeology in rivers, lakes, intertidal and subtidal environments.</b>

Submission No.

GLWC-C5-85, GLWC-C5-81

### Summary

- DHLGH recommends the addition of the terms 'marine' and 'lacustrine' for greater clarity.
- An Taisce propose that canals should be included.

### Chief Executive's Response

It is considered implicit in the policy that underwater archaeology includes the marine environment and canals but for clarity policy wording has been amended to include canals and marine environment.

Protect, **preserve** and promote the archaeological heritage of the city including **underwater archaeology in rivers, lakes, canals, marine, intertidal and subtidal environments.**

### Chief Executive's Recommendations

It is recommended that the Proposed Material Alteration be accepted with minor amendment to include for canals and marine as follows:

Protect, **preserve** and promote the archaeological heritage of the city including **underwater archaeology in rivers, lakes, canals, marine, intertidal and subtidal environments.**

### Material Alteration No.

A.126

Amend Policy 8.4 (5) Archaeology as follows:

Policy 8.4 Archaeology	
5.	Require the surveying, recording or excavation of archaeological heritage <b>to include standing historic buildings and underwater archaeological heritage</b> during the development process, where appropriate.

Submission No.

GLWC-C5-85

### Summary

- DHLGH welcomes the proposed Material Alteration.

### Chief Executive's Response

Support for this material alteration is welcomed.

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

#### A.127

#### Amend Policy 8.4 (7) Archaeology as follows:

Policy 8.4 Archaeology	
7.	Ensure that any development proposal with potential to impact on archaeological heritage, <b>including the the setting and amenity of sites and monuments</b> , includes for an archaeological assessment. This includes within terrestrial, riverine, inter-tidal and sub-tidal environments.

### Submission No.

GLWC-C5-85

### Summary

- DHLGH welcomes the proposed Material Alteration.
- DHLGH recommends the addition of the terms 'marine' and 'lacustrine' for greater clarity.

### Chief Executive's Response

It is considered implicit in the policy that underwater archaeology includes the marine environment and lacustrine but for clarity policy wording has been amended to be included "lacustrine" and "marine".

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted as follows:

Ensure that any development proposal with potential to impact on archaeological heritage, **including the the setting and amenity of sites and monuments**, includes for an archaeological assessment. This includes within terrestrial, riverine, **lacustrine, marine** inter-tidal and sub-tidal environments.

Material Alteration No.

#### A.128

#### Amend text in Section 8.7 Galway City Walls in 2<sup>nd</sup> paragraph as follows:

**The National Monuments Acts (1930-2004) legislation** gives statutory protection to the city walls. **All town defences are considered National Monuments by reason of the historical, architectural and archaeological interest attaching to them.** It requires that all works which

impact on the fabric of the city defences, or any ground disturbance in proximity to the defences in Local Authority or the Minister's ownership or guardianship, or that have been the subject of a preservation order, are subject to a requirement for Ministerial Consent.

**Submission No.**  
**GLWC-C5-85**

**Summary**

- DHLGH welcomes the proposed Material Alteration.

**Chief Executive's Response**

Support for this material alteration is welcomed.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

**Material Alteration No.**

**A.129**

**Amend Section 8.8 Urban Design and Placemaking, paragraph titled Urban Density and Building Height as follows (p.210)**

**Urban Density and Building Height**

...Large sites may support opportunities for exceptional forms of development, this will be where their built form, their social, economic and environmental impact can deliver excellence. Where sites of scale are capable of generating their own character, **in particular at the Ceannt Quarter, Inner Harbour and Headford Road Regeneration Areas, scope for greater height may be is open for consideration where this additionality can demonstrate justification which may be based on outstanding architectural design and satisfy all other planning considerations. In general, the capacity for height will be assessed in conjunction with the development guidance set out in the Galway Urban Density and Building Height Study (2021) Section D Spatial strategy.**

**Submission No.**

No Submissions received

**OPR Submission**

OPR welcomes this submission in relation to densities and heights which will support National Policy objectives for compact growth (NPO 3), regeneration (NPO 6), and increased residential density (NPO 35), consistent with NPO 13.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

**Material Alteration No.**

**A.130**

**Amend Policy 8.8 (6) Public Realm to include text as follows:**

<b>Policy 8.8 Public Realm</b>	
6.	<i>Promote the important role that public space plays in providing for informal social interaction and maximise opportunities for outdoor gathering places, play areas, <b>outdoor dining and living</b> and outdoor public seating, where appropriate and in accordance with the Public Realm Strategy and accompanying manuals.</i>

**Submission No.**  
**GLWC-C5-81**

**Summary**

- Maintain universal access for those with impaired mobility.

**Chief Executive's Response**

Submission comments are noted. Ireland ratified the *UN Convention on the Rights of Persons with Disabilities (UNCPRD)* in 2018. The purpose of the Convention is to promote, protect and ensure the full and equal enjoyment of all human rights and fundamental freedoms by all persons with disabilities, and to promote respect for their inherent dignity. The Strategic Policy Framework in the final plan as per Proposed Material Alteration A.34 will include for this update and promotes universal design and access for all. Universal access is implicit and is included for throughout the development plan and specifically in Sections 4.6 Accessibility, 7.3 Inclusive City, People with Disabilities and Section 8.8 Urban Design and Placemaking to ensure universal access to public spaces.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

## Chapter 9: Environment and Infrastructure

### Material Alteration No.

**A.131**

**Amend Policy 9.1 (3) Flood Risk as follows**

Policy 9.1 Flood Risk	
3.	Ensure the recommendations of the Strategic Flood Risk Assessment (SFRA) for the Galway City Development Plan 2023-2029 are taken into consideration in the assessment of developments in identified areas of flood risk. <del>And</del> Require site specific Flood Risk Assessment (FRA) and associated design and construction measures <b>appropriate to the scale and nature of the development and the risks arising, in all areas of identified flood risk where appropriate including on sites where a only small proportion of the site is at risk of flooding and adopt a sequential approach in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009).</b>

**Submission No.**

**GLWC-C5-10**

**Summary**

Supported by the OPW.

**OPR Submission**

OPR welcomes this the proposed amendments addressing flood risk management.

**Chief Executive's Response**

Submissions from the OPR and OPW are welcomed.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

### Material Alteration No.

**A.132**

**Amend Policy 9.3 (4) Water Services as follows:**

Policy 9.3 Water Services	
4.	Encourage all <del>significant</del> water users to use best practices in water conservation and continue to promote water conservation measures in the design of all new development in the city, such as rainwater harvesting and re-use of grey water, in liaison with Irish Water.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

**Material Alteration No.**

**A.133**

**Amend Policy 9.3 Water Services to insert new policies (8) and (9) follows:**

<b>Policy 9.3 Water Services</b>	
8.	Support the development and implementation of Drinking Water Safety Plans by Irish Water, which seek to protect human health by identifying, assessing and managing risks to water quality and quantity; taking a holistic approach from source to tap.

<b>Policy 9.3 Water Services</b>	
9.	Support the promotion of effective management of trade in discharges to sewers by Irish Water in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

**Material Alteration No.**

**A.134**

**Amend text in Section 9.5 Sustainable Urban Drainage Systems (SuDS) as follows:**

LAWPRO in conjunction with the DHLGH are developing an implementation strategy for the development of Water Sensitive Urban Design, which includes nature based SuDS and when completed will provide useful guidance in an urban context. The draft River Basin Management Plan also recognises the benefits of using nature based surface water management and the need to move away from engineering solutions. In this regard, ~~an action of the draft RBMP is to provide interim guidance to local authorities on measures to be implemented to support the delivery of a greater focus on nature based solutions in advance of a national implementation strategy. The Council will have regard to this guidance when published and in the interim will consider international best practice guidance manuals.~~ Nature Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document' (DHLG) (November 2021), has been prepared in order to provide guidance on measures to be implemented to support the delivery of a greater focus on nature based solutions. The council will have regard to this interim guidance in advance of a national implementation strategy.

**Submission No.**

**GLWC-C5-10**

**Summary**

Supported by the OPW.

## OPR Submission

The OPR welcome this proposed material alteration in relation to implementation of the Nature Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document (2021).

## Chief Executive's Response

Submission is noted.

## Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

### A.135

**Amend Policy 9.10 Energy and Associated Infrastructure to include new policy (4) as follows:**

Policy 9.10 Energy and Associated Infrastructure	
4.	Promote the use of efficient energy storage systems and infrastructure that support energy efficiency and reusable energy system optimisation, subject to compliance with proper planning and environmental considerations.

**Submission No.**

### GLWC-C5-71

#### Summary

- Proposed alteration is supported by ESB who are installing Battery Energy Storage Systems (BESS) at various locations across Ireland

## Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

### A.136

**Amend text in Section 9.13 Energy and Associated Infrastructure- Renewable Energy in the first and second paragraphs as follows:**

Ireland is committed to generating ~~70%~~ 80% of its electricity requirements from renewable energy by 2030 (Climate Action Plan 2021). This will reduce greenhouse gas emissions generated by electricity production and facilitate the reduction of emissions in other sectors such as transport and heating through electrification. In order to meet the increased demand for renewable electricity the government through the Renewable Electricity Support Scheme (RESS) is committed to increasing capacity across a number of sectors by 2030 including offshore wind and renewable energy, onshore wind and solar.

The RSES identifies the huge potential for off-shore wind energy as a considerable resource to be explored and the need for adequate provision of land based infrastructure and

services. In particular, the Port of Galway is ideally placed to support the offshore renewable energy sector. This would complement their current role in supporting special project related imports including infrastructure for windfarms in the region. **The Council will also facilitate the development of emerging energy technologies such as green hydrogen and the development of a green hydrogen hub at Galway Port, subject to compliance with relevant planning considerations.**

### **Submission No.**

**GLWC-C5-62, GLWC-C5-71**

### **Summary**

- DCCAE supports material alteration and the council is encouraged to engage directly with the Renewable Electricity Division of this Department in the formulation of any future, more detailed, plans for renewable energy generation of all types (including solar).
- Proposed alteration is supported by ESB

### **OPR Submission**

- OPR welcomes this material alteration in relation to support for low carbon district heating, waste heating recovery and micro-renewables. The proposed amendments are consistent with NPO 55 and the Climate Action Plan 2021 and have the potential to contribute to the achievement of binding national targets under the Climate and Low Carbon Act, as amended.

### **Chief Executive's Response**

Comments and support is noted and welcomed.

### **Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

## Chapter 10: Compact Growth and Regeneration

### Material Alteration No.

**A.137**

**Amend Policy 10.1(13) City Centre as follows:**

Policy 10.1 City Centre	
13.	Support initiatives to enhance the image and attractiveness <b>and maintenance</b> of the city centre <b>including private properties</b> in co-operation with local businesses, <b>property owners, management companies</b> , communities and other stakeholders.

#### Submission No.

No Submissions received

#### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

### Material Alteration No.

**A.138**

**Amend text in Section 10.6 Inner Harbour Regeneration Site in the 4<sup>th</sup> paragraph, first bullet point as follows:**

Set out a vision for the area and show compliance with the development plan and **the objectives of** city council plans and strategies including the Galway Transport Strategy, Public Realm Strategy, Urban Density and Building Height Study, Heritage Plan, Biodiversity Action Plan and any future plans and strategies such as the Greenspace Strategy and Retail Strategy and emerging new LECP.

#### Submission No.

No Submissions received

#### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

### Material Alteration No.

**A.139**

**Amend text in Section 10.6 Inner Harbour Regeneration Site as follows:**

Include **for** the provision of an arts/cultural facility at the developer's expense ~~and with a management regime incorporated into the development delivery that enables the long term sustainable use of such a facility.~~ **A delivery and management regime that enables the long term sustainable use of such a facility will be devised in collaboration with Galway City Council and other relevant stakeholders.**

#### Submission No.

No Submissions received

## **NWRA Submission**

No guidance given as to quantum or recompense if the arts/culture facility is in excess of that required to service the development permitted.

### **Chief Executive's Response**

In relation to the quantum or recompense of the arts/culture facility, these are issues for a development contribution scheme and could be advanced as part of the masterplan.

### **Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

## **Material Alteration No.**

### **A.140**

#### **Amend text in Section 10.8 Sandy Road Regeneration Site as follows:**

The site is well serviced by all utilities and is within easy access of a wide range of services, located close to core bus routes and a well-integrated pedestrian and road network. Part of the site is identified as at risk of flooding associated with the Terryland/Sandy River and will require a specific flood risk assessment which will be required to have regard to the Coirib go C6sta Galway City Flood Relief Scheme project. **Until this assessment is complete, development within Flood zone A and B shall be limited to minor development.** In this particular case, having regard to the locational assets, national policy context, and the regeneration status of the site, the majority of the site can be dedicated to a residentially led development.

#### **Submission No.**

**GLWC-C5-10, GLWC-C5-79**

#### **Summary**

Supported by the OPW and LDA.

#### **OPR Submission**

- This proposed material alteration will reduce the potential for adverse flood risk impacts arising on lands at Sandy Road Regeneration Site, at Renmore and on Industrial lands between Lough Atalia and the coast.

#### **Chief Executive's Response**

Comments are noted and welcomed.

#### **Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.141**

**Amend text in Section 10.9 Nuns' Island Masterplan Area as follows:**

Include measures to enhance amenity, **biodiversity** and open space, consider sustainable recreation opportunities and include for increased public access to the waterways. It will also be required to demonstrate a sensitive approach to the high quality waterways environment.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.142**

**Amend text in Section 10.17 Doughiska Road Opportunity Site as follows:**

Any new proposed development on this site will require a spatial framework to be prepared. In addition to the general guidance set out in Chapter 8, the framework will also take account of the archaeological context of the site and shall also integrate with the adjoining reservation for a pedestrian/cycleway. **The framework shall take account of proximity to the national road network and direct access to the national route will be prohibited.**

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.143**

**Amend text in Section 10.19 Connaught Laundry Opportunity Site**

This 0.87 hectare site is located on ~~Henry~~ **St Helen's** Street, an area which has a distinctive character and a strong residential community. This site has capacity for redevelopment primarily for residential use to assimilate into the existing neighbourhood. The density of any redevelopment shall have regard to the surrounding context.

In this regard, the Council will consider residential development on the full extent of the site alongside appropriate public realm and community facilities. Any proposed development should include for a spatial framework.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

## Material Alteration No.

### A.144

#### Amend text in Section 10.21 Knocknacarra District Centre (North) Site as follows:

A key element of the overall vision for the Knocknacarra District Centre is that it functions as an 'urban village' type centre rather than purely a shopping area. This was supported through specific development objectives for the district centre lands in the 2017-2023 plan, which required a mix of uses including service retail, public health facilities, and community, recreational and residential uses, to achieve vibrancy and distinctiveness and local identity. In particular the requirement to provide for a 20% residential content ~~for a 20% residential content~~ **for a residential content of 20% of all existing floor space** has not been delivered to date and will be required to be fulfilled on this site in addition to the provision of a high quality public realm which will accommodate a civic space as a focus for community activity and amenity.

Any proposed development should include for a spatial framework having regard to guidance set out in Chapter 8 and will be required to consider the following:

- Development will be integrated within the overall district centre and proposals will be required to ~~respect~~ **protect** the amenity of the neighbouring school, demonstrate linkage with the wider neighbourhood area, the transport, pedestrian and cycle networks and linkage to the green network.
- Any development shall include for a high quality urban design
- Any design shall integrate the realigned link road of the N6 GCRR.
- **Any development shall adhere strictly to the development guidance provided for the West Outer Suburbs contained in the Urban Density and Building Heights Study.**

#### Submission No.

#### GLWC-C5-90

#### Summary

- The submission objects to element of the proposed additional wording included for in A144 which relates to the opportunity site at Knocknacarra District Centre (North) Section 10.21. Specifically it argues that adherence to the height and density standards in the Galway City Urban Density and Building Standards (supporting document to the Draft Plan) is in conflict with the NPF; RSES; S.28 Ministerial Guidelines on Apartments & Building Height.
- The submission states that adherence to such standard will frustrate delivery of the 20% residential floorspace within the District Centre.
- The submission references and interprets the OPR original submission on the draft plan as having raised concerns between the consistency between the Draft Plan and the Urban & Density Height Study and the aforementioned national policy and S.28 guidelines. In this regard the submission requests that the amendment relating to the Urban Density and Building Height Study be omitted. Alternative text is suggested.

#### Chief Executive's Response

The proposed alteration with respect to A.144 relates to three additional sentences added to Section 10.21 in the draft plan. These are the only elements that can be considered and not the more expansive arguments raised in the submission made with respect to this proposed

material amendment. The addition of the wording relating the site to the provisions for the west outer suburbs as provided for in the Galway City Urban Density and Height Study – a supporting document to the draft plan is reflective of what already exists in the text in this section that is “*Any proposed development should include for a spatial framework having regard to guidance set out in Chapter 8.*”. The said chapter already includes for specific reference to the Urban Density and Building Height Study, the additional wording therefore simply reinforces the need to have regard to the outcomes of this study relative to this specific area.

The submission refers to the text which stipulates the need to deliver residential use on the site “. In particular the requirement to provide—for a residential content of **20%** of all existing floor space has not been delivered to date—and will be required to be fulfilled on this site.” The submission interprets this as an absolute level of floorspace. The intent of the wording is that this percentage relates to a minimum requirement of residential. It is acknowledged that there is already a significant level of other uses in the district centre which are contributing to the district centre status and a mix of residential is desirable to complement these uses in the interests of proper planning and sustainability. For clarity it is recommended that the word “minimum” is added to text.. The draft plan text in section 10.21- “for a residential content of **a minimum** of 20% of all existing floor space.” This is considered to be a minor modification that can be accommodated at this stage in the process.

### **Chief Executive's Recommendation**

This is considered to be a minor modification that can be accommodated at this stage in the process. It is proposed to include the wording ‘*a minimum*’ for clarity as follows:

In particular the requirement to provide ~~for a 20% residential content~~ **for a residential content of *a minimum* of 20% of all existing floor space** has not been delivered to date—and will be required to be fulfilled on this site in addition to the provision of a high quality public realm which will accommodate a civic space as a focus for community activity and amenity.

It is recommended that the Proposed Material Alteration be accepted with the inclusion of the words “a minimum” for the purpose of clarification.

Material Alteration No.

**A.145**

**Amend text in Section 10.23 Salthill as follows:**

In recognition of the importance of the Salthill promenade as a recreation and amenity resource and a tourist attraction, the Council will carry out a strategy for its **potential extension, its** long-term management and enhancement. The strategy will consider issues such as access, car parking, support facilities, surface treatment, landscaping and street furniture and supporting infrastructure for water based activities. It will build on improvements carried out following the storm damage in recent years. It will also complement the rehabilitation works proposed for the Blackrock diving tower and works to enhance accessibility for users of these facilities. In particular, it will consider the impacts of climate change and measures to ensure that this area is resilient to the challenges of extreme weather events. The strategy will be required to comply with the outcomes of the Coirib go Cósta Galway City Flood Relief Scheme being advanced by the City Council in conjunction with the OPW.

**Submission No.**

No submission received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.146**

**Amend text in Section 10.26 Murrough LAP as follows:**

The plan will allow for mixed-use development, which will maximize the development of recreation facilities and will create a vibrant area with efficient public transport links to the rest of the city. It will integrate with the amenity facilities at Ballyloughane beach. **The plan will include for examination of options to address the access challenges associated with these lands. It will examine suitable options for vehicular access noting that the intensification of use of the existing level crossing is not appropriate.** The Plan will take account of the sensitive ecological environment at this location and will incorporate appropriate measures to mitigate against flood risk. In order to achieve the necessary recreational facilities, two thirds of the area will be reserved for this purpose.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.147**

**Amend Policy 10.2 Strategic Regeneration and Opportunity Sites to insert new policy (2).**

Policy 10.2 Strategic Regeneration and <del>Brownfield</del> <b>Opportunity Sites</b>	
2.	Give priority to the development of the strategic Regeneration and Opportunity sites in line with core strategy, in particular to deliver new residential neighbourhoods, on lands supported by a number of land use zonings including CC and CI, as referenced in the land use zoning objectives in Chapter 11.

**Submission No.**

**GLWC-C5-79**

**Summary**

Supported by LDA

**NWRA Submission**

It is not clear how this policy would be enforced or what it actually means.

**Chief Executive's Response**

With regard to policy 10.2 (2), this policy is intended to support national strategic objectives set out in the NPF in particular to support compact growth through regeneration. This policy will be implemented through land activation measures in particular through implementation of GTS projects, URDF funding, delivery of a Greenspace strategy and implementation of Housing For All and through collaboration with agencies such as LDA, Irish Water, NTA and other relevant stakeholders.

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

#### A.148

Amend Policy 10.3(4) Salthill as follows:

Policy 10.3 Salthill	
4	Continue to improve the amenity recreational quality of the area though the preparation of a strategy for the long-term management, <del>and</del> enhancement and extension of the promenade and by the implementation of environmental and coastal improvement schemes. This shall include for appropriate flood risk assessment and management measures.

#### Submission No.

GLWC-C5-85

#### Summary

- Appropriate Assessment, Environmental Impact Assessment Report (EIAR) etc. should be included in this section as the promenade and any future extension plans will directly impact on and have in-combination effects with other plans and projects on Galway Bay SAC and SPA. (Also Linked to A151)

#### Chief Executive's Response

It is considered that Policy 1.4(14) Core Strategy adequately supports the implementation of the SEA Directive, the Habitats Directive, Birds Directive, EIA Directive and Water Framework Directive and appropriate supporting legislation and guidelines. Also Policy 5.2 Protected Species: Sites of European, National and Local Ecological Importance (1-15) includes for a comprehensive approach to ensure all plans and projects are assessed appropriately.

#### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.149**

**Amend Specific Objective 10.27 (3) as follows:**

Section 10.27 Specific Objectives	
Headford Road Area	
3	Prepare a Local Area Plan for the Headford Road area (south of the Bodkin junction) <b>within the period of the plan.</b>

**Submission No.**

**GLWC-C5-4**

**Summary**

- TII would welcome consultation on the preparation of Local Area Plans, especially the Headford Road LAP

**Chief Executive's Response**

Comments are noted and TII will be included in consultation process.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.150**

**Amend Specific Objective 10.27 to include new Specific Objective 5 A as follows:**

10.27 Specific Objectives	
Regeneration and Opportunity sites	
5A	<b>Master plans, spatial frameworks and development proposals for the Ceannt Quarter, Inner Harbour, Nuns Island, Royal Tara Site, Shantalla Road and Eyre Square East Regeneration and Opportunity sites shall have regard to archaeological and cultural heritage and be informed by archaeological baseline studies and impact assessments and Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance.</b>

**Submission No.**

**GLWC-C5-85**

**Summary**

DHLGH welcomes the proposed Material Alteration

**Chief Executive's Response**

Comments are noted and welcomed.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.151**

**Amend Specific Objective 10.27 (7) as follows:**

10.27 Specific Objectives	
Salthill	
7	Carry out an environmental improvement scheme for Salthill including for the upgrade of the Promenade.

**Submission No.**

**GLWC-C5-85**

**Summary**

- Appropriate Assessment, Environmental Impact Assessment Report (EIAR) etc. should be included in this section as the promenade and any future extension plans will directly impact on and have in-combination effects with other plans and projects on Galway Bay SAC and SPA. (Also Linked to A151)

**Chief Executive's Response**

It is considered that Policy 1.4(14) Core Strategy adequately supports the implementation of the SEA Directive, the Habitats Directive, Birds Directive, EIA Directive and Water Framework Directive and appropriate supporting legislation and guidelines. Also Policy 5.2 Protected Species: Sites of European, National and Local Ecological Importance (1-15) includes for a comprehensive approach to ensure all plans and projects are assessed appropriately.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.152**

**Amend Specific Objective 10.27 (11) as follows:**

10.27 Specific Objectives	
Murrough	
11	Prepare a Local Area Plan for Murrough within the period of the this plan.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.153**

**Specific Objective**

Amend Figure 10.6 Nuns Island Masterplan Area to include the Bish site in the Nuns Island Masterplan Area and amend the land use and specific zoning objectives map.

(Site outlined in red)



**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

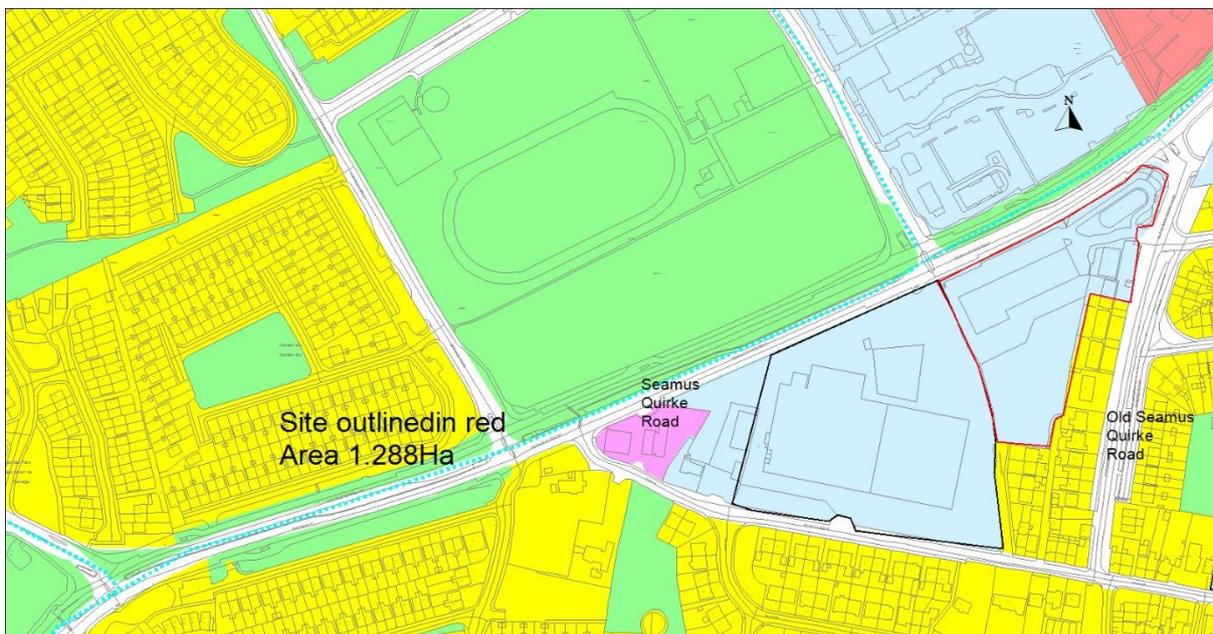
**A.154**

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**Specific Objective**

Amend Figure 10.8 Seamus Quirke Regeneration Site to extend Seamus Quirke Regeneration Site and amend the land use and specific objectives zoning map.

(Site outlined in red)



**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.155**

**Omit 10.15 Arch Motors Opportunity Site Heading and Text and Figure 10.13 Arch Motors Opportunity Site**

~~This site of 0.84 hectare is located along the Seamus Quirke Road adjacent to the Westside district centre. It has capacity for redevelopment for a residentially led mixed use scheme, in view of the advantaged location, being proximate to key facilities, along a public transport corridor and adjacent to park facilities. Any redevelopment should include for a spatial framework which will be required to include for measures to support the designation of the wider area as a pilot decarbonisation zone.~~

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

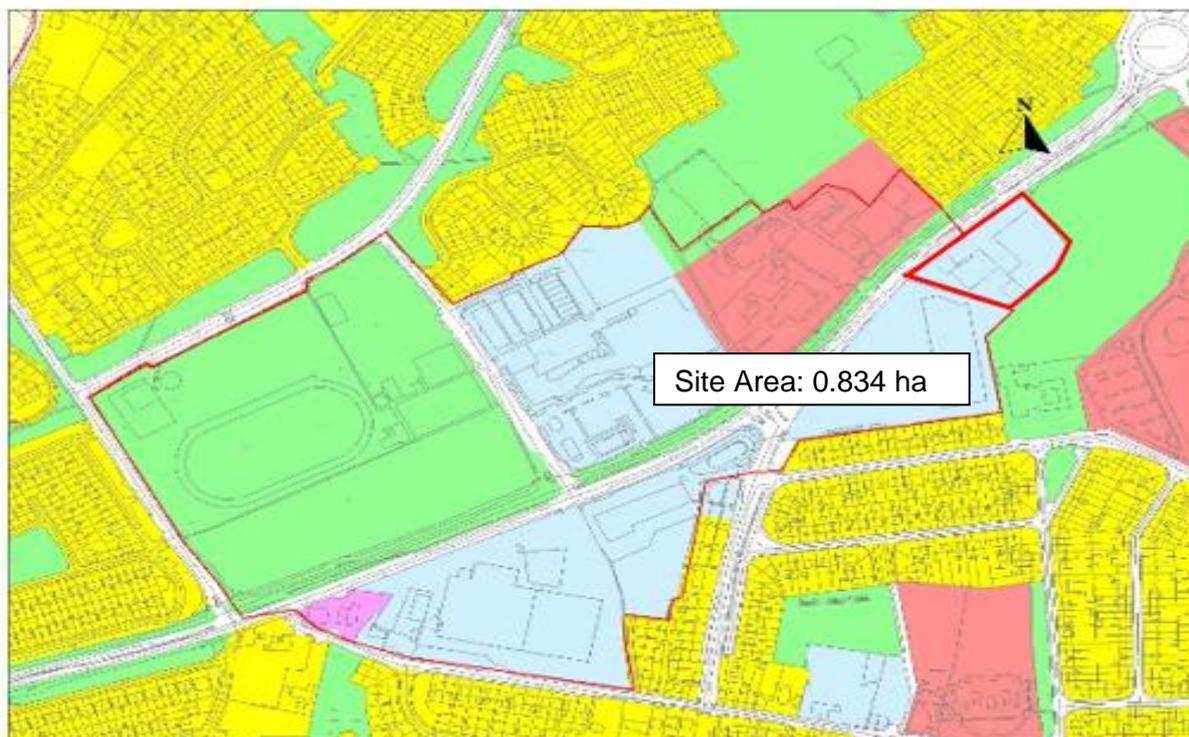
It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.156**

**Specific Objective**

Extend Westside district centre - Fig 10.22 to include Arch Motors Site outlined in dark red below.



**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

## Chapter 11: Land Use Zoning Objectives and Development Standards and Guidelines

### Part A - Land Use Zoning Policies and Objectives

#### 11.2 Land Use Zoning General

##### Material Alteration No.

##### A.157

#### Amend text in Section 11.2.1 Institutional and Community (CF) Land use zoning objective as follows:

CF lands south of the railway line at Renmore occupied by the Defence Forces comprising approximately 9 hectares. The Council will consider the development of these lands for institutional, amenity or community facilities use either by the Defence Forces or another institution and will not permit residential, commercial or industrial development. **Any development shall not impact on lands which have been identified as at flood risk and a site specific flood risk assessment will be required as part of any development proposal.**

#### Submission No.

No Submissions received

#### OPR Submission

- This proposed material alteration will reduce the potential for adverse flood risk impacts arising on lands at Sandy Road Regeneration Site, at Renmore and on Industrial lands between Lough Atalia and the coast.

#### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

##### Material Alteration No.

##### A.158

#### Amend Section 11.2.5 Industrial I Land Use Zoning Objective- specific development objectives for a number of I zoning throughout the city as follows:

- Lands zoned I at Lough Atalia between the railway line and the seashore comprising of approximately 16.2 hectares. Development on this site will be limited to activities relating to Galway Port expansion and industries which must be located adjacent to the harbour for a viable existence, provided however, that the processes involved are environmentally acceptable and do not interfere with the residential amenity of nearby housing developments. **Such activities can include for enterprises associated with the sustainable energy sector supporting the supply chain activities of the offshore renewable energy sector, including green hydrogen and appropriate low emission industries. Any development shall not impact on lands which have been identified as at flood risk and a site specific flood risk assessment will be required as part of any development.**

#### Submission No.

GLWC-C5-71

## Summary

- Proposed alteration is supported by ESB

## OPR Submission

- This proposed material alteration will reduce the potential for adverse flood risk impacts arising on lands at Sandy Road Regeneration Site, at Renmore and on Industrial lands between Lough Atalia and the coast.

## Chief Executive's Response

Comments are noted and welcomed.

## Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

### Material Alteration No.

#### A.159

**Amend Section 11.2.6 Commercial/Industrial CI Land Use Zoning Objective and insert text as follows:**

#### 11.2.6 Commercial/Industrial CI Land Use Zoning Objective

To provide for enterprise, light industry and commercial uses other than those reserved to the CC zone	
Uses which are compatible with and contribute to the zoning objective, for example	<ul style="list-style-type: none"> <li>– Warehousing/Storage</li> <li>– Retail of a type and of a scale appropriate to the function and character of the area</li> <li>– Specialist offices</li> <li>– Offices of a type and of a scale appropriate to the function and character of the area</li> <li>– Light Industry</li> <li>– Accommodation for the Traveller Community</li> <li>– Childcare facilities</li> <li>– Community and cultural facilities</li> <li>– Allow for development of Regeneration and Opportunity Sites in accordance with the provisions of Chapter 10 and Policy 10.2 Strategic Regeneration and Opportunity Sites, particularly where it is identified to provide for mixed use development which includes for residential.</li> </ul>
Uses which may contribute to the zoning objectives, dependent on the CI location and scale of development, for example:	<ul style="list-style-type: none"> <li>- General industry (small scale)</li> <li>- Service retailing</li> <li>- Residential content of a scale that would not unduly interfere with the primary use of the land for CI purposes and would accord with the principles of sustainable neighbourhoods outlined in</li> </ul>

	<p>Chapter 3. Exceptions can be accommodated on publically owned lands on the Regeneration Sites at Headford Road and Sandy Road which can provide predominantly for residential uses in accordance with national housing policy.</p> <ul style="list-style-type: none"> <li>- Offices</li> <li>- Car parks (including heavy vehicle parks)</li> <li>- Waste management facility</li> <li>- Public transportation facility</li> <li>- Public utilities</li> <li>- Outdoor recreation</li> <li>- Commercial leisure/indoor recreation</li> </ul>
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**Submission No.**

**GLWC-C5-79**

**Summary**

LDA will soon advance proposals for sites at Headford Road and Sandy Road in conjunction with the City Council.

**Chief Executive's Response**

Comments are noted

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

**Material Alteration No.**

**A.160**

**The following are specific development objectives for a number of CI zones throughout the city:**

- CI zoned lands on Monivea Road (Radharc Na Greine Site). Residential development on the full extent of this CI zoned land will be considered. ~~The density of any residential development on this site will have regard to the surrounding context.~~ **The density and height of any proposed development on this site should align with existing overall Radharc Na Greine Development.**

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

**Material Alteration No.**

**A.161**

**Amend Section 11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives as follows:**

**11.2.8 Residential R and ~~Low Density LDR~~ Residential R2 Land Use Zoning Objectives**

<p>Zoning Objective R</p> <p>To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.</p> <p>Zoning Objective <del>LDR</del> Residential R2</p> <p><del>To provide for low density residential development which will ensure the protection of existing residential amenity.</del></p> <p>To provide for sensitive residential infill where such infill will not have an impact on the environmental and visual sensitivities in the area, including those in particular the subject of Policy 5.2 and where such infill can be assimilated satisfactorily through design, layout and amenity impact in a manner that does not detract from the character of the area.</p>	
<p>Uses which are compatible with and contribute to the zoning objective, for example</p>	<ul style="list-style-type: none"> <li>- Residential</li> <li>- Residential institution</li> <li>- Outdoor recreational use</li> <li>- Accommodation for the Traveller Community</li> <li>- Local shops, local offices, licensed premises, banks and other local services</li> <li>- Buildings for education</li> <li>- Childcare facilities</li> <li>- Buildings for the care of the health, safety or welfare of the public</li> <li>- Buildings for community, cultural or recreational use</li> </ul>
<p>Uses which may contribute to the zoning objectives, dependent on the R and <del>LDR</del> Residential R2 location and scale of development, for example:</p>	<ul style="list-style-type: none"> <li>- Hotel, Guesthouses, Hostels and B&amp;Bs</li> <li>- Part conversion or extension of private residence to home office, childcare facility or small enterprises by the occupier of the dwelling, at a scale as would not unduly interfere with the primary use of the dwelling or prevailing residential amenity</li> <li>- Places of worship</li> <li>- Public utilities</li> </ul>

**Submission No.**

**GLWC-C5-101, GLWC-C5-51, GLWC-C5-53, GLWC-C5-65, GLWC-C5-76, GLWC-C5-82, GLWC-C5-103, GLWC-C5-104, GLWC-C5-86, GLWC-C5-107**

**Summary**

- Objection on basis that material alteration is not in compliance with the OPR recommendations to omit as follows:
  - Isolated LDR zoning in areas otherwise zoned A Agricultural or G Agricultural and high amenity which specifically refers to Roscam.

- Isolated LDR zoning in areas adjacent to Galway Bay SSE and SPA complex i.e., Roscam.
- LDR zoning in Roscam due to high concentration of onsite wastewater treatment adjacent to areas of very high environmental sensitivity such as Galway Bay SSE and SPA.
- Areas rezoned from LDR to R2 must ensure there is no impact to the Merlin Park Woods woodland and quarry area which has not only environmental features but geological features which must be protected from development which has a negative impact or which may cause fragmentation, loss of habitats or species working with local communities to find solutions Hoping Biodiversity loss is treated as serious as it should be in a crisis.
- Save Roscam calls for omission of material alteration as it fails to give effect to intent of OPR recommendation regarding LDR zoned land and fails to comply with national and regional planning policy.

### **OPR Comments**

Amend Section 11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives; (**See Section 2- MA Recommendation 3 - Low Density Residential**)

### **Chief Executive's Response**

Amend Section 11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives in accordance with OPR Recommendation 3 - Low Density Residential.

### **Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration. This accords with OPR Recommendation 3: Low Density Residential.

Material Alteration No.

**A.162**

**Amend Section 11.2.8 Specific Development Objectives for a number of LDR R2 lands to omit small maps and delete text as follows:**

*The following lands zoned LDR have the following specific development objectives, subject to design, environmental assessments, water and wastewater services and traffic safety. Communal open space and recreational facilities may be a requirement in certain circumstances:*

**The following are specific development objectives for a number of LDR Residential R2 zones throughout the city:**

- LDR Residential R2 lands at Coolagh Road, opposite Crestwood. Development shall be limited to one house only.
- LDR Residential R2 lands at the junction of Gentian Hill. Development on these lands shall not exceed a density of 13 houses per hectare and shall be restricted to single storey dwellings. One house only shall be open to consideration on the remainder of the undeveloped lands. The design of the development shall have a low profile ridge line which shall not exceed the ridge height of the adjoining development to the east.
- LDR Residential R2 lands comprising of approximately 0.47 hectares at Quarry Road, Menlo north of Menlo village end. Development shall be limited to one house only.
- LDR 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

**Omit Fig 11.10 Curragreen LDR**



- Development shall generally have a maximum density of 5 houses to the hectare.
- Where possible hedgerows and stone walls shall be retained, and supplemented by appropriate landscaping.

**Omit Fig. 11.11 LDR Old Dublin Road**



- Development shall generally have a maximum density of 5 houses to the hectare.
- House design shall be single storey, dormer or have a low profile ridge line.
- Where possible hedgerows and stone walls shall be retained.

**Omit ~~Fig 11.12 LDR Rosshill House and adjacent lands~~**



- ~~• The maximum plot ratio density of 0.2:1 shall only be considered following agreement on an overall layout of the area. This layout will have regard to the areas zoned RA, the tree coverage, the existing pillars and stone walls.~~
- ~~• Development will only be considered where it accords with strategic main drainage proposals.~~

**Omit ~~Fig. 11.13 LDR Roscam Pitch and Putt and adjacent lands~~**



- ~~• The maximum plot ratio density of 0.2:1 shall only be considered following agreement on an overall layout of the area.~~
- ~~• This layout will have regard to the sylvan character of the site and where appropriate the protection of existing trees and the Roscam Folly.~~
- ~~• Development will only be considered where it accords with strategic main drainage proposals.~~

Insert specific development objective

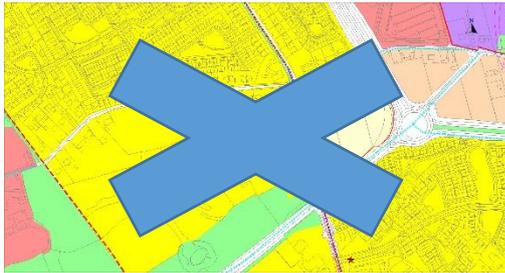
- Residential R2 Roscam Pitch & Putt and adjacent lands /Rosshill House and adjacent lands. The maximum plot ratio density of 0.2:1 shall only be considered following agreement on an overall layout of the area. The layout will have regard to the sylvan character of the site and where appropriate the protection of the existing trees and Roscam Folly. Development will be phased in accordance with Irish Water capacity and program for investment.**

**Omit ~~Fig. 11.14 LDR Roscam Village~~**



- ~~• Development shall generally have a maximum density of 5 houses to the hectare.~~
- ~~• Where possible hedgerows and stonewalls shall be retained.~~
- ~~• Protected views shall be preserved and shall have regard to the protected status of existing archaeological structures.~~

**Omit ~~Fig. 11.15 LDR Doughiska~~**



- ~~• Development shall generally have a maximum density of 5 houses to the hectare.~~
- ~~• Where possible existing hedgerows, trees and stonewalls shall be retained.~~
- ~~• Any development shall accord with all GTS proposals.~~

**Omit ~~Fig. 11.16 LDR Briarhill~~**



- A maximum density of 5 houses to the hectare shall only be considered following agreement on an overall layout of the area.
- Development shall be low profile single storey with a maximum ridge height of 5.5m above existing ground floor level.

**Omit ~~Fig. 11.17 LDR Parkmore~~**



- ~~• Development shall generally have a maximum density of 5 houses to the hectare.~~
- ~~• Where possible hedgerows and stone walls shall be retained.~~

**Omit ~~Fig. 11.18 LDR Tuam Road~~**



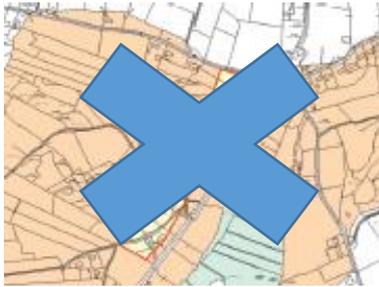
- ~~• Development shall have a maximum density of 5 houses to the hectare and shall only be considered following agreement on an overall layout of the area and shall be consistent with the N6 GCRR designed strategic road corridor.~~
- ~~• Residential development on the higher slopes shall, by means of layout and design, assimilate into the topography of the site and protect the ridge view.~~
- ~~• Development will only be considered where it accords with strategic main drainage proposals.~~

**Omit ~~Fig.11.19 LDR Carraig Ban~~**



- ~~Any infill development or extensions shall have regard to the existing pattern of development.~~

**Omit ~~Fig.11.20 LDR Ballindoooley~~**



- ~~In order to maintain the established character of the area, development shall generally not exceed a density of 5 houses to the hectare.~~
- ~~Where possible hedgerows and stone walls shall be retained.~~
- ~~The site outlined in black (0.29 hectares) shall be reserved for the provision of community, recreational, educational and heritage facilities and car parking relating to these facilities.~~

Insert specific development objective

- Residential R2 lands at Ballindoooley - 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.

**Omit ~~Fig.11.21 LDR Chestnut Lane and Barnacranny~~**



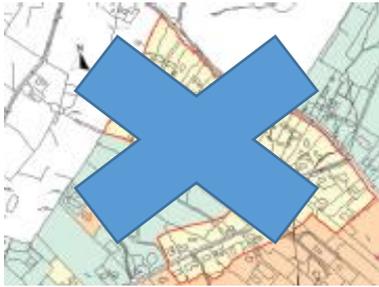
- ~~Development shall generally have a maximum density of 2.5 houses to the hectare.~~
- ~~Where possible hedgerows and stone walls shall be retained.~~
- ~~On Site A, an exception shall apply where a maximum density of 5 houses to the hectare shall be considered. Any development on Site A shall assess and take into consideration the ecological importance of these lands.~~

**Omit ~~Fig.11.22 LDR at Circular Road~~**



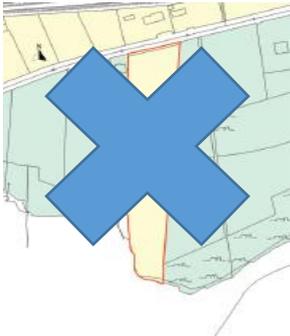
- ~~Development shall generally have a maximum density of 5 houses to the hectare.~~
- ~~Where possible hedgerows and stone walls shall be retained.~~
- ~~Development on Site A (0.5 hectares): A maximum of 3 houses shall be open for consideration on this site~~

Omit Fig.11.23 LDR Ballagh



- ~~Development shall generally have a maximum density of 5 houses to the hectare.~~
- ~~Where possible hedgerows and stone walls shall be retained.~~

Omit Fig. 11.24 LDR Roscam: Coast Road



Amend specific development objective

- **Residential R2 lands at Roscam, south of the Coast Road.** Development shall be restricted to ~~two~~ **one** houses only, reserved for the use of immediate family members.
- ~~Development shall have regard to the existing pattern of development and the visual and environmental sensitivity of the site.~~

Omit Fig. 11.25 LDR Murrough



- ~~Development shall have a maximum density of 5 houses to the hectare.~~
- ~~Development shall have regard to the existing pattern of development and shall be subject to amenity and environmental considerations.~~

Omit Fig. 11.26 LDR Coolagh



Amend specific development objective

- **R2 lands at Coolagh.** Development shall generally have a maximum density of 2.5 houses to the hectare.
- **Protect the Masspath including the original pre famine stone boundary walls and integrate this masspath into any development layout while preserving its historical integrity.**

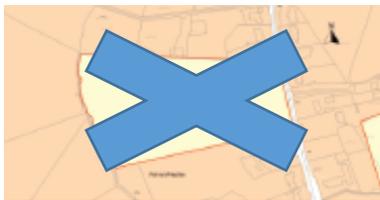
**Omit Fig. 11.27 LDR East of Castlegar NS**



Amend specific development objective

- **R2 lands East of Castlegar NS.** Development shall generally have a maximum density of ~~2.5~~ **5** houses to the hectare. Any development shall be consistent with the N6 GCRR Strategic Road.

**Omit Fig. 11.28 LDR Castlegar Road, Castlegar**



Amend specific development objective

- **Residential R2 lands at Castlegar to the north west of Castlegar NS.** Development shall be restricted to ~~three~~ **five** houses only, reserved for the use of immediate family members of the landowner. Any development shall be consistent with the N6 GCRR Strategic Road.  
*To be read in conjunction with proposed material alteration A. 33.*

**Omit Fig. 11.29 LDR Quarry Road, Menlo**



Amend specific development objective

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

**Omit Fig. 11.30 LDR Roscam**



Amend specific development objective

- **Residential R2 lands at Roscam Village. Family lands defined as site A and site B in details submitted in planning application reference 18/44.** Development ~~on each site outlined in red~~ shall be restricted to two houses only, reserved for the use of immediate family members of the landowner.
- **Residential R2 lands at Roscam Village. Lands defined by planning application reference 20/345 and the adjoining Residential R2 lands to the north.** Development ~~on each site~~ shall be restricted to two houses only, reserved for the use of immediate family members of the landowner.

**Fig. 11.31 LDR West of Coolagh Road, Coolagh**



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

**Submission No.**

**GLWC-C5-13, GLWC-C5-21, GLWC-C5-29, GLWC-C5-6, GLWC-C5-88, GLWC-C5-93, GLWC-C5-94, GLWC-C5-10, GLWC-C5-41, GLWC-C5-48**

**Summary**

**General**

- Object to amendment of specific development objectives in section 11.2.8. as not in accordance with intent of OPR recommendation
- This material alteration is contrary to is contrary to Policies 1.2, 1.4, 3.1, 3.3, 5.1 and 5.2 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services in the area, the Habitats and Birds Directives, the 2011 Regulations, NSO 1 and Policies NPO 3(b), NPO 62 and NPO 54 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5 of the OPR on compact growth
- Irish Water note these sites are not serviced by public water and/or wastewater networks. Development should be focussed into serviced areas to offset any impact on environmental sensitivities such as drinking water. Alternative solutions such as private wells or wastewater treatment plants should not generally be considered.
- OPW notes that highly vulnerable Low Density Residential (LDR) zoned lands to the south of Coast Road near Curragreen, which overlap with Flood Zones A and B have not been assessed against the criteria of the Plan Making Justification Test. Highly vulnerable development is not appropriate in Flood Zones A or B unless it has been assessed against and satisfied all criteria of the Plan Making Justification Test. -R2 lands south of the coast road (was fig 11.24)
- Revised section is difficult to understand. The omission of small maps illustrating specific objectives will make it difficult for the public to understand what areas specific development objectives relate to. The submission also suggests that for clarity each change should have been dealt with as an individual material alteration

**Figures**

**Figure 11.10 Curragreen LDR**

- Deletion of figure and zoning objectives is not in accordance with the intent of the OPR Recommendation 5(iii) with regard to Low Density Residential Zoning Objectives.
- Lands referred to in Figure 11.10 are not serviced
- LDR zoning should be retained

### **Figure 11.11 LDR Old Dublin Road**

- Lands referred to in Figure 11.11 are not serviced
- Deletion of figure and zoning objectives is not in accordance with the intent of the OPR Recommendation 5(iii) with regard to Low Density Residential Zoning Objectives.
- LDR zoning should be retained

### **Figure 11.12 LDR Rosshill House**

- Deletion of figure and zoning objectives is not in accordance with the intent of the OPR Recommendation 5(iii) with regard to Low Density Residential Zoning Objectives.
- Lands referred to in Figure 11.12 are not serviced
- Suggest that lands should be rezoned from RA to G.

### **Figure 11.13 LDR Roscam Pitch and Putt**

- Deletion of figure and zoning objectives is not in accordance with the intent of the OPR Recommendation 5(iii) with regard to Low Density Residential Zoning Objectives.
- No justification has been provided by the elected members for rezoning decision contrary to CE recommendation referencing ongoing judicial review.
- Suggest that lands should be rezoned from LDR to G.
- Request that proposed material alterations are not adopted and instead take into account previous submission to Draft plan 'The plot ratio attached Rosshill/Roscam Pitch and Putt of 0.2:1 is at odds with national and regional policy and inspectors report of the adjoining SHD (ABP ref: 310797-21). Plot ratio should be amended to 0.4:1 to ensure density of 36 units/ha'.

### **Figure 11.14**

- Deletion of figure and zoning objectives is not in accordance with the intent of the OPR Recommendation 5(iii) with regard to Low Density Residential Zoning Objectives.
- Lands referred to in Figure 11.14 are not serviced
- Suggest that lands should be rezoned from RA to G.

### **Figure 11.24 Roscam: Coast Road**

- Amending the zoning objective to R2 and development objective to one house is contrary to Policies 1.2, 1.4, 3.1, 3.3 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services in the area, the Habitats and Birds Directives, the 2011 Regulations, NSO 1 and NPO 3(b), NPO 62 and NPO 54 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5(ii) of the OPR on compact growth.
- Site is not serviced.
- Site should be rezoned G due to proximity to Galway Bay SAC and Galway Bay Inner SPA. Residential zoning of this site impinges on only feasible path for Oranmore to Galway Greenway.

- Objection to the wording to amend the specific development objective and map used for lands at Roscam: Coast Road by land owner as concern that new wording does reflect that 2 houses have been granted planning permission on the lands with PL Ref 21/87 yet to be constructed.

#### **Figure 11.26 Coolagh**

- Amending the zoning development objective to R2 is contrary to Policies 1.2, 1.4, 3.1, 3.3 and 5.2 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services (main drainage and transport) in the area, the Habitats and Birds Directives, the 2011 Regulations, NSO 1 and Policies NPO 3(b), NPO 62 and NPO 54 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5(ii) of the OPR on compact growth.

#### **Figure 11.27 East of Castlegar NS**

- Amending the zoning development objective to R2 is contrary to Policies 1.2, 1.4, 3.1, 3.3 and 5.2 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services (main drainage and transport) in the area, the Habitats and Birds Directives, the 2011 Regulations, NSO 1 and Policies NPO 3(b), NPO 62 and NPO 54 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5(ii) of the OPR on compact growth.

#### **Figure 11.28 LDR Castlegar Road, Castlegar**

- Amending the specific development objective and zoning objective is contrary to Policies 1.2, 1.4, 3.1, 3.3 and 5.2 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services (main drainage and transport) in the area, the Habitats and Birds Directives, the 2011 Regulations, NSO 1 and Policies NPO 3(b), NPO 62 and NPO 54 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5(ii) of the OPR on compact growth.
- Support for Material Alteration allowing for development at 5 houses as subject lands are located in an area in close proximity of Galway City Centre. There is residential development and lands zoned for 'R' Residential use in the surrounding area, as well as key areas of business and technology at Ballybrit Business Park to the south east and Parkmore Business Park to the east. The subject lands are well serviced, with good connectivity opportunities to the surrounding area.

#### **Figure 11.30 LDR Roscam**

- Objection to addition of Specific Development Objective: "**Residential R2 lands at Roscam Village. Family lands defined as site A and site B in details submitted in planning application reference 18/44** as submission states that lands relating to planning ref 18/44 are owned by a company Sunmile Ltd and are not family lands.

- Planning permission has been refused on appeal to ABP (ABP-301019-18; ABP-301417-18; and ABP-304592-19) based on environmental concerns due to its proximity to no 2 European Sites.
- Objection to Specific Development Objective: “Residential R2 lands at Roscam Village. Lands defined by planning application reference 20/345 and the adjoining Residential R2 lands to the north” as application is currently under appeal to ABP.

### Figure 11.31 LDR West of Coolagh Road, Coolagh

- Amending the zoning objective is contrary to Policies 1.2, 1.4, 3.1, 3.3 and 5.2 of the draft plan, the Sustainable Neighbourhoods Areas development strategy adopted in the draft plan given the existing lack of services (main drainage and transport) in the area, the Habitats and Birds Directives, the 2011 Regulations, NSO 1 and Policies NPO 3(b) and NPO 62 of the NPF, Policy RPO 3.2 of the RSES, s 19(2)(n) of the Act and Recommendation 5(ii) of the OPR on compact growth

### OPR Comments

Amend Section 11.2.8 Specific Development Objectives for a number of LDR R2 lands to omit small maps and delete text. (See Section 2: **MA Recommendation 3 - Low Density Residential**)

Having regard to NPO 57 of the NPF, and to the provisions of the Planning System and Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), as amended, the planning authority is requested to make the Plan without this proposed material amendment. Highly vulnerable Low Density Residential (LDR) zoned lands to the south of Coast Road near Curragreen, which overlap with Flood Zones A and B, under A.1.

### NWRA Comments

The Low Density Residential (LDR) zoning change to R2 zoning which is an objective to provide for sensitive residential infill does not create any consistency difficulties with the RSES. The changes proposed in A162 are supported by the Assembly.

### Chief Executive's Response

Submissions received primarily relate to the Roscam/Rosshill area of the city. In response to the submission received, it is noted that only the specific aspects of the material alteration can be considered. The planning authority can accept or not accept the proposed material alteration. There is scope to make a further modification to a material alteration subject to the limitations set out in section 12 (10) (c) of the Planning and Development Act as amended, that is that any modification would be minor in nature. For example, a change to a different land use zoning at this stage cannot be considered.

The Chief Executive response and recommendation to OPR MA Recommendation 3 – Low Density Residential is relevant to this proposed material alteration and should be read in conjunction with this response. The OPR recommendation to make the plan without this Proposed Material Alteration is accepted by the Chief Executive.

With regard the lands south of the Coast Road (fig.11.24), the purpose of the alteration from two houses to one house was to reflect that one house has already been constructed on the

holding and that the second house (which is the subject of 21/87) as yet to be developed (See also response to OPR Recommendation 5.Flood Risk Management).

**Chief Executive's Response**

Amend Section 11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives in accordance with **OPR Recommendation 3 - Low Density Residential**

**Chief Executive's Recommendation**

It is recommended that the Plan is made without the Proposed Material Alteration. This accords with OPR Recommendation 3: **Low Density Residential**.

## Chapter 11 Part B - Development Standards

### General Development Standards and Guidelines

#### Material Alteration No.

**A.163**

**Amend Section 11.3.1 Outer Suburbs (a) General as follows (p.295- 9<sup>th</sup> bullet point)**

Except where the Design Standards for New Apartments - Guidelines for Planning Authorities 2020 apply, ~~generally a plot ratio of 0.46:1 for new residential development shall not normally be exceeded.~~ residential density shall accord with the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (DECLG, 2009).

~~Consideration for a higher plot ratio for higher density development~~ will only apply where developments include for exceptional design and demonstrate high sustainability principles and where existing residential amenity is protected.

#### Submission No.

No Submissions received

#### OPR Submission

OPR welcomes this submission in relation to densities and heights which will support National Policy objectives for compact growth (NPO 3), regeneration (NPO 6), and increased residential density (NPO 35), consistent with NPO 13.

#### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

#### Material Alteration No.

**A.164**

**Amend Table 11.2: Indicative Examples of Recreational Facilities for Different Sizes of Residential Developments as follows:**

Number of Residential Units	Examples of Recreational Facilities
0-10	<del>No recreation facility required but green infrastructure at a minimum</del> Informal play areas with seat and natural features at appropriate scale to amenity and recreational facility and to include green infrastructure
11-20	<del>Seating, Picnic infrastructure, informal play areas</del> Natural play equipment/natural play area, teen area with seating, picnic infrastructure
21-50	<del>Play Equipment, Kick About Area, Formal Garden</del> Small playground, kick about area, landscaped garden/small park
51-100	<del>Skateboard Facility, Bowling Green, Basketball Court</del> MUGA, outdoor gym, self-directed play (may include skateboard or other equipment)
100+	<del>Play Ground, Playing Pitch, Formal Park</del> Large playgrounds for all ages, playing pitch, landscape park

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**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

**Material Alteration No.**

**A.165**

**Amend Section 11.3.1 Outer Suburbs (d) Overlooking as follows:**

- Residential units shall **generally** not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum.

**Submission No.**

**GLWC-C5-40**

**Summary**

- Request that that 'generally' is omitted as wording introduces a degree of discretion, which has the potential to introduce elements of arbitrariness in the decision-making process when assessing planning application

**Chief Executive's Response**

At the draft plan stage, the OPR made an observation requesting the removal of minimum separation distances between opposing windows to be in accordance with the provisions of NPO 13. The planning authority was advised to focus on assessing individual development proposals on performance based criteria dependent on location and individual site characteristics. In order to provide for clarity on this flexibility an amendment to Section 11.3.1 (d) Overlooking was proposed.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.166**

**Amend 11.3.1 Outer Suburbs (f) Distance between Dwellings for New Residential Development as follows:**

- The distance between side gables and side boundaries of dwellings shall **generally** be a minimum of 1.5 metres.
- Within all other residential developments, including apartment buildings and large dwellings, (greater than 200m<sup>2</sup>), the distance between buildings shall **generally** be greater unless deemed acceptable under specific site **performance based criteria**, this is to provide a good layout and context for the development.

**Submission No.**

**GLWC-C5-40**

**Summary**

- Request that that 'generally' is omitted as wording introduces a degree of discretion, which has the potential to introduce elements of arbitrariness in the decision-making process when assessing planning application

**Chief Executive's Response**

At the draft plan stage, the OPR made an observation requesting the distance between dwellings for new residential development to be in accordance with the provisions of NPO 13. The planning authority was advised to focus on assessing individual development proposals on performance based criteria dependent on location and individual site characteristics. In order to provide for greater flexibility an amendment to Section 11.3.1 (f) Distance between Dwellings for New Residential Development, it was proposed to include the word generally. It considered that the inclusion of this word will allow for assessment on performance based criteria as per the direction of the OPR.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.167**

**Amend text in Section 11.3.1(g) Car Parking Standards as follows:**

Group car-parking spaces shall not be allocated to individual residential units **within residential developments and such grouped car-parking spaces shall be made available for all inhabitants/ visitors of the development.**

**Submission No.**

**GLWC-C5-79**

**Summary**

Supported by the LDA

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

#### A.168

**Amend Section 11.3.2 Established Suburbs section 11.3.2 (b) Amenity Standards** by including for text in green

Shall be as per Outer Suburbs except in certain circumstances where the established form and layout would deem a reduction in these standards appropriate, in the interests of sustainability, architectural quality and urban design. **These will be assessed on performance based criteria.**

#### Submission No.

No Submissions received

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

#### A.169

**Amend Section 11.7.1 Plot Ratio** to omit text (strikeout) and include for additional text as shown in green

In the lands zoned 'R' and directly adjoining Toft Park ~~a relaxation of the maximum plot ratio figure of 0.46:1 may be considered~~ **residential density shall accord with the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (DECLG, 2009). Maximum densities shall be achieved** only where the other residential amenity standards have been complied with, and where the development is of a scale and height appropriate to its high profile setting.

#### Submission No.

No Submissions received

#### OPR Submission

OPR welcomes this submission in relation to densities and heights which will support National Policy objectives for compact growth (NPO 3), regeneration (NPO 6), and increased residential density (NPO 35), consistent with NPO 13.

### Chief Executive's Submission

Comments are noted and welcomed.

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.170**

**Amend Section 11.9 Commercial and Industry 11.9.1 General as follows:**

- Adequate provision shall be made for storage of goods and materials within the building. Where such space is not provided such goods and materials, if they are to be stored outside, shall be stored in a designated storage area.
- **Infrastructural requirements with respect to water will require evidence to be provided by the developer of consultation with Irish Water prior to applying for planning permission to ensure that adequate water services will be available to service the development and that existing water services will not be negatively impacted.**
- Surfaces within the curtilage of industrial/commercial sites shall be of hard wearing, dust free and durable material.

**Submission No.**

**GLWC-C5-79**

**Summary**

- LDA seeks clarification on whether or not alteration refers to a Pre-Connection Enquiry and if a Pre-Connection Enquiry is required for all quanta of residential development.

**NWRA Submission**

- It may be difficult for applicants to deliver as commitments from Irish Water may be difficult to obtain at early stages of projects. There is already a statutory consultation with Irish Water as a prescribed body

**Chief Executive's Response**

This Proposed Material Alteration was a specific request from Irish Water. It is considered that early consultation with Irish water would be advantageous to give clarity to developers and would assist the process in terms of improving efficiencies.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.171**

**Amend Chapter 11 Part B Development Standards - General Development Standards and Guidelines by adding an additional heading 'Urban Development and Building Height' after 11.9.**

**Urban Development and Building Height**

**With respect to building height, developments shall specifically have regard to the Galway Urban Density and Building Height Study (2021) which sets out the framework for density and building height in the city. Part D Spatial Strategy outlines the potential for appropriate**

building densities and heights for new development in each geographic zone and sub zone of the city.

### Submission No.

No Submissions received

### OPR Submission

OPR welcomes this submission in relation to densities and heights which will support National Policy objectives for compact growth (NPO 3), regeneration (NPO 6), and increased residential density (NPO 35), consistent with NPO 13.

### Chief Executive's Response

Comments are noted and welcomed.

### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

## Material Alteration No.

### A.172

#### Amend Section 11.10.2 Electrical Vehicle (EV) Parking as follows:

EV recharging infrastructure ~~is required under~~ shall meet the requirements of Statutory Instrument No. 393/2021 - European Union (Energy Performance of Buildings) Regulations 2021. ~~the EU Energy Performance Regulations, 2021. These regulations require the~~ are the minimum standards for EV charging points and infrastructure.

1) Installation of recharging points for EV for both, new buildings and existing buildings undergoing major renovations for more than ten car parking spaces and ducting infrastructure (consisting of conduits for electric cables) for at least one in every 5 car parking spaces to enable the subsequent installation of recharging points for electric vehicles. **New buildings or buildings undergoing major renovations (other than a dwelling) shall install at least one recharging point and ducting infrastructure for at least one in every 5 car parking spaces to enable the subsequent installation of recharging points for electric vehicles.**

**2) New buildings or buildings undergoing major renovations (containing one or more than one dwelling), which has more than 10 car parking spaces, shall install ducting infrastructure for each car parking space to enable the subsequent installation of recharging points for electric vehicles.**

2) **3) For an existing building (other than a dwelling) with more than 20 car parking spaces, one, or more, recharging points will be required to be installed, before 1 January 2025.**

3) **4) New dwellings with on-site car parking should be developed with appropriate infrastructure (ducting) that enables future installation of a charging point for EVs.**

4) **5) Publicly accessible EV parking spaces should be clearly marked and be capable of communicating usage data with the National Charge Point Management System. EV parking spaces for disabled spaces should also be included developments.**

- 5) 6) Electric car charging points – 10% of communal and private spaces shall be adapted and suitable for Electric car (EV) chargers.

The city will also install additional **Council will also endeavour to install additional** EV charging points for public spaces throughout the city having regard to the sensitivity of the locations. The Council ~~will work~~ **are committed to work** in conjunction with ESB networks and other service providers in the provision of charging points in public areas in the city, to ensure there are appropriate levels of electric charging infrastructure in place, including at public transport interchanges.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.173**

**Amend Section 11.10.3 Travel Plans as follows:**

In line with the threshold indicated in the Department of Transport's ~~Smarter Travel A Sustainable Transport Future 2009-2020~~ **National Sustainable Mobility Policy** and NTA guidance *Achieving Effective Workplace Travel Plans – Guidance for Local Authorities*, **the Council requires local transport plans to be prepared for all large development proposals. Transport plans may also be requested** if an existing or proposed development has the potential to employ over 100 people. Travel Plans are also required for all schools and for residential developments of 100 dwellings or more.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.174**

**Amend Section 11.10.3 - Travel Plans after 3<sup>rd</sup> paragraph as follows:**

**Complementary measures such as Area Based Transport Assessments (ABTA) and Traffic and Transport Assessments (TTA) are required for Local Area Plans (LAP's) and can also be considered on Masterplans and Framework Plans, where the scale of development determines the need for integrated land use and transport planning policies. A Traffic and Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development or re-development, with an agreed plan to mitigate any adverse consequences and should be carried out in accordance with Traffic & Transport Assessment Guidelines PE-PDV-02045 May 2014. The preparation of ABTAs, includes for an assessment process focused on understanding transport needs and land use integration, used in the preparation of Local Area Plans, planning schemes and masterplans and shall be carried out in accordance with Area Based Transport Assessment (ABTA) Guidance**

Notes PE-PDV-02046 April 2018 and supplementary ABTA How to Guide, Guidance Document, Pilot Methodology (2021). There shall also be a requirement for the principles of DMURS to be applied to Local Area Plans, Masterplans and Framework Plans taking into account street design based on the street classification and measures for cyclist and pedestrians to promote placemaking as set out in Section 11.3.1 (b) of the plan.

#### **Submission No.**

**GLWC-C5-4, GLWC-C5-105**

#### **Summary**

- Amend text to reflect the requirement for Traffic and Transport Assessment (TTA) for private development applications, in addition to the stated requirement in relation to Local Area Plans, Masterplans and Framework Plans already included in Section.
- In the interest of clarity, this policy should be amended to clearly reflect the distinction between the ABTA and the plan preparation methodology, and the Local Transport Plan (LTP). These Material Alterations should refer to Local Transport Plans (LTPs), not ABTAs (which could be referenced as the methodology used to prepare LTPs)

#### **Chief Executive's Response**

Comments are noted and text has been edited to reflect these clarifications as follows:

Complementary measures such as Area Based Transport Assessments (ABTA) and Traffic and Transport Assessments (TTA) are required for private development applications, Local Area Plans (LAP's) and can also be considered on Masterplans and Framework Plans, where the scale of development determines the need for integrated land use and transport planning policies. A Traffic and Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development or re-development, with an agreed plan to mitigate any adverse consequences and should be carried out in accordance with Traffic & Transport Assessment Guidelines PE-PDV-02045 May 2014. The preparation of Local Transport Plans (LTPs) using Area Based Transport Assessments (ABTAs) as the methodology to prepare LTPs, includes for an assessment process focused on understanding transport needs and land use integration, used in the preparation of Local Area Plans, planning schemes and masterplans and shall be carried out in accordance with Area Based Transport Assessment (ABTA) Guidance Notes PE-PDV-02046 April 2018 and supplementary ABTA How to Guide, Guidance Document, Pilot Methodology (2021). There shall also be a requirement for the principles of DMURS to be applied to Local Area Plans, Masterplans and Framework Plans taking into account street design based on the street classification and measures for cyclist and pedestrians to promote placemaking as set out in Section 11.3.1 (b) of the plan.

#### **Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted with clarifications to wording as per the recommendations of TII and NTA outlined above in green text.

## Material Alteration No.

### A.175

Amend Section 11.10.4 Cycle Parking as follows:

In developments, where appropriate, a minimum of one cycle stand per 20 car spaces or over shall be provided. For every additional 50 car parking spaces, an additional cycle stand should be provided. Each cycle stand should accommodate a minimum of five bicycles. Cycle parking must be sheltered where appropriate.

For commercial developments, the number of cycle stands shall be equivalent to 25% of the number of car parking spaces. If the development has reduced car parking spaces, **the amount of spaces at a minimum shall meet the cycle parking space requirements in accordance with Section 5.5.7 of the National Cycle Manual 2011, or any forthcoming replacement to these standards**, unless otherwise agreed in writing with the Planning Authority and shall be located close to entrance points.

**Provisions for cycle parking shall also be made at community centres, sports grounds and other recreational facilities and business centres. Inclusivity and accessibility should be considered in the design and location of all cycle-parking. In developments with more than 20 cycle-parking spaces, a minimum of 10% of spaces should be provided, until superseded by the update of the National Cycle Manual, which are family and disability friendly, with spaces configured to accommodate cargo-bikes, tricycles, bikes with trailers, recumbent bikes and other non-standard cycles.**

**All on-street stands or racks should be capable of performing the basic functions of supporting the bicycle and protecting it against theft or vandalism. Off-street storage/parking facilities should provide adequate shelter, lighting, safety and security, ease of access and egress, and an appropriate level of supervision. As such, publicly accessible cycle parking should be of Sheffield stand type; wheel-gripper racks or similar are not acceptable for publicly accessible cycle parking. Where high-density cycle parking is provided in a secure location, stacked cycle parking may be acceptable provided it is easily used and secure."**

### Submission No.

**GLWC-C5-105, GLWC-C5-19**

### Summary

- NTA expresses support for this Material Alteration in supporting and providing for sustainable transport
- The provision of bike parking throughout the city is fully supports, at all shopping areas, schools, colleges, hospitals, and at all commercial and industrial estates.
- The Council should ensure that bike parking includes access to quick charging points, in the same way that charging points for e-cars are installed.
- Covered bike parking should also be the default throughout the city, to provide a genuine option for those using their bicycles to get to work, and college, to be able to leave their bikes for the full day, without unnecessary exposure to the weather.
- Each cyclist on the road is one less car on the road, which reduces traffic congestion, air pollution, and noise pollution in Galway City. It is vital therefore that Galway City

Council takes every necessary step to make our streets safe to cycle for all without risk of injury by a motorist.

### Chief Executive's Response

In consultation with the Transport Dept. concerns were raised that the text in the last paragraph is too specific for operations to be delivered. On this basis it is suggested that this paragraph should be omitted. The delivery of the forthcoming National Cycle Manual update is awaited and this will include for more detailed national standards and specifics that will need to be adhered too as part of cycle parking requirements.

### Chief Executive's Recommendation

It is recommended that the proposed Material Alteration be accepted with the omission of the last paragraph to endure the delivery of cycle parking.

~~All on-street stands or racks should be capable of performing the basic functions of supporting the bicycle and protecting it against theft or vandalism. Off-street storage/parking facilities should provide adequate shelter, lighting, safety and security, ease of access and egress, and an appropriate level of supervision. As such, publicly accessible cycle parking should be of Sheffield stand type; wheel-gripper racks or similar are not acceptable for publicly accessible cycle parking. Where high-density cycle parking is provided in a secure location, stacked cycle parking may be acceptable provided it is easily used and secure."~~

#### Material Alteration No.

### A.176

#### Amend Section 11.19 Green Design & Surface Water/SuDS as follows:

New development shall consider the use of innovative design features in buildings including Green roofs, walls and roof gardens. These are important measures in the control of surface water runoff, providing thermal insulation, enhancing biodiversity and promoting a varied cityscape. Development proposals which include any of the above elements shall be accompanied by details of construction techniques, long-term viability, maintenance and management, prepared by a suitably qualified landscape designer.

Development proposals will be required to be accompanied by a comprehensive SuDS assessment that addresses run-off quantity, run-off quality and its impact on the existing habitat and water quality and will have regard to guidance set out in Planning for Watercourses in the Urban Environment (IFI 2020) and ~~Nature Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document' (DHLG) (November 2021).~~

#### Submission No.

#### GLWC-C5-10

#### Summary

Supported by the OPW

#### OPR Submission

The OPR welcome this proposed material alteration in relation to implementation of the Nature Based Solutions to the Management of Rainwater and Surface Water Runoff in

Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document (2021).

**Chief Executive's Response**

Comments are noted and welcomed.

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.177**

**Amend Section 11.30 Climate - Scheme Sustainability Statements in paragraph 2 as follows:**

All planning applications involving developments of 25 or more homes or over 500sqm of gross retail, commercial/office development in urban areas; or enterprise and employment developments over 1,000m<sup>2</sup> gross **and other projects, as deemed appropriate** should be accompanied by a Scheme Sustainability Statement.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.178**

**Amend Section 11.33 Invasive Alien Species as follows**

On development sites, where invasive species are present, a control and management program for the protection against the particular invasive species, will be required as part of the planning process to **comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477/2011)**.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

The CE recommends that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.179**

**Amend Section 11.34 Ecological Impact Assessment (EclA) to include text in green**

An Ecological Impact Assessment (EclA) will be required to be undertaken for **proposed developments likely to impact on locally important natural habitats and wildlife corridors**, developments proposed in areas that support, or have the potential to support, protected species or features of biodiversity importance, and that appropriate avoidance and mitigation measures are incorporated into all development proposals where the requirements of section 11.32 do not apply.

**Submission No.**

No Submissions received

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.180**

**Insert new Section 11.35 in Chapter 11 part B Development Standards and Guidelines as follows:**

**Section 11.35 Residential Care Homes, Retirement Homes, Nursing Homes, Retirement Villages and Assisted Living Accommodation**

The City Council supports the provision of accommodation to meet the needs of an aging population. Such accommodation should preferably be integrated into the existing neighbourhoods and at locations that are well served by local services, community facilities and public transport links.

Proposals for such development should take into consideration the following:

- The location and accessibility to local services and the proximity to the pedestrian network and existing or planned public transport corridors;
- The potential impact on the character and amenities of the area;
- The Health Information and Quality Authority (HIQA) National Standards for Residential Care Settings for Older People in Ireland (July 2016), and any successor document;
- Standards set out in the Statutory Instrument No. 293 of 2016, Health Act 2007 (Care and Welfare of Residents in Designated Centres for Older People) Regulations 2016;
- The provision of good quality, appropriately sized "and designed" open space and communal amenity facilities.
- The adequacy of off-street parking.

**Submission No.**

**GLWC-C5-79**

**Summary**

Supported by the LDA

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.181**

**Insert new Section 11.36 in Chapter 11 part B Development Standards and Guidelines as follows:**

**Section 11.36 Age Friendly Housing**

The City Council supports an age-friendly approach to new and existing residential development in the city. Proposals for residential development should consider the future proofing of units for an aging population. The following documents and guidelines should be taken into consideration in any development proposal:

- Housing Options for Our Ageing Population- Policy Statement (DHPLG and DH) (2019); Ten Universal Design Features to include in a Lifetime Adaptable and Age

[Friendly Home \(Age Friendly Ireland\); Age Friendly Homes Rating Checklist Age Friendly Homes Rating Tool June 2021\(Age Friendly Ireland\).](#)

**Submission No.**

**GLWC-C5-79**

**Summary**

Supported by the LDA

**Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

## APPENDICES

### Material Alteration No.

#### A.182

**Amend Appendix 1 by committing to the following range of implementation and monitoring regime to be included for in Appendix 1 following completion of the plan making process.**

Appendix 1 - Implementation and Monitoring will include for a comprehensive list of indicators to be monitored in accordance with best practice, including Development Plans - Guidelines for Planning Authorities (July 2022), with the objectives within the National Planning Framework, Regional Spatial and Economic Strategy, Galway Metropolitan Area Strategic Plan and Galway Transport Strategy in addition to the SEA and UNSDG's in order to assess the success with which the development plan is being implemented.

#### Submission No.

No Submissions received

#### Chief Executive's Recommendation

The CE recommends that the Proposed Material Alteration be accepted.

### Material Alteration No.

#### A.183

**Amend Appendix 2- Statement of Compliance with Ministerial Guidelines, Table – Section 28 Guidelines as follows:**

The Planning System and Flood Risk Management- Guidelines to Planning Authorities and Technical Appendices (2009) and [Planning Circular PL02/2014 Flood Guidelines](#).

#### Submission No.

**GLWC-C5-10, GLWC-C5-85**

#### Summary

- Supported by the OPW.
- DHLGH advises that the Framework and Principles for the Protection of the Archaeological Heritage (Government of Ireland 1999) should be added to the list of relevant guidelines.

#### Chief Executive's Response

Noted and will be included in the final Development Plan

#### Chief Executive's Recommendation

It is recommended that the Proposed Material Alteration be accepted.

Material Alteration No.

**A.184**

### **Appendix 5 – Infrastructure Assessment**

**A broad Infrastructure Assessment is proposed as follows:**

## **Appendix 5 Infrastructure Assessment**

### **Tiered Approach to Land Zoning – Infrastructure Assessment**

This section supports the Galway City Development Plan with respect to the availability of strategic infrastructure to ensure that the zoned lands have capacity for development over the lifetime of the plan in accordance with Appendix 3 of the National Planning Framework which sets out an approach for zoning lands as described hereunder.

### **Tiered Approach to Land Zoning**

As referenced the Infrastructure assessment Appendix 3 of the National Planning Framework (NPF) introduces a new methodology for a two-tier approach to land zoning. National Policy Objective 72a requires Planning Authorities to apply a standardised, two-tier approach to differentiate between zoned land that is serviced and zoned land that is serviceable within the life of the CDP.

Tier 1 lands are lands that are serviced and in general part of or contiguous to the built-up footprint of an area. Tier 2 lands are lands that are not currently sufficiently serviced to support new development but have potential to become fully serviced within the lifetime of the CDP. Tier 2 lands may be positioned within the existing built-up footprint, or contiguous to existing developed lands or to Tier 1 zoned lands.

The CDP may include zoned lands which cannot be serviced during the lifetime of the Plan, by reference to the infrastructural assessment of the Planning Authority. This means that they cannot be categorised as either Tier 1 lands or Tier 2 lands, as per the above and are not developable within the Plan period. This has been the situation for the City Plan. The reasoning for this has been included for in the Core Strategy section (Chapter1) and clarity given that these lands are not included within the Core Strategy for calculation purposes. Essentially these are described as strategic reserve lands these can include lands that have potential to be developed over a timescale greater than the single six year cycle of the plan such as Ardaun LAP Phase 2 (North). These lands are not scheduled to be fully supported by infrastructure before 2029, but it is important that there is some context given to the lands to provide for a strategic settlement portion of NPF/RSES/MASP 2040 population delivery and to coordinate with a longer term infrastructure investment guide.

The following section sets out the strategic enabling infrastructure requirements in particular for Tier 2 lands in the city. The assessment focuses on the provision of infrastructure that is considered to be strategic in nature. The delivery of minor and/or local level infrastructure may be delivered through general local authority operational works, operational works of a service provider or developer-led and co-ordinated through the development management process. The assessment does not comprise an exhaustive list of requisite infrastructures across the city and while it is intended in inform and guide it is not to be relied upon solely in the development management purposes.

The full extent of requisite enabling infrastructure will continue to be assessed through the development plan period and during the development management process. The delivery of some of the strategic infrastructure projects although scheduled within timelines can also be reliant on other factors such as consent processes and availability of capital and scheduling of construction but are nonetheless committed to by service providers/local authority.

In particular to note is that there are a number of ongoing strategic projects being implemented in the city. With respect to water and waste water there is generally adequate strategic provision within the city on a portion of undeveloped zoned lands on the east including (Ardaun LAP) where Irish Water is scheduled to provide enhancement through the Ardaun Wastewater Network Extension. Irish Water have scheduled a Drainage Area Plan to inform longer term servicing and needs of the city but this is not inhibiting current development. Irish Water will also be preparing a longer term - Greater Galway Area Drainage Strategy, this will inform the timeline for lands identified as Strategic Reserve that is beyond the period of the plan cycle. With respect to water supply while there is adequate capacity to meet the projected increase in population over the plan period works are ongoing on the– Terryland WTP Intake Works & Clifton Hill Rising Main which will secure and enhance supply into the longer term.

The strategic transport investment strategy is that included for in the GTS (Galway Transport Strategy). This plan aims to establish a more sustainable approach to address current and future transport requirements. This will include investment in walking, cycling and improved and more accessible public transport infrastructure. It also includes for a strategic orbital route that will by removing city centre traffic enable significant enhancement of sustainable modes in the city by reducing current congestion and increasing capacity for accommodation of improved public transport and sustainable modes on the network. Implementation of the GTS has an implementation strategy that spans 20 years from its inception in 2016 and is/will be continuously advancing throughout the plan period. As this is a strategic rolling plan the implementation of the GTS is considered to be complementary to the sustainability approach to in the plan and will facilitate both existing and future developments. Development on undeveloped zoned lands will be permissible in tandem with this roll out and does not warrant the inclusion of lands in Tier 2 relative to these projects

The Coirbe go Coiste Project, another ongoing strategic investment project in the city the main flood relief scheme will relieve the city from the risk of flooding from fluvial and tidal sources and protect currently developed lands and give additional enhancement to some zoned lands to maximise development capacity. This scheme is in the analysis and design stage and scheduled to be constructed during the currency of the plan period.

Less strategic infrastructural projects will be occurring throughout the plan period as part of the general annual operational plan that will include for enhancement of services to both existing and undeveloped zoned lands.

As indicated the NPF requires that the City Plan carry out an assessment of the required infrastructure to support any Tier 2 lands identified for development. The assessment is required to be aligned with the delivery program of relevant infrastructure providers. The following matrix sets out an assessment of the enabling infrastructure in particular for Tier 2 lands. The assessment focuses on infrastructure that is considered to be strategic in nature. As previously stated the delivery of minor or more localised level of infrastructure will be delivered through operational works of a service provider, developer lead through development management or part of local authority operational plans. The process of preparing this infrastructure assessment is exclusively to inform but is not an exhaustive

exercise nor to be relied upon as the only source of information for the development management process.

<b>Tiered Approach to Land Zoning – Infrastructure Assessment</b>								
<b>Core Strategy Settlement / Location</b>	<b>Proposed Total Residential Unit Yield Y Est. pop capacity* P</b>	<b>Proportion of total residential unit yield attributed to Regeneration / Opportunity sites</b>	<b>Area (Ha) of which is specifically Zoned R residential</b>	<b>Wastewater Capacity</b>	<b>Water Capacity</b>	<b>Water Service Investment Program</b>	<b>Transport – Roads/Public Transport Infrastructure /Walking &amp; Cycling infrastructure</b>	<b>Tier 1 / Tier 2</b>
<b>Outer Suburbs (West)</b>	2070 (Y) 5175 (P)	150 (Y) infill	48	Adequate	Adequate	-----	Ongoing implementation of GTS Projects	Tier 1
<b>Outer Suburbs (East)</b>	2060 (Y) 5150 (P)	100 (Y) Opportunity / Infill	49	Adequate	Adequate	-----	Ongoing implementation of GTS Projects	Tier 1
<b>Estab. Suburbs (West)</b>	120 (Y) 300(P)	0	3	Adequate	Adequate	-----	Ongoing implementation of GTS Projects	Tier 1
<b>Estab. Suburbs (East)</b>	1,355 (Y) 3,387(P)	795 (Regen)	14	Adequate	Adequate	Ardaun Wastewater Network Extension – some lands only	Ongoing implementation of GTS Projects	Tier 1 (Part Tier 2)
<b>Inner Residential Area</b>	250(Y) 625(P)	250 (Regen)	0	Adequate	Adequate	-----	Ongoing implementation of GTS Projects	Tier 1
<b>City Centre</b>	295(Y) 737 (P)	295 (Regen)	0	Adequate	Adequate	-----	Ongoing implementation of GTS Projects	Tier 1

<b>Ardaun</b>	500(Y) 1,250 (P)	N/A	Portion of zoned lands in LAP	Requires Investment	Requires Investment	Ardaun Wastewater Network Extension  Supplementary water supply infrastructure  Surface Water area drainage Scheme (non IW)	Ongoing implementation of GTS Projects	Tier 2
<b>Ardaun South (balance) and Ardaun North</b>	Not included in Core Strategy - development beyond period of the plan	----- -----	----- -----	Requires Investment	Requires Investment	Requires Investment	Ongoing implementation of GTS Projects. Additional strategic access	Strategic Reserve

*\* Using an estimate of 2.5 per households noting that this not equivalent to population increase solely but also new household formations*

### Submission No.

**GLWC-C5-79, GLWC-C5-41,**

### Summary

- Ardaun Investment is programmed in the current investment plan period to address the water services needs in Ardaun and a wastewater project to service development within Phase 1 of the Ardaun Local Area Plan (LAP) area is at the detailed design stage. Within the Tiered Approach to Land Zoning table for Ardaun (for the Draft Plan period), Irish water suggests replacing 'Requires Investment' with 'Ongoing implementation of IW projects'.
- The LDA is supportive of the proposed material alterations in particular those which give support to regeneration and the development of sites such as Sandy Road and Dyke Road.
- The infrastructures assessment in tabulated form would enable a clearer link between phasing and infrastructure.

### OPR Submission

OPR welcomes A184 Infrastructure Assessment Appendix 5, however, the detail provided in the assessment does not reflect the standardised approach set out in the Development Plan Guidelines which sets out the detail required for settlement Capacity Audits, on the basis of

each individual site. The Settlement Capacity Audit and Infrastructure Assessment did not determine the servicing status of the lands proposed to be zoned under the proposed material amendments (A.2 – A.25).

### **Chief Executive's Response**

The Chief Executive has considered the observation request from the OPR and is of the opinion that not all of the proposed amendments require such clarification e.g. A2 but regardless the CE Report has highlighted this issue for most of the others, some may require specific consultation with IW/other stakeholders also. As many are not recommended the inclusion in this section may be premature until a final decision is arrived at. If required it is considered an addendum can be added to the Appendix 5 in the final draft for clarification.

### **Chief Executive's Recommendation**

It is recommended that the Proposed Material Alteration be accepted.

## Section 4: Summary of the Environmental Assessments to the proposed Material Alterations

### Relevant Submission Numbers: GLWC-C5-1 GLWC-C5-10

#### Summary

##### Strategic Environmental Assessment

- Requests consideration of the EPA guidance document with regard to integrating environmental considerations into Local Authority land-use plans.
- Need to ensure that the plan including alterations is consistent with proper planning and sustainable development and aligns with national commitments on climate change mitigation and adaptation and is consistent with key relevant higher-level plans and programmes.
- Where the SEA has identified any alterations as having potential for likely significant environmental effects or which conflict with national environmental or planning policy, clear justification should be given for proceeding with those alterations.
- The Plan, prior to its adoption, should also consider and integrate the recommendations of the SEA.
- Where further changes to the Draft Plan are proposed, these should be screened for likely significant effects in accordance with SEA Regulations.
- Prepare an SEA Statement following the adoption of the Plan and forward it to Environmental Authorities.

##### Strategic Flood Risk Assessment

- The Guidelines recommend that an SFRA provide guidance on the likely applicability of different SuDS techniques for managing surface water run-off at key development sites, and also that the SFRA identifies where integrated and area based provision of SuDS and green infrastructure are appropriate in order to avoid reliance on individual site by site solutions. This has not been reflected in the updated SFRA, and has not been addressed in the Chief Executive's Report.

#### Chief Executive's Response

The comments from the EPA are noted, the SEA process is being carried out in consultation with the relevant bodies and submissions received from the EPA including guidance documents have informed the drafting of the Development Plan and associated environmental reports. Legislative requirements of the SEA Directive and national legislation are being adhered to throughout the development plan process.

With regard to the national commitments on climate change, the Plan is consistent with all current higher level plans and strategies. It is also consistent with relevant higher-level plans and programmes. Appendix 2 sets out a statement of compliance with ministerial guidelines.

The Material Alterations have been considered and assessed and it is determined that potential environmental effects arising from the Proposed Material Alterations are appropriately and sufficiently mitigated by the protective measures of the Draft Plan so as not to be significant, in particular, policies and objectives that contribute towards environmental protection, environmental management and sustainable development.

Following the adoption of the Plan an SEA Statement will be prepared. This will summarise how environmental considerations have been integrated into the Plan; How the Environmental Report and Addendum, submissions have been taken into account during the preparation of the Plan; The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and measures decided upon to monitor the significant environmental effects of implementation of the Plan.

With regard to application of SUDs, the SFRA gives general guidance for same and it acknowledges that there is an absence of guidance and as such reference is made to adherence to the Greater Dublin Strategic Drainage Study and international best practices SUDS Manuals. In consultation with the Water Services section of the council the preparation of an area based SUDs programme would be a significant project which would go beyond the SFRA. The section is working to progress SUDs within the city including consideration of appropriate nature based solutions.