



Galway City Council
Draft Development Plan 2023-2029

Comhairle Cathrach na Gaillimhe
Dréachtphlean Forbartha 2023-2029

Environmental Assessments

Addendum to Draft Strategic Environmental Assessment Report – to include proposed Material Alterations to the Draft City Development Plan 2023-2029

Measúnachtaí Timpeallachta

Aguisín le Dréacht – Tuarascáil Straitéisiseach Measúnachta Timpeallachta - Nuashonraithe chun Athruithe Ábhartha molta ar an Dréachtphlean Forbartha Cathrach 2023-2029 a chur san áireamh

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	The following section and table below present the SEA Screening assessment of the proposed Material Alterations of the draft Galway City Development Plan 2023-2029 against the criteria provided in Schedule 2a of the Planning and Development (Strategic Environmental Assessment) Regulations 2001-2011 which details the criteria for determining whether a plan or programme is likely to have significant effects on the environment.....	26
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1 SEA Screening Report of proposed Material Alterations to the Draft Galway City Development Plan 2023 -2029.

1.1 Introduction

This is the Strategic Environmental Assessment (SEA) Screening Report for the Proposed Material Alterations to the Draft Galway City Development Plan (CDP) 2023-2029. The DHLGH *Strategic Environmental Assessment Guidelines for Regional Assemblies and Planning Authorities (2022)*, recommends that proposed Material Alterations to the Draft Plan be screened to see if they cause any significant effects on the environment. The Strategic Environmental Objectives (SEO's) against which the potential environmental effects of implementing the Plan are assessed, are also considered in the screening assessment. SEO's are identified in Section 5 of the SEA Environmental Report and relate to the indicators described in the SEA Directive.

The purpose of this screening report is to determine whether the proposed Material Alterations in relation to Strategic Goals/Policies/objectives and land use zonings will or will not, lead to significant environmental effects for the plan area and if it will require a full Strategic Environment Assessment. This SEA Screening Report should be read in conjunction with the following:

- Draft Galway City Development Plan 2023-2029 Proposed Material Alterations
- Appropriate Assessment for the Proposed Material Alterations
- SEA ER for the Draft Galway City Development Plan 2023-2029, and
- AA Natura Impact Report for the Draft Galway City Development Plan 2023-2029, and
- Strategic Flood Risk Assessment for the Draft Galway City Development Plan 2023-2028.

The Draft GCDP associated SEA and AA documents were placed on public display and submissions were invited.

The Elected Members of Galway City Council, have considered the Draft GCDP and the Chief Executive's Report in respect of the submissions received during the public display period and have passed a resolution that the Draft Development Plan be amended. The proposed amendments constitute proposed Material Alterations to the Draft GCDP

Proposed Material Alterations are presented in **green bold font** for new text and for text that is deleted is presented in ~~red font with strikethrough~~.

1.1.1.1.1 CHAPTER ONE: INTRODUCTION AND CORE STRATEGY

Screening for Chapter 1			
No.	Proposed Material Alteration Amended Strategic Goal / Policy /objective (Please insert on all relevant page headings)	SEA Comment	Screen in/out for SEA
Strategic Goals			
1. A35	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.	Positive interactions with a range of SEOS including PHH, CH, L.	Out
3. A35	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.	Stronger text to support climate change action.	Out
4. A35	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.	Stronger text to support SDGs and integration of same. Positive across all SEOs	Out
Policy 1.3 Metropolitan Area Strategic Plan (MASP)			
1. A36	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.	MA relates to improved accessibility with positive interactions with PHH SEOs in particular.	Out

1.1.1.2

Screening for Chapter 2			
No.	Amended Strategic Goal / Policy	SEA Comment	Screen in/out
Policy 2.2 Climate Action			
1. A40	Support the implementation of International, European and National objectives as detailed in the following: The European Green Deal; The Climate Action and Low Carbon Development Acts 2015 to 2021; The Climate Action Plan (2019) and any updated plan; The annual Climate Action Plan; The National Climate Adaptation Framework 2018; The National Climate Change Strategy; EU Biodiversity Strategy for 2030; Sectoral Adaptation Plans The National Climate Mitigation Plan (when prepared and adopted)	MA updates recent climate legislation.	Out
5. A41	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. and consequently 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.	MA provides stronger alignment with climate change including actions plans. Positive across all SEOs	Out
17. A42	Support the Third level sector to become centres for Climate Mitigation and Learning.	MA provides stronger alignment with climate change research and mitigation.	Out
Policy 2.3 Renewable Energy			
4. A44	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.	Micro generation of renewable energy contributes to GHG reductions and is positive at this scale and size in particular for AQ, PHH SEOs.	Out

Screening for Chapter 3			
No.	Amended Strategic Goal / Policy	SEA Comment	Screen in/out
Policy 3.1 Housing Strategy			
5. A45	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. The delivery of social and affordable and cost rental housing on public lands will be prioritised.	MA interacts positively with PHH SEOs.	Out
24. A46	Ensure delivery of housing contributes to meeting the objectives for emission targets in line with national legislation and imminent National Climate Action Plan.	Minor amendment	Out
Policy 3.6 Inner Residential Areas			
3. A50	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.	MA reflects National Planning Framework and Regional Spatial and Economic Strategy objectives to promote compact growth and regeneration. Sufficient mitigation measures are present in the draft Galway City Development Plan to support environmental protection including Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and Policy 3.6 Inner Residential Areas	In
Policy 3.8 Low Density Residential Areas Residential R2 Areas			
1. A53	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. 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.	Amendments to this policy supports sustainable infill and compact growth. It highlights requirements to consider further environmental vulnerability, capacity and local character. This strengthens this policy overall. In addition to existing environmental protection measures in the draft Galway City Development Plan such as Policy 5.2, these are considered sufficient to not give rise to significant adverse environmental effects	In
2. A53	Protect the characteristics of these areas through development standards and guidelines. Ensure assessment of any developments complies with Policy 5.2 in relation to the protection of sites of European, National, and Local Ecological Importance.	This MA strengthens requirements to apply policy 5.2, positive for all SEOs.	Out
Section 3.9 Specific Objectives			

9. A54	Support and consider the development of recreational and amenity facilities including playing pitches on lands located in Mincloon north of Ragoon Road in the ownership of Salthill Knocknacarra GAA Club.	Application of existing environmental protection measures provide appropriate mitigation. Positive interactions with PHH SEOs	Out
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1.1.1.2.3 CHAPTER 4: SUSTAINABLE MOBILITY AND TRANSPORTATION

Screening for Chapter 4			
No.	Amended Strategic Goal / Policy	SEA Comment	Screen in/out
Policy 4.1 General			
5. A57	Support the Galway Transport Strategy (GTS) and the outcomes of the planned evidenced based review to be carried out in conjunction with Galway County Council, and the NTA ' and other stakeholders '. This review 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.	Review only will not give rise at this juncture to landuse effects.	Out
Policy 4.2 Land Use and Transportation			
6. A58	Encourage Aim to achieve 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.	Positive text to support 15 minute city. Positive interactions with PHH, MA, AQ SEOs in particular.	Out
Policy 4.3 Public Transport			
6. A58	Ensure ease of access to all bus termini in the city centre and facilitate tourist coach drop-off /pick up locations and convenient to the city centre that accommodates bus layover areas.	Positive interactions with PHH, MA, AQ SEOs in particular.	Out
Policy 4.4 Sustainable Mobility - Walk and Cycle			
12. A63	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	Positive interactions to facilitate safer access for walkers and cyclists. Positive for PHH, MA and AQ , CCSEOs	out
Policy 4.5 Transport Demand Management Measures			
6. A66	Promote the implementation of Travel Plans with employers and schools, including Area Based Transport Assessments (ABTA) and Traffic and	Positive interactions with SEOs including PHH, AQ, MA and is supported by existing policies relating to Integrated landuse and	Out

	Transport Assessments (TTA) where the scale of development determines the need for integrated land use and transport planning policies.	transport.	
Policy 4.6 Road and Street Network and Accessibility			
4. A67	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.	Minor amendment.	Out
5. A68	Implement best practice in road and street design 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).	Minor amendment.	Out
10. A69	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.	Positive interactions to facilitate safer access for walkers and cyclists. Positive for PHH, MA and AQ , CCSEOs.	Out
Policy 4.8 Specific Objectives			
Public Transport			
6. A71	Identify appropriate locations in the city to accommodate tour bus parking facilities and drop off/pick up points in accordance with the a proposed Tour Bus Parking Study.	Minor amendment to text.	Out
Sustainable Mobility - Walk and Cycle			
18. A A72	Introduce segregated cycle lanes across the city, where possible.	Positive interactions to facilitate safer access for cyclists. Positive for PHH, MA, CC and AQ SEOs.	Out
Road and Street Network and Accessibility			
27. A73	Implement general road widening and street improvements for safety and convenience including at Bóthar na Cóiste to facilitate improved infrastructure and safer environments for sustainable modes of transport such as walking, cycling and public transport. This also including School Road, Castlegar, and Bóthar an Chóiste.	Positive interactions to facilitate safer access for walkers, cyclists and public transport Positive for PHH, MA, CC and AQ SEOs.	Out
33. A74	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.	Study only no landuse effects at this juncture.	Out
34. A75	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	Audit of network, indirect positive effects for PHH, AQ, CC and MA should projects arise from same	Out

	will be given to the following roads namely: Circular Road, Letteragh Road and Ballagh Road, Ballymonneen Road, Cappaggh Road, and Castlegar Road and all other local roads as deemed necessary.		
35. A76	Work collaboratively with the 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 Oranmore along the R338, with Bearna on the R336, Moycullen on the N59 and with Baile Chláir on the N83 as will be considered under the imminent National Cycle Network Plan.	Coordination between neighbouring local authorities and agencies is positive and should projects arise positive interactions with PHH, CC, AQ and MA SEOs. Should projects arise existing environmental protection policies in the draft Galway City Development Plan provide appropriate mitigation.	Out

Screening for Chapter 5			
No.	Amended Strategic Goal / Policy	SEA Comment	Screen in/out
Policy 5.1 Green Network and Biodiversity			
4. A80	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 2016-2021 and Biodiversity Action Plan 2014-2024 relating to the promotion of ecological awareness, biodiversity and best practices.	Minor amendment	Out
Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance			
9. A82	Co-operate with the NPWS, landowners and stakeholders in the preparation and implementation of management plans for designated sites and support conservation objectives of lands within Designated Sites for nature conservation Natura 2000 (SAC/SPA) and NHA sites.	Positive interactions with BFF, and indirectly across all other SEOS.	Out
10. A83	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.	Positive for BFF SEOS.	Out
14. A84	Support and implement measures to control and manage alien/invasive species, where appropriate in accordance with the EU (Birds and Natural Habitats) Regulations 2011.	Strengthening of text to reflect legislation. Positive for BFF SEOS in particular	Out
15. A85	Protect the ecological integrity of statutory Nature Reserves, Wildfowl Sanctuaries, refuges for fauna and Annex 1 Habitats.	Positive for BFF SEOS.	Out
Policy 5.3 Blue Spaces: Coasts, Canals and Waterways			
9. A87	Work with stakeholders, including IW, OPW, EPA, Inland Fisheries, and Corrib Navigation Trust and local user representatives in the management, use, enhancement, protection and safety of the river and canal systems waterways and their context in the city.	Positive amendment for BFF, PHH and W SEOS	Out
21. A88	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	Positive interactions for SEOS including PHH, indirectly BFF. Application of policy 9.7 Light Pollution will also provide additional environmental protection.	Out

	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.		
Policy 5.8 Community Spaces: Allotments, Community Gardens and Cemeteries			
3. A90	Protect historic graveyards within the city and ensure appropriate management and maintenance of those in the ownership or care of Galway City Council.	Positive interactions with PHH, CH and L SEOs in particular.	Out
Section 5.10 Specific Objectives			
Green Spaces			
Medium/Long Term			
12. A91	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.	Positive interactions for SEOS including BFF, CH, L and PHH	Out
Community Spaces			
Short Term			
28. A A92	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.	General statement of policy, no direct landuse effects identified.	Out
Medium/Long Term			
32. A A94	Seek to provide permanent public toilets, in or in close proximity to public parks and open spaces and along the coast and waterways.	Potential effects relating to landscape, water quality and biodiversity but sufficient mitigation in the existing policies of the draft Galway City Development will apply. Examples of these include Policy 5.3 Blue Spaces, Coast, Canals and Waterways, policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and Policy 9.2 Water Quality	In
Open Spaces			
Short Term			
38. A95	Progress the acquisition of lands for recreation and amenity and including land for nature conservation/biodiversity purposes, and other lands which will enhance the extent of the green network, in particular key linkages and lands for active and passive recreation.	Positive for SEOS in particular BFF and PH	Out

Screening for Chapter 6			
No.	Amended Strategic Goal / Policy	SEA Comment	Screen in/out
Policy 6.1 General Policy			
12. B A98	Apply active land use mechanisms to facilitate development of lands at Rahoon 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.	This strategic approach is supported by national policies and initiatives. Positive interactions for PHH and MA SEOs. Sufficient mitigation is provided by existing environmental protection policies in the draft Galway City Development Plan.	Out
Policy 6.5 Enterprise and Innovation			
3. B A100	Support for the provision of social enterprise incubation infrastructure required for growing and strengthening social enterprise.	Positive interactions for PHH SEOs in particular.	Out
Policy 6.8 Tourism Sector			
7. A103	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.	These strategies will be subject to SEA and AA and measures contained therein will support environmental protection. In addition, sufficient environmental protection measures are included in the draft Galway City Development Plan.	Out
8. A104	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.	Positive interactions for PHH SEOs in particular.	Out
9. A105	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.	Positive interactions for PHH SEOs in particular	Out
Policy 6.9 Marine Sector and Renewable Energy			
4. A107	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 in line with the National Marine Planning Framework (NMPF) 2021, and any successor thereof, or	The environmental protection measures contained in the NMPF as well as existing policies in the draft Galway City Development Plan provide appropriate mitigation in this regard.	Out

	any emerging national ports strategies.		
Policy 6.11 Retail Strategy			
3. A108	Review the strategies and policies for retailing and vary the plan if necessary, following the preparation of a Joint Retail Strategy for the Galway Metropolitan area 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. 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.	No landuse effects identified at this juncture in relation to this MA.	Out
Policy 6.12 Retail Hierarchy - Metropolitan City Centre			
4. A109	Support the development of a vibrant, inclusive, evening and 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. This may include extended opening hours, proposals for outdoor living and event space, and proposals for the greater utilisation of existing heritage assets.	Positive interactions with SEOS of PHH in particular.	Out

1.1.1.2.5 CHAPTER 7: COMMUNITY AND CULTURE

Screening for Chapter 7			
No.	Amended Strategic Goal / Policy	Screening category	Screen in/out
7.1 General Policies			
1. A110	Support and facilitate the sustainable development of community, social and cultural infrastructure in collaboration with all stakeholders key stakeholders , 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.	Minor amendment only	Out
Policy 7.2 Creative City			
13. A111	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.	No landuse effects identified for this MA at this point. Positive indirect interactions with PHH , CH SEOS	Out
14. A112	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.	This MA reflects national policies positive interactions with PHH, CH and L SEOS	Out
Policy 7.3 Inclusive City			
2. A114	Proactively promote the various aims of the Council to give effect to the UNCRPD , Barcelona Declaration and support universal design principles to make Galway a more accessible and disability friendly city.	Minor amendment.	Out
3. A115	Support the objectives of the Social Inclusion Office in promoting a socially inclusive society in the city and to include the provision of an Intercultural Centre.	Minor amendment, indirect positive interactions with PHH SEOS in particular.	Out
7. A116	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, employment , built environment and the public realm within the city.	Minor amendment, indirect positive interactions with PHH SEOS in particular.	Out
Policy 7.4 Bilingual City			
2. A118	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.	Minor amendment, indirect positive interactions with PHH and CH SEOS in particular.	Out

4. A119	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 Bearnna & Cnoc na Cathrach LPA, Galway City East LPA and the Eachréidh LPA.	Positive interactions with PHH and CH SEOS in particular.	Out
5. A120	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.	Positive interactions with PHH and CH SEOS in particular.	Out
Policy 7.8 Healthcare Facilities			
5. A122	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.	Positive interactions with PHH SEOs. Existing environmental protection measures in the draft Galway City Development Plan provide appropriate mitigation for this MA.	In
Section 7.7 Specific Objectives			
4. A123	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.	Audit only, no landuse effects identified	Out
15. A124	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.	Study only, no landuse effects identified at this juncture.	Out

1.1.1.2.6 CHAPTER EIGHT: BUILT HERITAGE AND PLACEMAKING AND URBAN DESIGN

Screening for Chapter 8			
No.	Amended Strategic Goal / Policy	Screening category	Screen in/out
Policy 8.4 Archaeology			
1. A125	Protect, preserve and promote the archaeological heritage of the city including underwater archaeology in rivers, lakes, intertidal and subtidal environments.	Expansion of text is positive in particular for CH SEOs	Out
5. A126	Require the surveying, recording or excavation of archaeological heritage to include standing historic buildings and underwater archaeological heritage during the development process, where appropriate.	Expansion of text is positive in particular for CH SEOs	Out
7. A127	Ensure that any development proposal with potential to impact on archaeological heritage, including the setting and amenity of sites and monuments , includes for an archaeological assessment. This includes within terrestrial, riverine, inter-tidal and sub-tidal environments.	MA is positive in particular for CH and L SEOs	Out
Policy 8.8 Public Realm			
6. A130	Promote the important role that public space plays in providing for informal social interaction and maximise opportunities for outdoor gathering places, play areas, outdoor dining and living and outdoor public seating, where appropriate and in accordance with the Public Realm Strategy and accompanying manuals.	Positive for PHH and L SEOS in particular.	Out

Screening for Chapter 9			
No.	Amended Strategic Goal / Policy	Screening category	Screen in/out
Policy 9.1 Flood Risk			
3. A131	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 only a 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).	MA strengthens text relating to flood risk, positive interactions across all SEOs	Out
Policy 9.3 Water Services			
4. A132	Encourage all significant 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.	Minor amendment with positive interactions on MA and W SEOs	Out
8. A133	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.	Positive interactions for PHH, MA and W SEOs	Out
9. A133	Support the promotion of effective management of trade discharges to sewers by Irish Water in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works.	Positive interactions for PHH, MA, BFF and W SEOs	Out
Policy 9.10 Energy and Associated Infrastructure			
4. A135	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.	Positive interactions for PHH, MA and CC SEOs	Out

Screening for Chapter 10			
No.	Amended Strategic Goal / Policy	SEA Comment	Screen in/out
Policy 10.1 City Centre			
13. A137	Support initiatives to enhance the image and attractiveness and maintenance of the city centre including private properties in co-operation with local businesses, property owners, management companies , communities and other stakeholders.	MA interactions positively with PHH, BFF, L and CH SEOs in particular.	Out
Policy 10.2 Strategic Regeneration and Brownfield Opportunity Sites			
2. A147	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.	This MA reflects Core Strategy and support for compact growth and regeneration. Positive across all SEOs	Out
Policy 10.3 Salthill			
4. A148	Continue to improve the amenity recreational quality of the area though the preparation of a strategy for the long-term management, and 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.	Minor amendment. The extension of the promenade will be subject to environmental assessment through planning and consenting processes and adherence to existing mitigation measures in the draft Galway City Development Plan including Policy 5.3 and Policy 5.2	In
Section 10.7 Specific Objectives			
Headford Road Area			
3. A149	Prepare a Local Area Plan for the Headford Road area (south of the Bodkin junction) within the period of the plan.	No landuse effects identified at this juncture.	Out
Regeneration and Opportunity Sites			
5. A A150	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	Positive interactions with PHH, CH and BFF SEOS in particular. Master planning of regeneration and opportunity sites reflects national and regional policy objectives.	Out

	archaeological baseline studies and impact assessments and Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance.		
Salthill			
7. A151	Carry out an environmental improvement scheme for Salthill including for the upgrade of the Promenade.	The extension of the promenade will be subject to environmental assessment through planning and consenting processes and adherence to existing mitigation measures in the draft Galway City Development Plan including Policy 5.3 and Policy 5.2	Out
Murrough			
11. A152	Prepare a Local Area Plan for Murrough within the period of this plan.	Minor amendment no landuse effects identified at this juncture	Out

1.1.1.2.8 CHAPTER ELEVEN: LANDUSE ZONING OBJECTIVES AND DEVELOPMENT STANDARDS AND GUIDELINES

Screening for Chapter 11					
No.	Material alteration- change of landuse zoning/specific objective.	Site Area (ha)	Location	SEA Comment	Screen in/out
Land Use Zoning General					
A161	<p>Amend Section 11.2.8 LDR Residential R2 To provide for low density residential development which will ensure the protection of existing residential amenity.</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>MA supports sustainable infill and compact growth. It provides for further environmental protection and consideration of local character.</p> <p>Other existing mitigation policies in the draft Galway City Development Plan such as Policies 4.2, 2.4, 8.7 and 9.1 provide further environmental mitigation.</p>	In
A2	Rezone CC to CF	0.276	Mercy Convent	Minor amendment of small scale. No significant adverse environmental effects identified.	Out
A13	Rezone RA to R	0.007	Terryland (Lohan)	Minor amendment of small scale. No significant adverse environmental effects identified	Out
A30	<p>Amend Section 11.2.5 Industrial I Land Use Zoning Objective and insert the following specific development objective - text in green:</p> <p>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</p>		Ballybrit	Minor amendment of small scale. No significant adverse environmental effects identified	Out
A3	<p>Rezone G to RA</p> <p>Insert in Section 11.2.2 a specific objective for development of Football Pitches and associated Infrastructure to include Floodlighting.</p>	5.145	Mincloon	<p>This MA would be subject to existing mitigation measures and go through the planning consent process. Particular environmental protection measures would apply in particular policy 5.2.</p> <p>Protected Spaces: Sites of European, National and Local Ecological Importance and 9.7 Light Pollution.</p>	In
A19	Rezone G to R2	1.011	Menlo village	This MA would be subject to existing mitigation	In

	Insert SO - Residential development on this site shall be reserved for the use of immediate family members of the landowner.		extension	measures and go through the planning consent process and accord with development plan policy and the core strategy.. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.	
A4	Rezone G to CI	0.679	Coolagh Road	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.	In
A31	Insert on Land Use Zoning and Specific Objectives map SO for local centre R lands occupied by Castlegar GAA; Insert specific objective for local centre		Castlegar GAA	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy. No significant adverse environmental effects identified	Out
A15	Rezone A to R2 Insert SO - Residential development on this site shall be reserved for the use of immediate family members of the landowner.		Quarry Road	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance	In
A16	Rezone A to R2 Insert SO - Residential development on this site shall be reserved for the use of immediate family members of the landowner.	0.75	Ballindooley	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.	In
A17	Rezone A to R2	4.185	Off Circular Road	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.	In
A6	Rezone A to R	2.842	Rahoon	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and	In

				the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance..	
A10	Rezone RA to R	0.001	Off Western Distributor Road	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy	Out
A24	Rezone G to R2 Insert SO- Residential development on this site shall be reserved for the use of immediate family members of the landowner.	0.001	Menlo village extension	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.	In
A11	Rezone RA to R	1.27	Dublin Road	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.	In
A12	Rezone RA to R	0.121	Dublin Road	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.	In
A20	Rezone G to R2 Insert SO - Residential development on this site shall be reserved for the use of immediate family members of the landowner.	0.35	Quarry Road	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and 9.7 Light Pollution.	In
A21	Rezone G to R2 (note also SO protected view) Remove protected view across frontage of site	1.67	Roscam	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and	In

				Local Ecological Importance and 9.7 Light Pollution. In relation to protected view removal, the application of CDP measures relating to landscape and visual resources will apply and include Policy 5.3 Blue Spaces: Coast, Canals and Waterways	
A32	Include specific objective of 12 houses to the hectare subject to a connection to a public wastewater treatment plant being present.	1.10	Roscam	Capacity of wastewater and water supply to avoid adverse effects on receiving waters of Galway Bay SAC. This MA would be subject to existing mitigatory policies in the draft Galway CDP including Policy 9.2 Water Quality	In
A162	Insert SO - Change from three to 5 houses only, reserved for the use of immediate family members of the landowner (note also SO protected view) Remove protected view across frontage of site	4.01	Castlegar	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance	Out
A27	Insert SO - RA Lands located adjacent to Barna Woods. The Council will consider the granting of permissions for dwellings on a minimum 0.4 hectare site to immediate members of families of persons who are landowners, where sylvan character of the area is maintained. An exception to the sites size will be allowed on the site demarcated A where a minimum density of 0.3 hectares will be considered. Any permission on this site will be subject to environmental and traffic considerations.	0.3	Barna Woods	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and 9.7 Light Pollution	In
A7	Rezone LDR to R Insert SO – Any development of these lands shall have regard to the proposals adopted in the GTS.	1.285	Dublin Road/Martin Roundabout	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance	Out
A29	Insert SO – 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.	0.367	Circular Road	Minor amendment of size and scale, no adverse environmental effects identified.	Out
A162	Amend Specific Objective in section 11.2.8	0.382	Gentian Hill	Minor amendment relating to provision of specific	Out

	<p>R2 lands at Gentian hill</p> <p>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.</p>			objective, no alteration in landuse zoning.	
A18	<p>Rezone A to R2</p>	2.657	Off Circular Road	<p>This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance</p>	In
A23	<p>Rezone G to R2</p> <p>Insert Specific Objective</p> <p>Residential development on this site shall be for one house only reserved for the use of immediate family members of the landowner.</p>	0.87	Roscam	<p>This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance</p>	In
A160	<p>Amend Specific Objective in section 11.2.6</p> <p>CI zoned lands on Monivea Road (Radharc na Greine site). Residential development on the full extent of this CI zoned site will be considered. The density of any residential development on this site will have regard to surrounding context The density and height of any proposed development on this site should align with existing overall Radharc Na Greine Development.</p>	0.25	Monivea Road (Radharc na Greine site)	Minor amendment relating to provision of specific objective, no alteration in landuse zoning.	Out
A8	<p>Rezone LDR to R</p>	2.75	Circular Road	<p>This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance</p>	In

A5	Rezone I to CI	0.05	Wellpark Road	Minor amendment of scale and size, no significant adverse effects identified.	Out
A162	Change existing SO from 2.5 units per hectare to 5 units per hectare	3.649	Castlegar	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance	Out
A25	Rezone RA to R2 (note within flood zone, previously downzoned from R to RA)	1.315	Headford Road	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and Policy 9.1 Flood Risk	In
A9	Rezone RA to R Insert SO - To allow entrance to the site through Sandylvale Lawn.	0.1	Sandy Vale	Minor amendment, no significant adverse effects identified	Out
A77	Remove mapped objective for north south UHG bus route and relocate along Newcastle road.		UHG	Minor amendment no significant adverse effects identified	Out
A78	Correct existing mapped SO - alignment of access and bus route at Merlin Park University Hospital		MPUH	Minor amendment, no significant adverse effects identified	Out
A26	Insert SO objective on the Land Use Zoning and Specific Objectives -Existing and Proposed Traveller Accommodation Map -using a new 'TA' symbol. Cul Tra, Salthill Circular Road, Ragoon Cuil Sheoige, Tuam Road, St. Nicholas Park, Doughiska road Fana Glas, Ballybane Keeraun, Ballymoneen Road Headford Road Doughiska Road		8 sites city-wide	Minor amendment, no significant adverse effects identified	Out
A156	Extend Westside district centre - Fig 10.22 of the draft plan to include Arch Motors site Remove Arch Motors as an opportunity site from land use and specific zoning objectives map.	0.84	Seamus Quirke Road	Minor amendment, no significant adverse effects identified	Out

A154	Extend SQR regeneration site - Fig 10.8 of the draft plan	1.288	Seamus Quirke Road	Minor amendment, no significant adverse effects identified	Out
A153	Include Bish site in the Nuns Island Masterplan fig 10.7 of the draft plan. Section 10.22 extend to include Bish site Include Bish site in the Nuns Island Masterplan on land use and specific zoning objectives map.		Nuns Island	Minor amendment, no significant adverse effects identified	Out
A28	Insert Specific 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.			No change to landuse zoning, but provision of specific objective. This would be subject to existing mitigation in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and Policy 9.6 Air Quality and Noise	In
A158	SO - I zoned lands at Lough Atalia Amend Section 11.2.5 Industrial I Land Use Zoning Objective-specific development objective to include the following text in green 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-and 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.	16.2	Lough Atalia	This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy. This MA would be subject to existing mitigation measures and go through the planning and consenting process. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance	In
A93	Insert Specific Objective: Extend the Terryland Park Greenway objective to enable linkage to the existing road network including Bothar na dTreabh and Tuam Road.		Terryland Park	Connecting greenways are positive in terms of promoting modal shifts and addressing GHG from transport emissions. Positive interactions with PHH, AQ, CC and MA. Specific objective would be subject to existing mitigation measures and go through the planning consent process and accord with development plan	In

				policy including mitigatory policies of the draft Galway City Development Plan including Policy 5.2	
A157	<p>Amend Section 11.2.1 as follows to include for additional text in green.</p> <p>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.</p>	9	South of the railway line at Renmore	Minor amendment no adverse effects identified.	Out

2 SCHEDULE 2A SCREENING ASSESSMENT

The following section and table below present the SEA Screening assessment of the proposed Material Alterations of the draft Galway City Development Plan 2023-2029 against the criteria provided in Schedule 2a of the Planning and Development (Strategic Environmental Assessment) Regulations 2001-2011 which details the criteria for determining whether a plan or programme is likely to have significant effects on the environment.

SEA Screening

Criteria for determining whether the proposed Material Alterations are likely to have significant effects on the environment
1. The characteristics of the Plan having regard, in particular, to:
<i>the degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,</i>
The Material Alterations propose a number of text and map-based changes to the Draft Galway City Development Plan 2023-2029. Most proposed Material Alterations were not determined to require full SEA however a small number as follows were screened in due to the Appropriate Assessment process and are subject to additional assessment.
<i>the degree to which the Plan influences other plans, including those in a hierarchy,</i>
The Material Alterations are being proposed to the Draft Plan. The Draft Plan relates to the proper planning and sustainable development of Galway City. Most material alterations were not determined to require full SEA as they would not be likely to result in significant environmental effects but a small number were brought forward for additional assessment.
<i>the relevance of the Plan in the integration of environmental considerations in particular with a view to promoting sustainable development,</i>
The Draft Plan - to which the Proposed Material Alterations relate - has undergone SEA. This process integrated environmental considerations into the Plan through existing policies or recommendations arising from the environmental assessment processes, including the SEA. Most proposed Material Alterations were determined not to require full SEA but a number were identified through the AA process as requiring full assessment.
<i>Environmental problems relevant to the Plan</i>
Environmental problems relevant to the Plan are identified in the SEA ER, Natura Impact Statement and SFRA. Through the assessment process, mitigation has been provided and integrated to the draft plan to ensure environmental problems are reduced and not exacerbated through the plan implementation. Most proposed Material Alterations were determined not to require full SEA and would not be likely to result in significant environmental effects, a small number were identified through the AA process and are brought forward to full SEA.
<i>the relevance of the Plan in the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).</i>

The Draft City Development Plan relates to the land use and town planning sector and have fulfilled requirements in relation to SEA. These processes integrated considerations with regard to EU and national legislation on the environment, including those relating to the waste management and the Water Framework Directive. Most proposed Material Alterations were determined not to require full SEA and would not be likely to result in significant environmental effects, those that were identified as requiring full SEA are subject to further assessment.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

the probability, duration, frequency and reversibility of the effects,

SEA is determined as not being required for most of the Proposed Material Alterations as they would not be likely to result in significant environmental effects. The existing environmental protection measures in the draft CDP provide appropriate mitigation measures to avoid, reduce or ameliorate potential effects associated with the proposed material alterations with the exception of a small number brought forward for full SEA.

the cumulative nature of the effects,

SEA is determined as not being required for most of the Proposed Material Alterations as they would not be likely to result in significant environmental effects including cumulative effects. However a small number could give rise to cumulative effects and have been brought forward for full SEA.

the trans boundary nature of the effects

No trans boundary effects are identified for the proposed material alterations.

the risks to human health or the environment (e.g. due to accidents),

SEA is determined as not being required for most of the Proposed Material Alterations as they would not be likely to result in significant environmental effects. However a small number could give rise to effects and have been brought forward for full SEA

the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).

SEA is determined as not being required for the most of the Proposed Material Alterations as they would not be likely to result in significant environmental effects. However a small number could give rise to effects and have been brought forward for full SEA

the value and vulnerability of the area likely to be affected due to:

- (a) special natural characteristics or cultural heritage
- (b) exceeded environmental quality standards or limit values,
- (c) intensive land-use,
- (d) The effects on areas or landscapes which have a recognised national, European Union or International Protection Status

SEA is determined as not being required for most of the Proposed Material Alterations as they would not be likely to result in significant environmental effects. Through the AA process a number of proposed material alterations were identified as required full AA. These have therefore been brought forward for full SEA. Please see also the addendum to the Natura Impact Report prepared for the Proposed Material Alterations.

The proposed material alterations brought forward for full SEA and AA are discussed in Section 4 of this report.

2.1 SEA Screening Determination of Material Alterations to the Draft Galway City Development Plan 2022-2028

A Strategic Environmental Assessment (SEA) Screening determination has been made by Galway City Council regarding Proposed Material Alterations to the Galway City Development Plan.

Section 13 (6) of the Planning and Development Act 2000 (as amended), requires, inter alia, a determination to be made as to whether Proposed Material Alterations warrant the undertaking of SEA. Such a determination takes into account relevant criteria set out in Schedule 2A 'Criteria for determining whether a plan is likely to have significant effects on the environment' of the SEA Regulations, as amended.

Taking into account the measures that have already been integrated into the existing Plans and the Proposed Material Alterations that contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from most of the Proposed Material Alterations are either present already (beneficial) and will be further contributed towards or will be mitigated so as not to be significant (adverse).

However a small number of proposed Material Alterations were identified through the AA process as requiring full AA, and therefore it is prudent to bring these Proposed Material Alterations to full SEA. This is having regard to DEHLG; Circular Letter SEA 1/08 & NPWS 1/08 Appropriate Assessment of Land Use Plans which clarifies that in any case where, following screening, it is found that the draft plan or amendment may have an impact on the conservation objectives of a Natura 2000 site or that such an impact cannot be ruled out, adopting a precautionary approach an appropriate assessment of the plan must be carried out and in any case where a strategic environmental assessment (SEA) would not otherwise be required, it must also be carried out.

3 Material Alterations subject to additional assessment

This section sets out the proposed material alterations which are subject to further assessment. For clarity and ease of reference, Table 5.1 Strategic Environmental Objectives is included in this section also.

TABLE 5.1. STRATEGIC ENVIRONMENTAL OBJECTIVES

SEA Topic	Strategic Environmental Objectives
Biodiversity Flora and Fauna	B1: Protect, conserve and promote the enhancement of habitats, species and their sustaining resources in international and national designated sites and prevent adverse impacts (direct, cumulative and indirect) from development within or adjacent to these sites.
	B2: Protect and conserve rare and threatened habitats and species, including those listed in the Habitats Directive and the Wildlife Acts.
	B3: Protect and conserve the marine environment and promote the appropriate sustainable management of the coastal zone taking cognisance of potential direct, indirect and cumulative impacts on European sites.
	B4: Support measures to control and manage alien/invasive species.
	B5: Protect areas of local biodiversity value and stepping stones which provide connectivity for species and prevent wildlife habitat fragmentation.
	B6: Promote ecological awareness and biodiversity.
Population, Human Health, Noise	PHH1: Promote good quality of life based on high-quality residential, working and recreational environments and on sustainable travel patterns, land uses, including potential adverse noise quality impacts.
	PHH2: Promote social inclusion and wellbeing/healthy living in the city.
	PHH3 Minimise noise, vibration and emissions from traffic and minimise impact on residential amenities.
Air and Climate	C1: Promote climate adaption and mitigation measures in line with the Galway City Climate Change Adaption Strategy and any future plans.
	C2: Enable sustainable development by encouraging new and existing development to reduce carbon emissions and build climate resilience.
	C3: Improve air quality within the city
	C4: Comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG, 2009).
Water	W1: Maintain and improve, where possible, the quality of surface water, rivers, lakes and groundwater to meet the requirements of the National River Basin Management Plan.
	W2: Maintain and improve, where possible, the quality of transitional and coastal waters, and to prevent the contamination of bathing water.
	W3: Support the maintenance and improvement of drinking water supplies.
	W4: Support the promotion of water conservation.
	W5: Progressively reduce discharges of polluting substances to waters.
Soil and Geology	S1: Maintain the quality of soils.
	S2: Maximise the sustainable re- use of brownfield lands, and the existing built environment.
	S3: Minimise the consumption of non-renewable sand, gravel and rock deposits.
	S4: Protect and conserve important and audited geological heritage sites
Material Assets	M1: Maximise use of the built environment in a sustainable and efficient manner.
	M2: Maximise and support sustainable modes of transport.
	M3: Ensure water and wastewater are planned for and provided as critical services infrastructure
	M4: Facilitate measures to reduce all forms of air pollution.
Cultural Heritage	CH1: Promote the protection and conservation of the city's cultural, built archaeological and linguistic heritage, and where appropriate enhance character.
Landscape Interrelationships	L1: Conserve and enhance the built heritage and landscape features of the city.
	IR1: Maintain and improve the health of people, ecosystems and natural processes IR2: Actively seek to integrate opportunities for environmental enhancement.

(+)	reflects a potential positive effect
(-)	reflects a potential negative effect
(+/-)	reflects that positive and negative effects are likely or that in the absence of further detail the effect is unclear
(0)	reflects a neutral or uncertain effect

Material Alteration		(+)	(-)	(+/-)	(0)
Policy 3.6 Inner Residential Areas					
3. A50	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.	All other SEOS		BFF SEOS	
SEA Comment MA reflects National Planning Framework and Regional Spatial and Economic Strategy objectives to promote compact growth and regeneration. Sufficient mitigation measures are present in the draft Galway City Development Plan to support environmental protection including Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance					
1. A53	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. 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.	All other SEOs		BFF SEOS	
SEA Comment: Amendments to this policy supports sustainable infill and compact growth. It highlights requirements to consider further environmental vulnerability, capacity and local character. This strengthens this policy overall. In addition to existing environmental protection measures in the draft Galway City Development Plan such as Policy 5.2, these are considered sufficient to not give rise to significant adverse environmental effects					
32 A A94	Seek to provide permanent public toilets, in or in close proximity to public parks and open spaces and along the coast and waterways.				
Potential effects relating to landscape, water quality and biodiversity given this MA proposes to provide public toilets and accompanying infrastructure in locations that may be subject to natural heritage designations such as SACs, SPAs and NHAs associated with coastal and waterway habitats. Mitigation in the existing policies of the draft Galway City Development will apply. Examples of these include Policy 5.3 Blue Spaces, Coast, Canals and Waterways, policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and Policy 9.2 Water Quality					
5 A122	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.	PHH MA		Other SEOs	
Positive interactions with PHH SEOs. Potential disturbance may be associated with provision of new infrastructure as this location. Existing environmental protection measures in the draft Galway City Development Plan provide appropriate mitigation for this					

<p>Policy 10.3.4 Salthill</p> <p>4 A148</p>	<p>Continue to improve the amenity recreational quality of the area through the preparation of a strategy for the long-term management, and 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.</p>	<p>PHH MA L</p>		<p>BFF Other SEOS</p>	
<p>Given the proximity of the promenade to Galway Bay European Site mitigation measures are required to avoid likely significant effects. The extension of the promenade will be subject to environmental assessment through planning and consenting processes and adherence to existing mitigation measures in the draft Galway City Development Plan including Policy 5.3 and Policy 5.2</p>					
<p>Chapter 11 Landuse Zoning General</p> <p>A161</p>	<p>Amend Section 11.2.8 LDR Residential R2 To provide for low density residential development which will ensure the protection of existing residential amenity.</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>PHH SG MA</p>		<p>BFF Other SEOS</p>	
<p>MA supports sustainable infill and compact growth. Project arising from this MA would go through the planning consent process and accord with development plan policy and the core strategy.. It provides for further environmental protection and consideration of local character. Other existing mitigatory policies in the draft Galway City Development Plan such as Policies 4.2, 2.4, 8.7 and 9.1 provide further environmental mitigation</p>					
<p>A3</p>	<p>Rezone G to RA Insert in Section 11.2.2 a specific objective for development of Football Pitches and associated Infrastructure to include Floodlighting. Area 5.145 Minclon</p>	<p>PHH</p>		<p>BFF Other SEOS</p>	
<p>This MA would be subject to existing mitigation measures and go through the planning consent process. Particular environmental protection measures would apply in particular policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and 9.7 Light Pollution.</p>					
<p>A19</p>	<p>Rezone G to R2 Insert SO - Residential development on this site shall be reserved for the use of immediate family members of the landowner. Area 1.011. Menlo village extension</p>	<p>PHH</p>		<p>BFF Other SEOS</p>	
<p>Should projects arise from this MA, it would go through the planning consent process and accord with development plan policy and the core strategy.. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance</p>					

A4	Rezone G to CI Area:0.679 Coolagh Road	Other SEOs		BFF Other SEOS	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.					
A15	Rezone A to R2 Insert SO - Residential development on this site shall be reserved for the use of immediate family members of the landowner Quarry Road	PHH		BFF Other SEOS	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.					
A16	Rezone A to R2 Insert SO - Residential development on this site shall be reserved for the use of immediate family members of the landowner. Area: 0.75ha Ballindooley	PHH		BFF Other SEOS	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.					
A17	Rezone A to R2 Area 4.185 Off Circular Road	PHH		BFF Other SEOS	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.					
A6	Rezone A to R Area:2.842 Ragoon	PHH		BFF other SEOS	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance..					
A24	Rezone G to R2 Insert SO- Residential development on this site shall be reserved for the use of immediate family members of the landowner. Area: 0.001 Menlo village extension	All SEOS			
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . The					

size and scale of the rezoning is very minor. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.					
A12	Rezone RA to R Area:0.121 Dublin Road	PHH		BFF Other SEOS	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance.					
A20	Rezone G to R2 Insert SO - Residential development on this site shall be reserved for the use of immediate family members of the landowner. Area:0.35 Quarry Road			BFF Other SEOs	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and 9.7 Light Pollution.					
A21	Rezone G to R2 (note also SO protected view) Remove protected view across frontage of site Area:1.67 Roscam	PHH		BFF Other SEOs	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and 9.7 Light Pollution. In relation to protected view removal, the application of CDP measures relating to landscape and visual resources will apply and include Policy 5.3 Blue Spaces: Coast, Canals and Waterways					
A32	Include specific objective of 12 houses to the hectare subject to a connection to a public wastewater treatment plant being present. Area:1.10 Roscam	MA PHH		Other SEOs	
Capacity of wastewater and water supply to avoid adverse effects on receiving waters of Galway Bay SAC. This MA would be subject to existing mitigatory policies in the draft Galway CDP including Policy 9.2 Water Quality					
A27	Insert SO - RA Lands located adjacent to Barna Woods. The Council will consider the granting of permissions for dwellings on a minimum 0.4 hectare site to immediate members	L PHH		BFF Other SEOS	

	of families of persons who are landowners, where sylvan character of the area is maintained. An exception to the sites size will be allowed on the site demarcated A where a minimum density of 0.3 hectares will be considered. Any permission on this site will be subject to environmental and traffic considerations.				
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and 9.7 Light Pollution					
A18	Rezone A to R2 Area 2.657 Off Circular Road	PHH		BFF Other SEOs	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance					
A23	Rezone G to R2 Insert Specific Objective Residential development on this site shall be for one house only reserved for the use of immediate family members of the landowner. Area 0.87 Roscam			BFF Other SEOs	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance					
A8	Rezone LDR to R Area:2.75 Circular Road	PHH		BFF Other SEOS	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance					
A25	Rezone RA to R2 (note within flood zone, previously downzoned from R to RA) Area: 1.315 Headford Road			All SEOS	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy and the core strategy . Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and Policy 9.1 Flood Risk					
A28	Insert Specific 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			BFF AQ PHH Other SEOs	

	for community gain in compensation for loss of park land.				
No change to landuse zoning, but provision of specific objective. This would be subject to existing mitigation in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance and Policy 9.6 Air Quality and Noise					
A158	<p>SO - I zoned lands at Lough Atalia</p> <p>Amend Section 11.2.5 Industrial I Land Use Zoning Objective- specific development objective to include the following text in green</p> <p>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-and 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.</p>	AQ CC PHH		All other SEOS	
This MA would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy. This MA would be subject to existing mitigation measures and go through the planning and consenting process. Particular environmental protection measures would apply in particular Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance					
A93	<p>Insert Specific Objective:</p> <p>Extend the Terryland Park Greenway objective to enable linkage to the existing road network including Bothar na dTreabh and Tuam Road.</p>	Ma AQ CC PHH		Other SEOs	
Connecting greenways are positive in terms of promoting modal shifts and addressing GHG from transport emissions. Positive interactions with PHH, AQ, CC and MA. Specific objective would be subject to existing mitigation measures and go through the planning consent process and accord with development plan policy including mitigatory policies of the draft Galway City Development Plan including Policy 5.2					

4 Conclusion

All proposed Material alterations to the Plan in relation to policies, objectives and land use changes have been assessed for significant environmental effects. The majority of the alterations were screened out. A small number of proposed Material Alterations were screened in through the AA process and having regard to DEHLG; Circular Letter SEA 1/08 & NPWS 1/08 Appropriate Assessment of Land Use Plans, these were subject to further SEA assessment.

The table as presented in Section 3 assesses these proposed Material Alterations in more detail and provides commentary on same including mitigation measures as appropriate.

Subject to the full adherence of the mitigation measures, the material amendments will not give rise to significant environmental effects.