



Comhairle Cathrach na Gaillimhe  
Galway City Council

# **GALWAY CITY DEVELOPMENT PLAN 2023-2029**

## **DRAFT DIRECTION**

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

**PARTICULARS**

13<sup>th</sup> January 2023



CATHAIR NA GAILLIMHE  
**PLEAN FORBARTHA**  
GALWAY CITY  
**DEVELOPMENT PLAN**

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

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

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

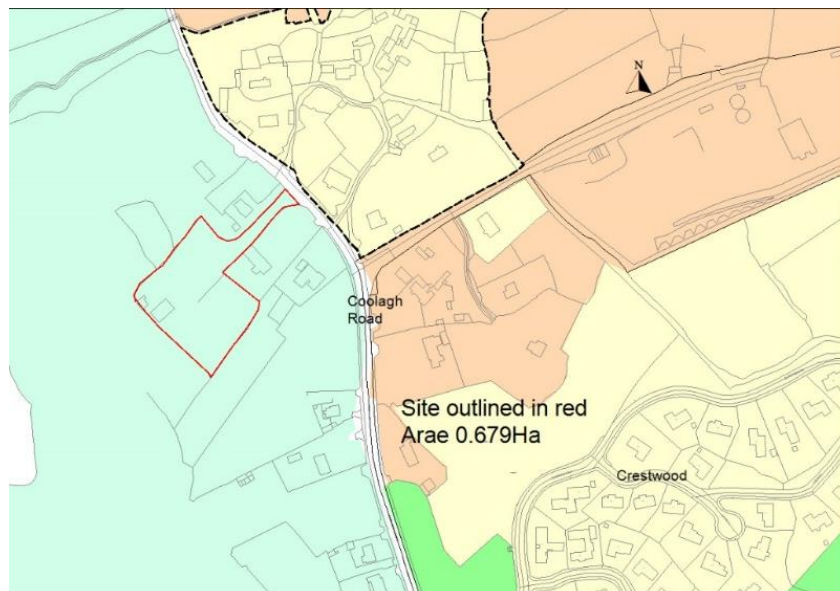
**Point 2 (a) and 2 (b) of the Ministerial Draft Direction directs that the Planning Authority take the following steps with regard to the Galway City Development Plan 2023-2029:**

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

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

### **(i) Coolagh Road**

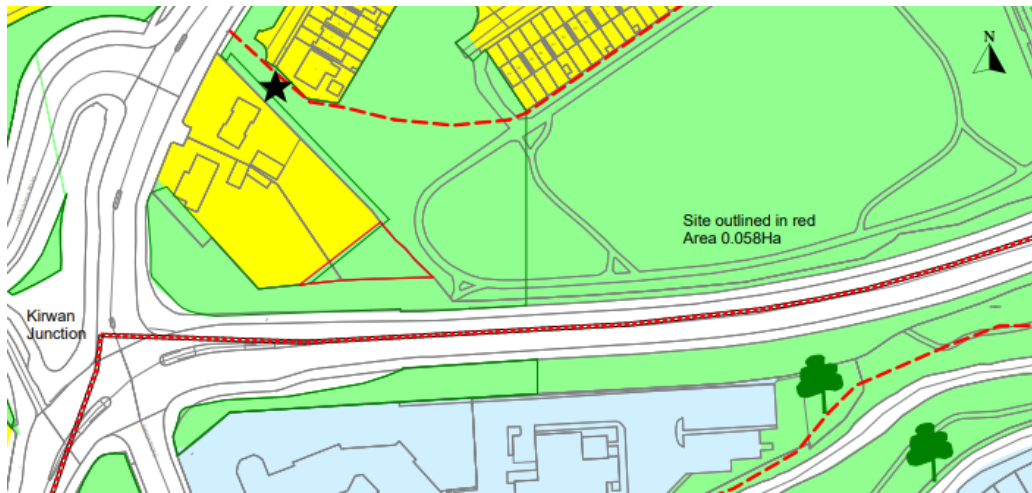
**Revert to Agriculture and High Amenity (G) from Enterprise, Light Industry and Commercial (CI)**



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

**(ii) Off Headford Road and Sandyvale Lawn**

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



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

**(iii) Dublin Road**

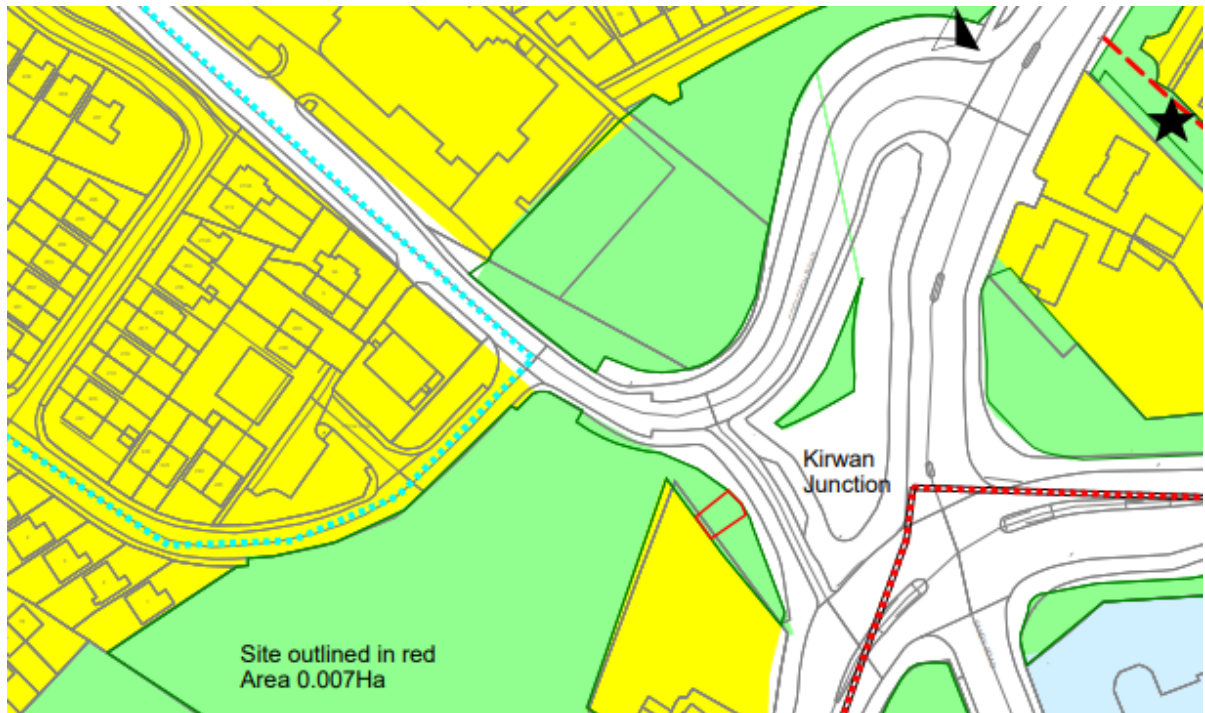
**Revert to Recreation and Amenity (RA) from Residential (R)**



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

#### (iv) Terryland

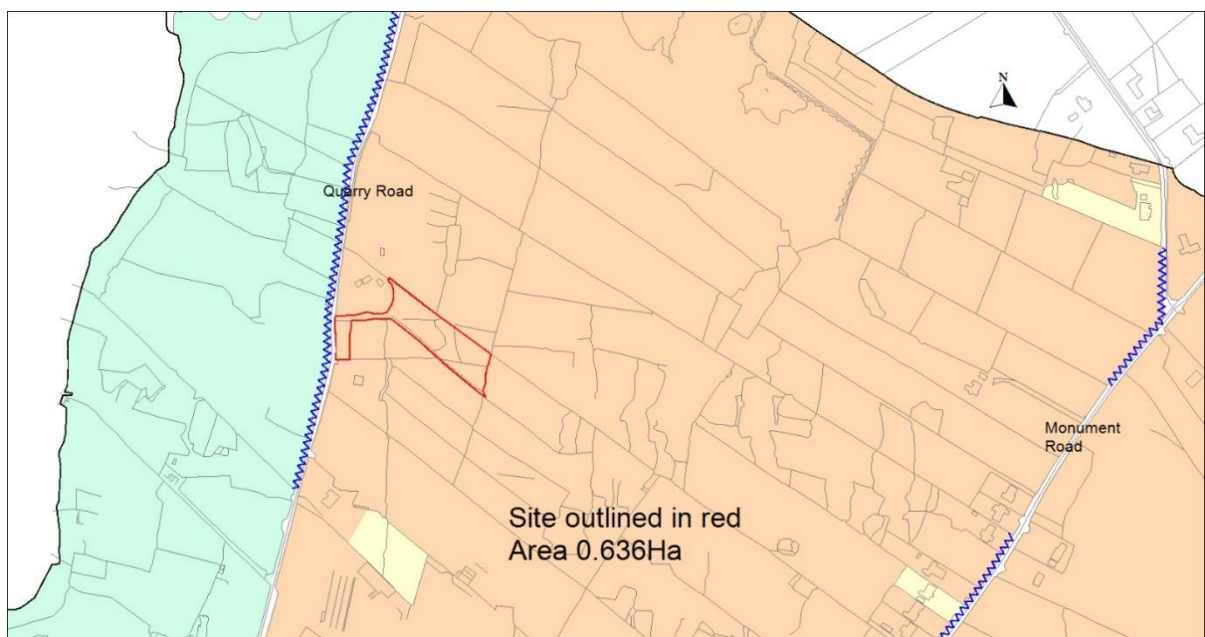
#### Revert to Recreation and Amenity (RA) from Residential (R)



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

#### (v) Quarry Road, Menlo

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



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



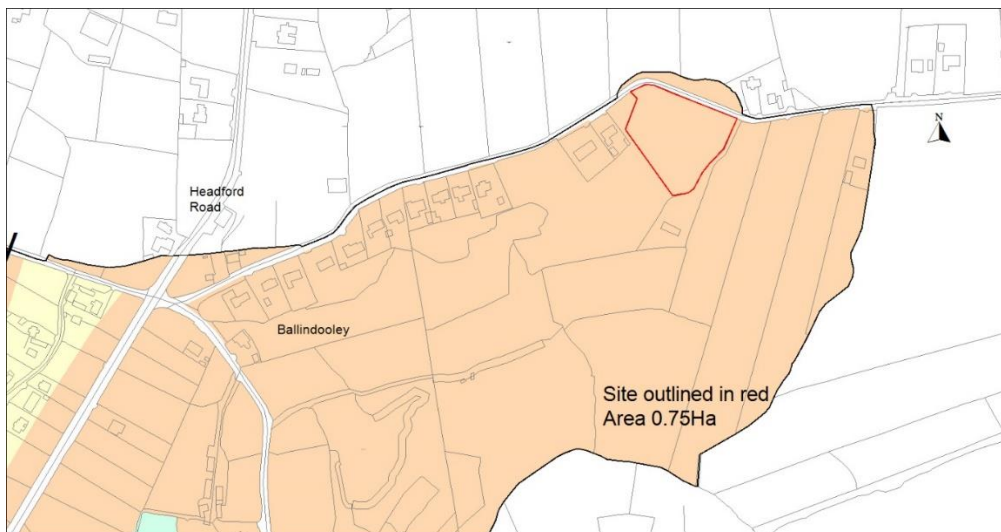
The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for this land as follows:

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

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

## **(vi) Ballindooley**

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



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

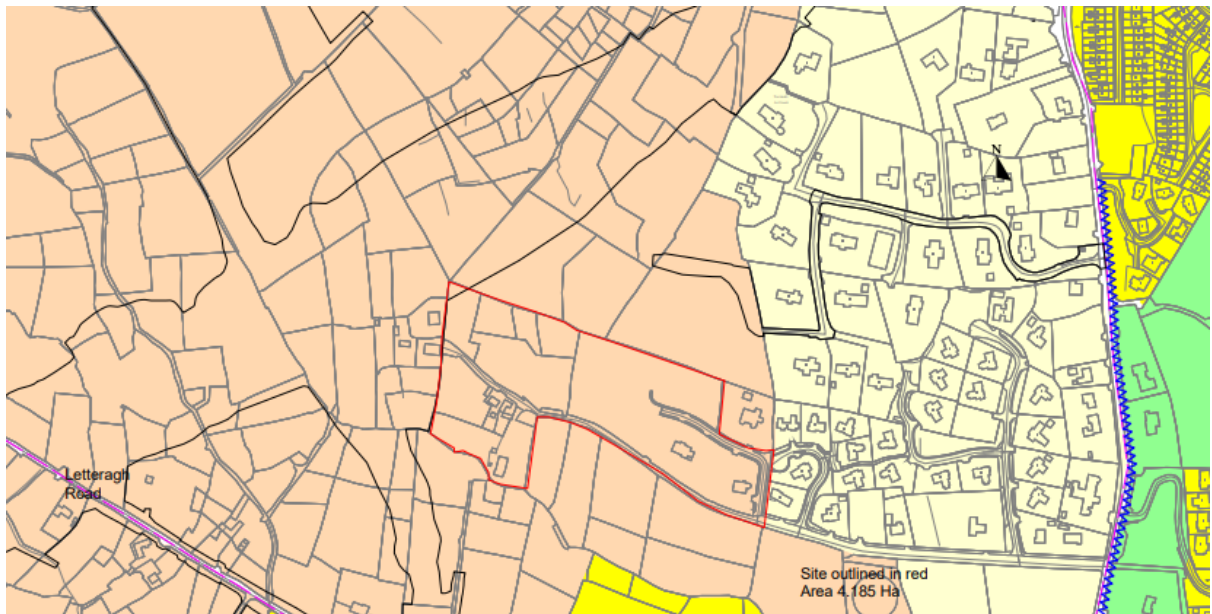
The adopted Galway City Development Plan 2023-2029 in Section 11.2.8 has a specific development objective for this land as follows:

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

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

**(vii) Off Circular Road**

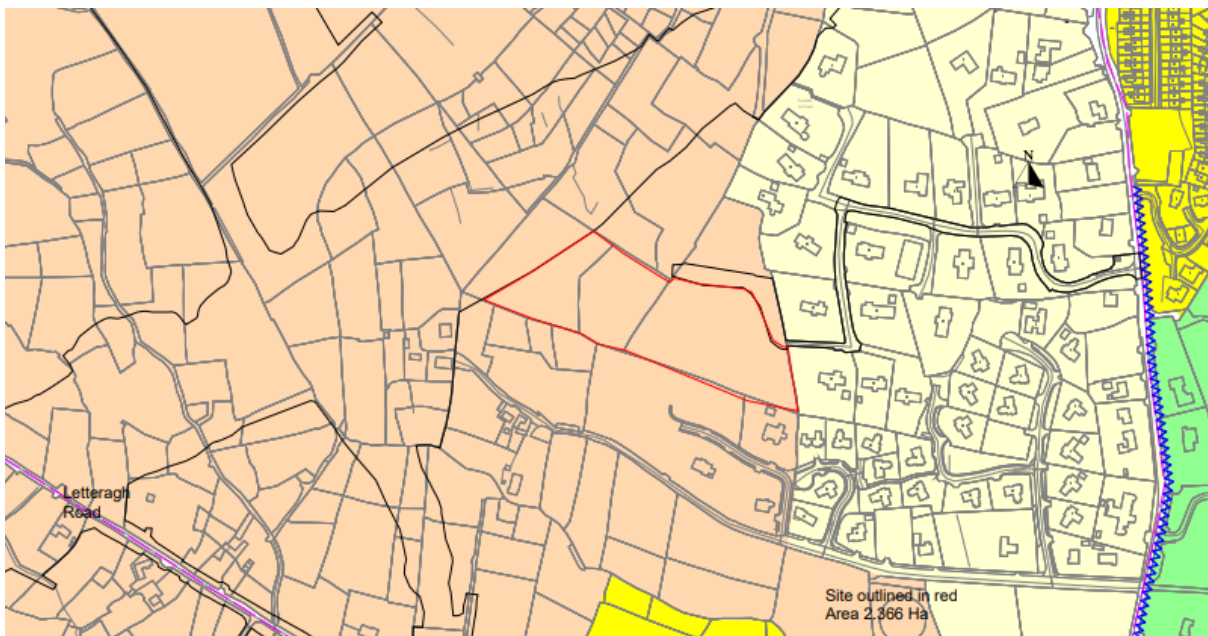
**Revert to Agriculture (A) from Residential R2 (R2)**



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

**(viii) Off Circular Road**

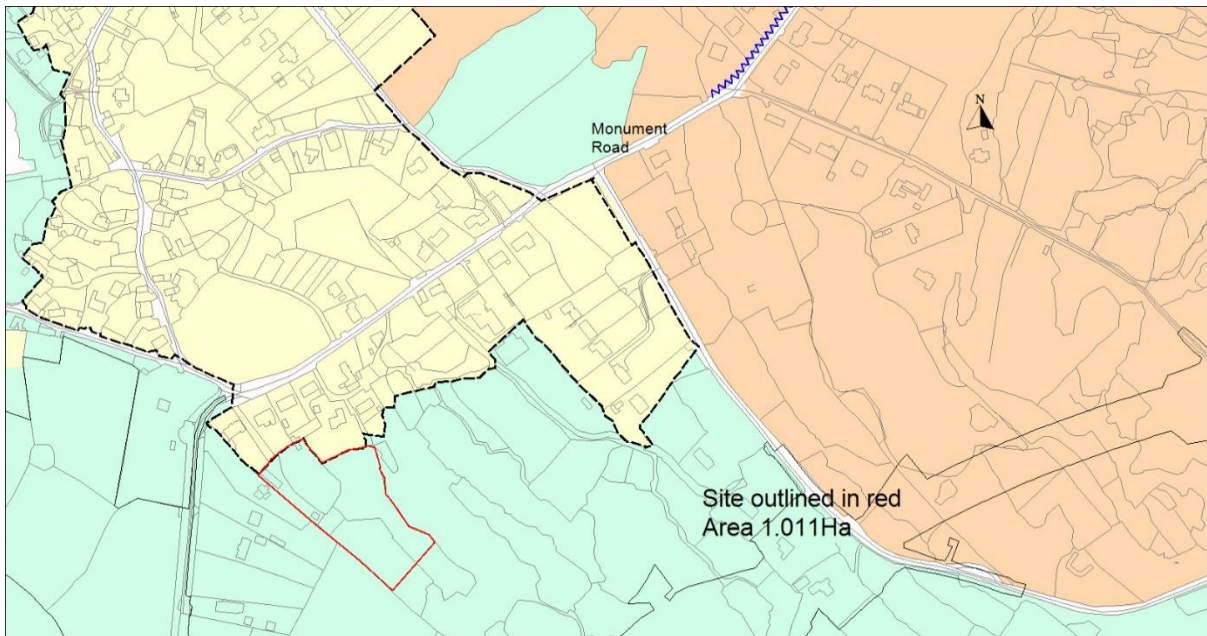
**Revert to Agriculture (A) from Residential R2 (R2)**



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

## **(ix) Menlo Village Extension**

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



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

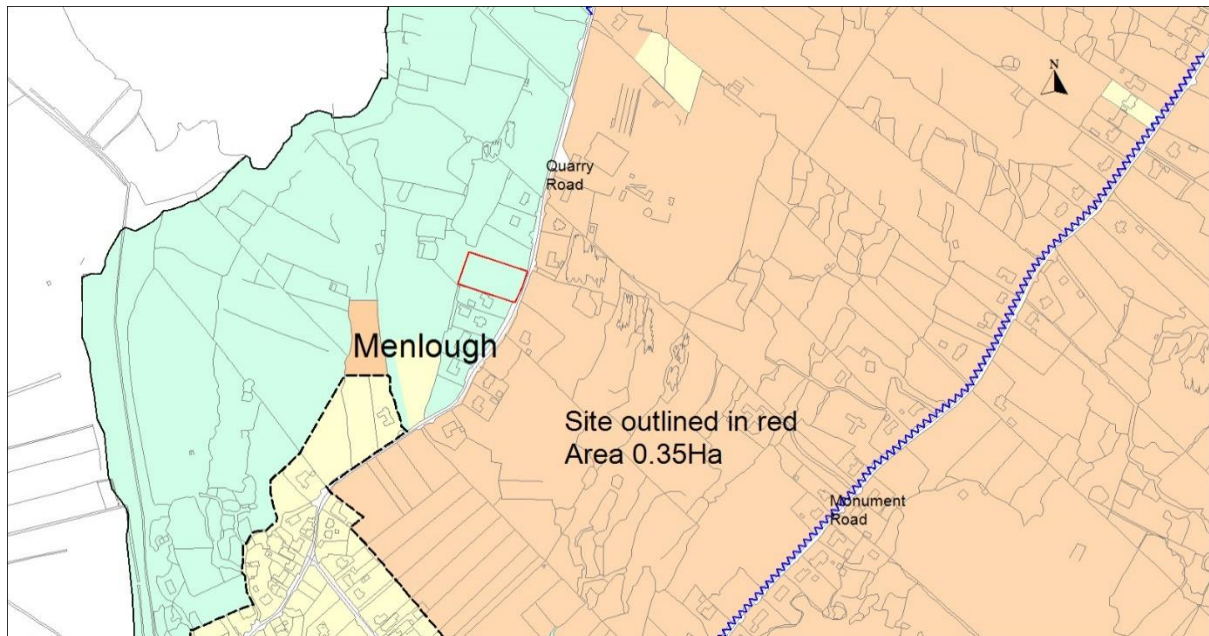
The adopted Galway City Development Plan 2023-2029 in Section 11.2.8 has a specific development objective for this land as follows:

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

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

## (x) Quarry Road

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



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

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

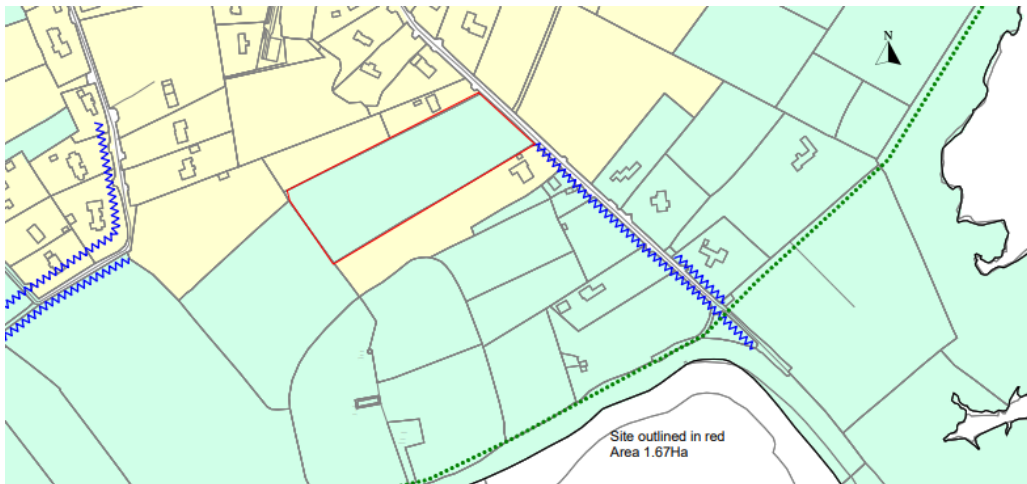
R2 lands on the western side of Quarry Road. Any residential development on this site (0.35 ha) shall be reserved for the use of immediate family members of the landowner.

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



### **(xi) Roscam**

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



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

### **(xii) Roscam**

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



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

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

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

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

### **(xiii) Menlo Village Extension**

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



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

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

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

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

### **(xiv) Headford Road**

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



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

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

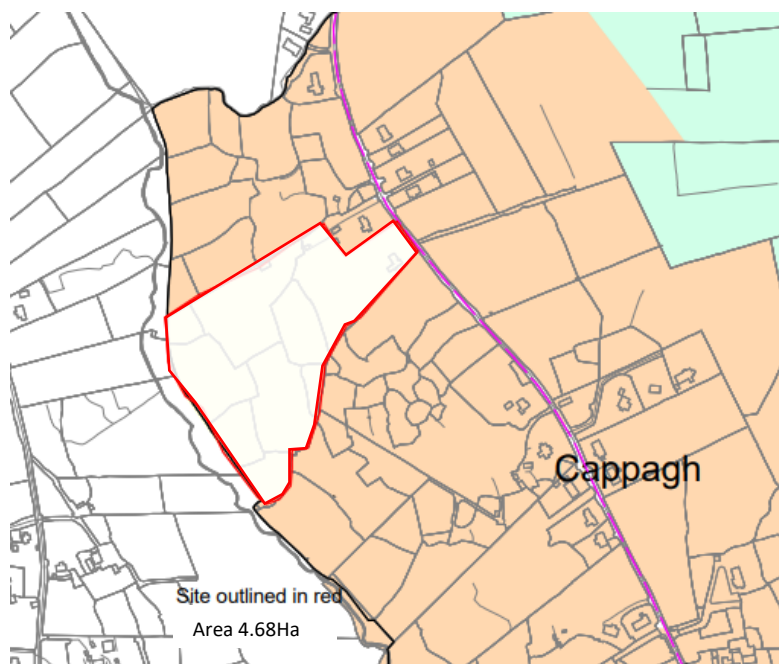
### **i.e. the subject land is unzoned:**

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

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

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

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



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

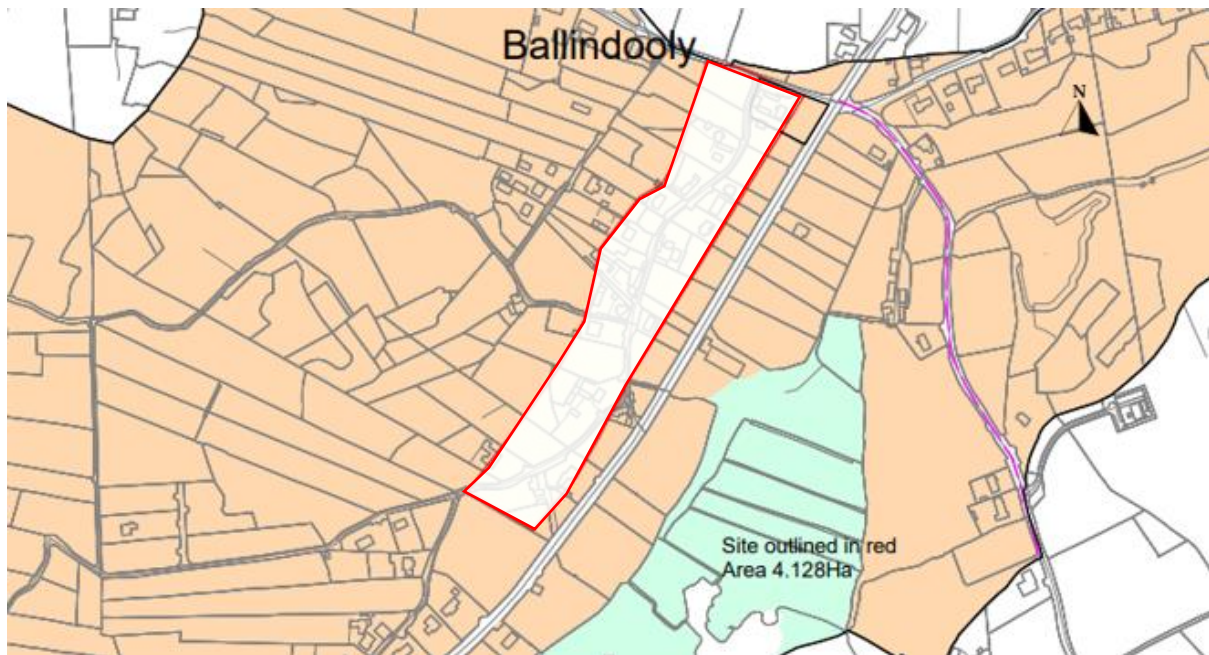
R2 lands comprising of 4.68 hectares at Cappagh Road, Cappagh. Development of these lands shall generally have a maximum density of 2.5 houses to the hectare.

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



**(ii) Figure 11.20 Ballindooley**

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



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

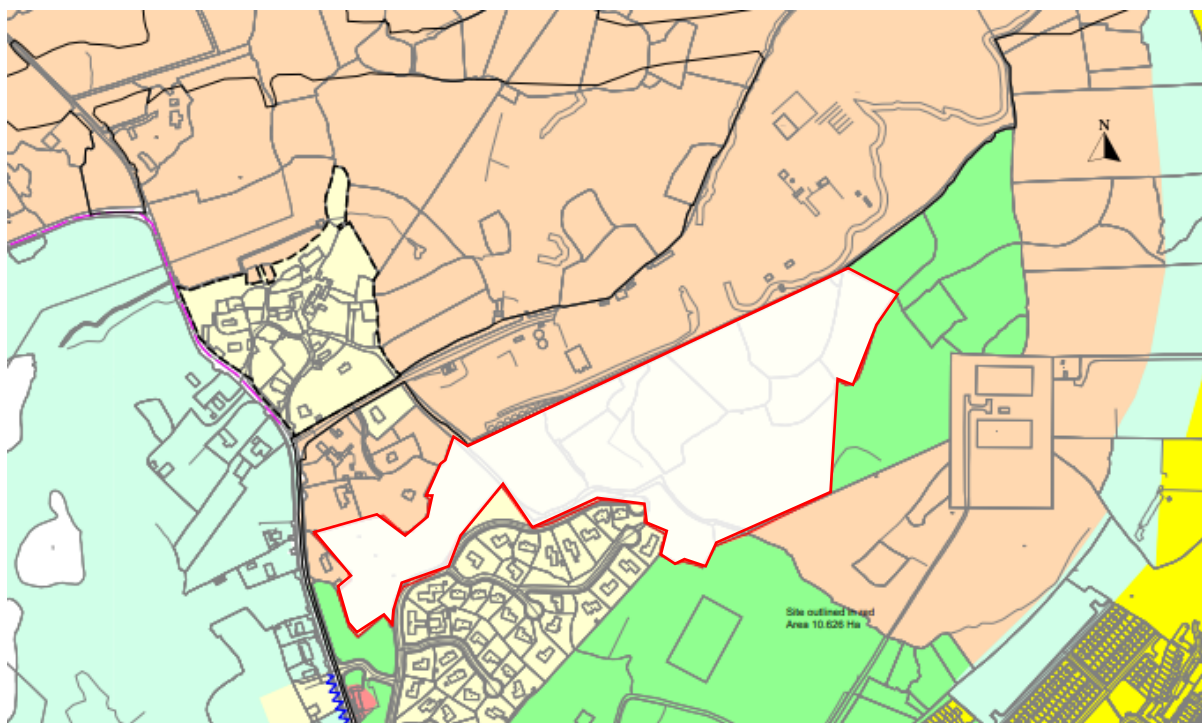
R2 lands at Ballindooley-Council owned property. A portion (0.29 ha) shall be reserved for the provision of community, recreational, educational and heritage facilities and car parking relating to these facilities.

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



**(iii) Figure 11.26 Coolagh area**

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



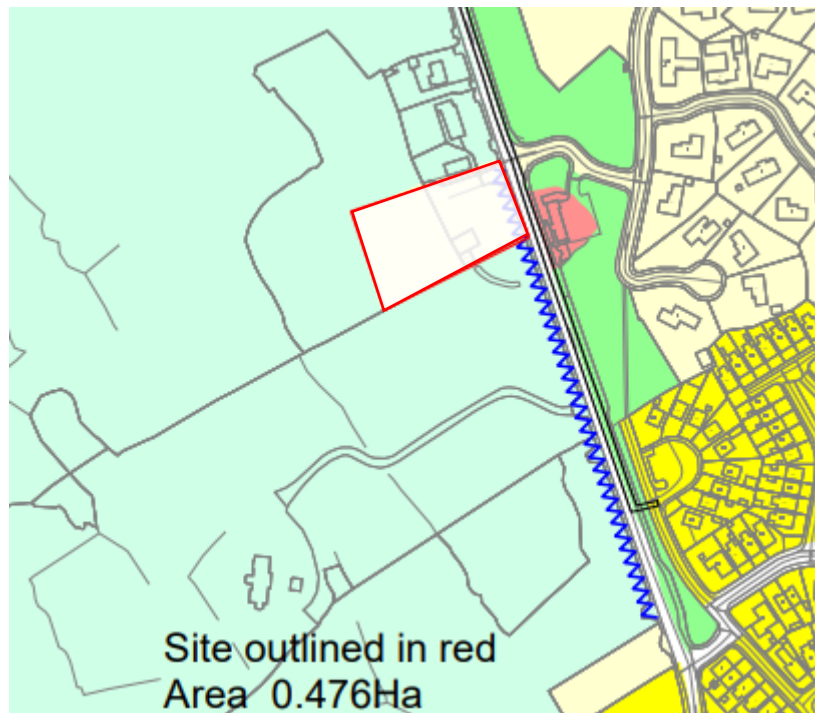
Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

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

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

**(iv) Figure 11.31 Coolagh area**

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



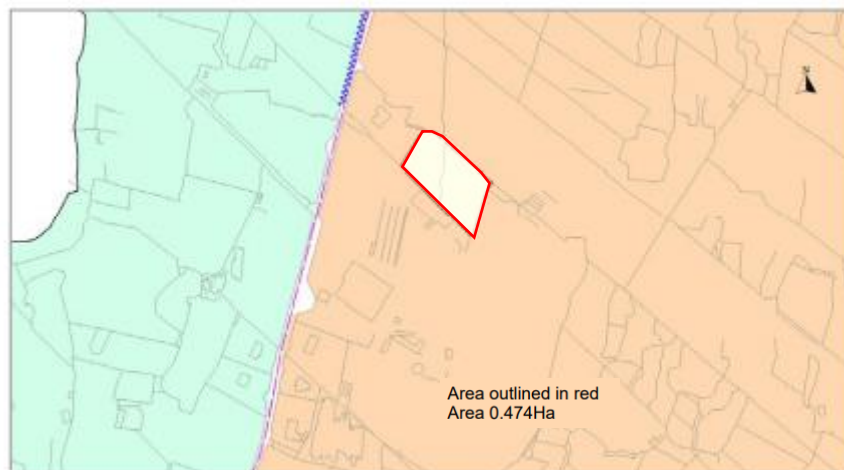
Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

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

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

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

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



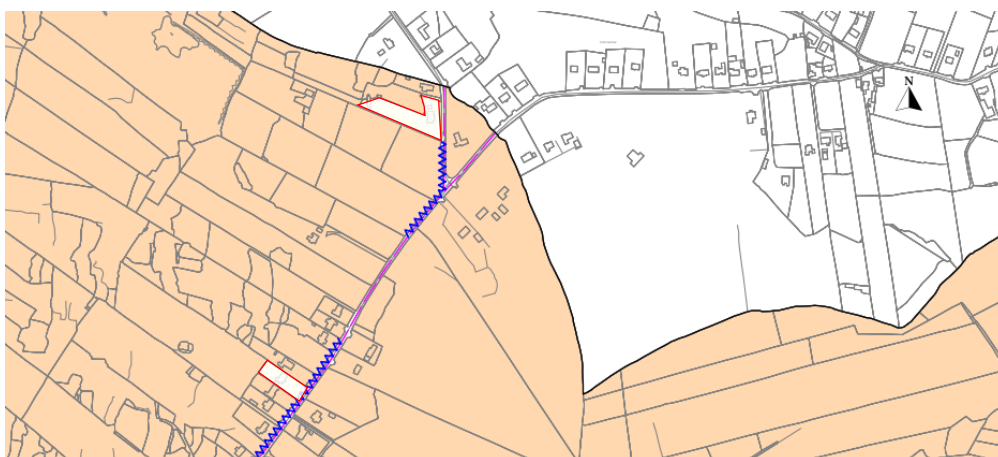
Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

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

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

**Two sites on Monument Road Menlo**

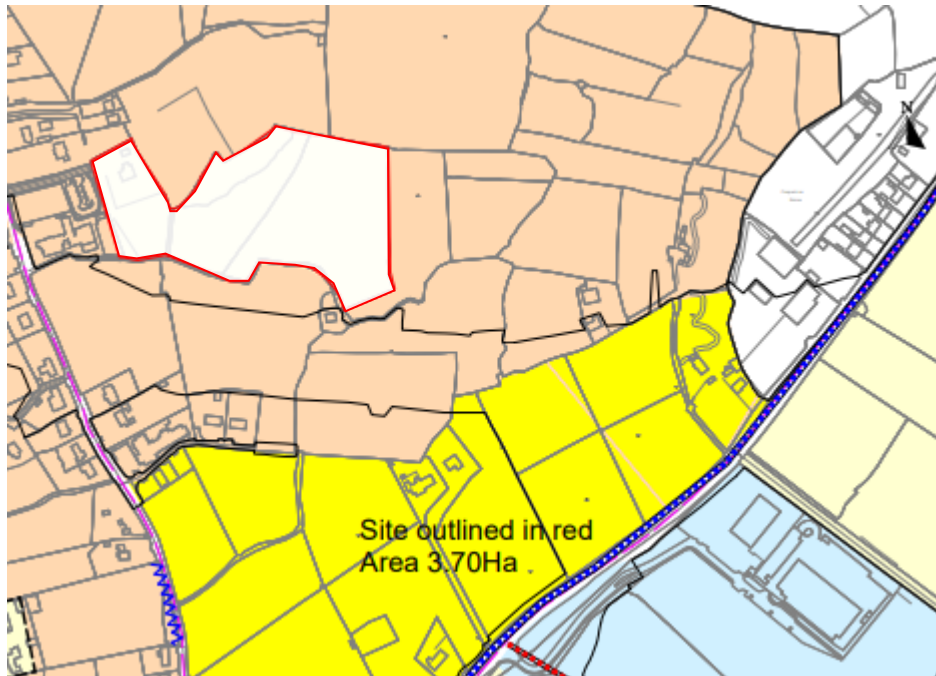
**Delete the Residential R2 (R2) zoning objective from the adopted Plan: i.e. the subject land is unzoned.**



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

**(vi) Figure 11.27 in the Castlegar area**

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



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

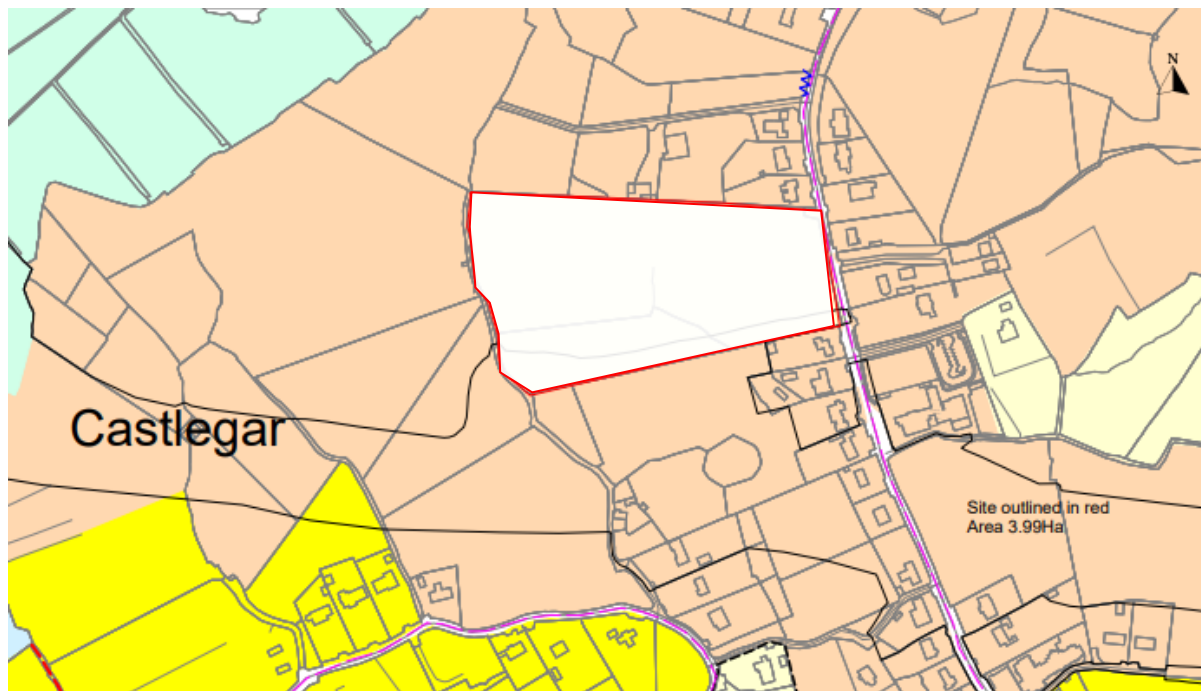
R2 lands east of Castlegar National School. Development shall generally have a maximum density of 5 houses to the hectare. Any development shall be consistent with the N6 GCRR Strategic Road.

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



**(vii) Figure 11.28 in the Castlegar area**

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



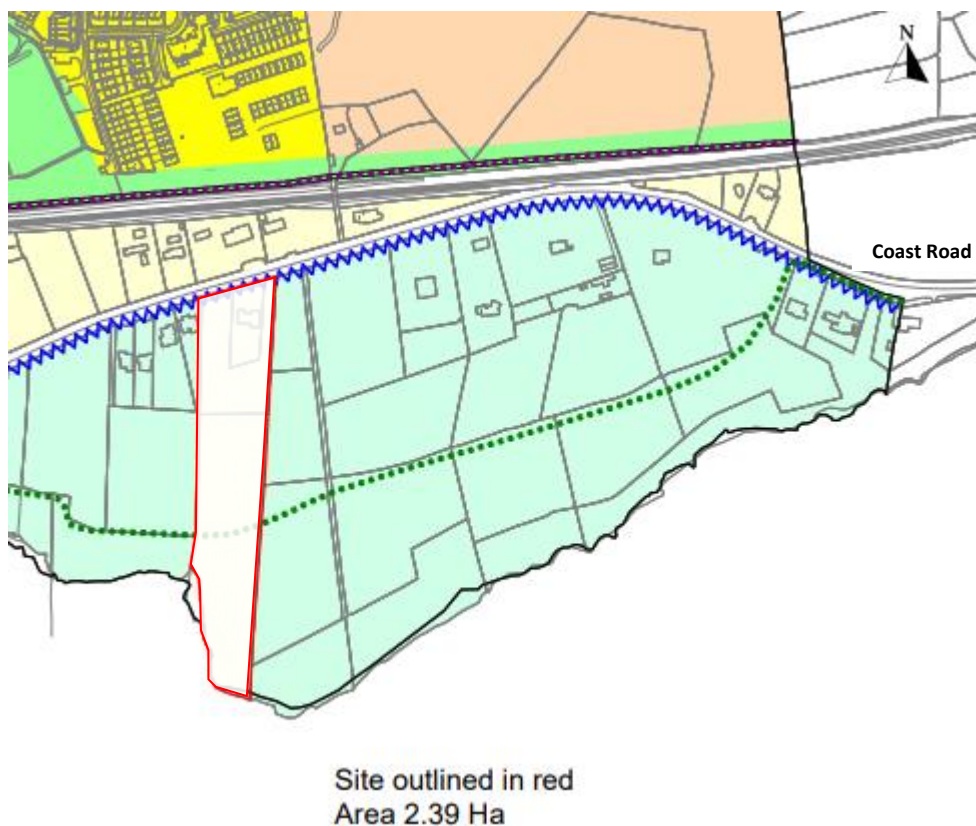
Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

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

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

**(viii) Figure 11.24 in the Roscam area**

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



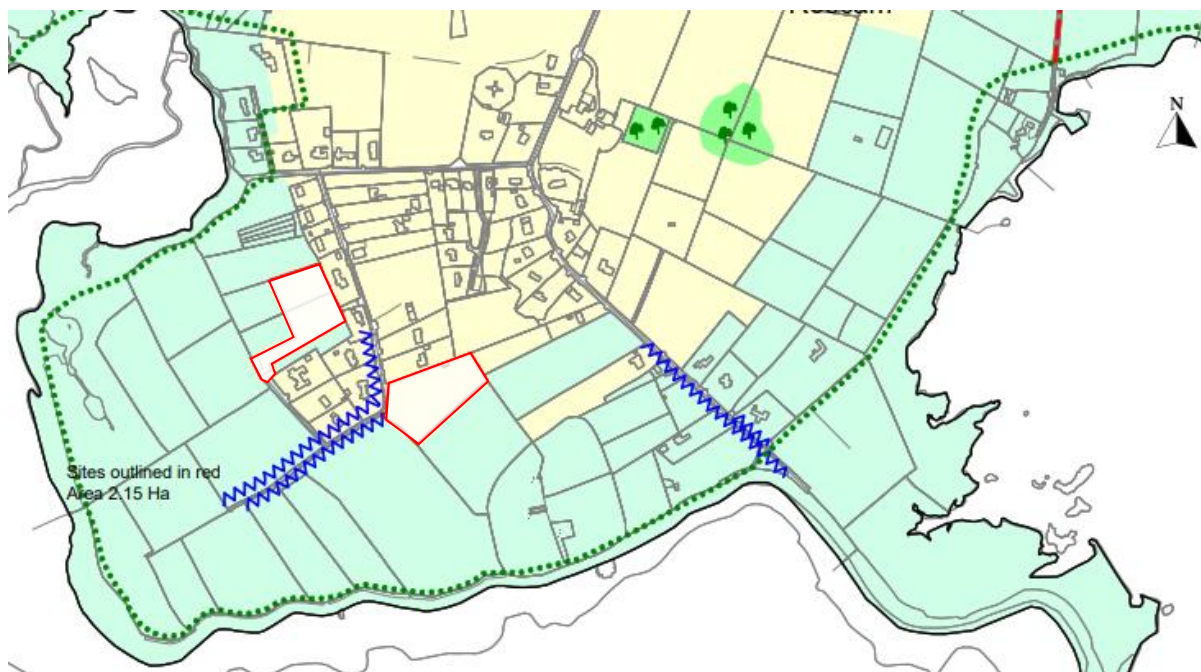
Note: The adopted Galway City Development Plan in Section 11.2.8 has a specific development objective for these lands as follows:

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

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

**(ix) Figure 11.30 in the Roscam area**

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



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

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

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

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

**(x) Figure 11.14 in the extended Roscam area**

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



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

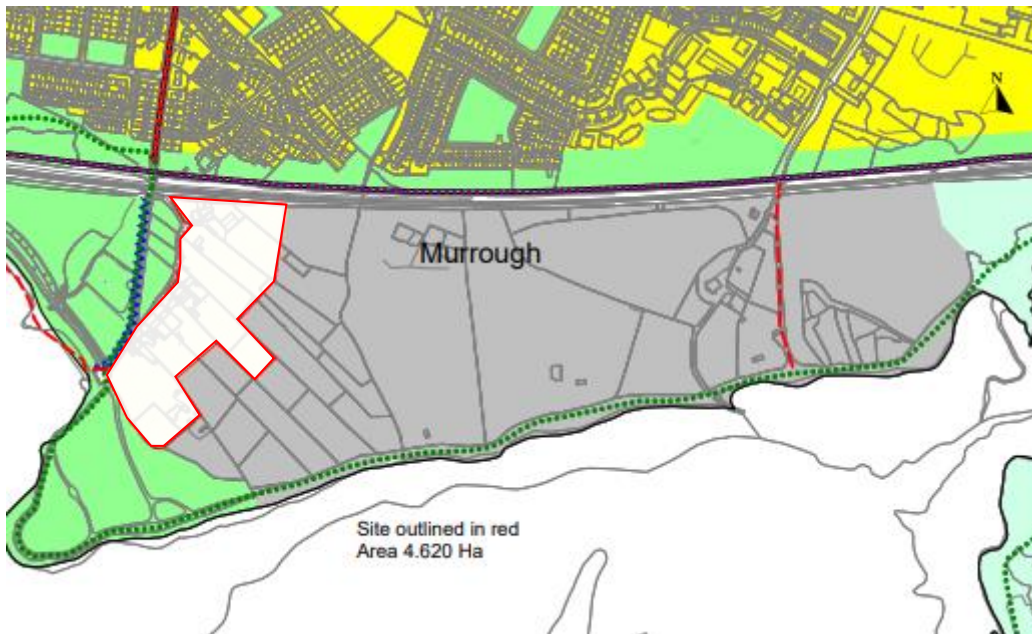
R2 lands at Roscam. Lands adjoining and to the south of Ros Odhrain comprising 1.1 hectare. Development shall have a density of 12 houses per hectare subject to a connection to public wastewater treatment plant being present.

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



**(xi) Figure 11.25 Murrough**

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



**Appendix 1 Copy of Draft Direction issued by the Minister for Housing, Local Government and Heritage**

**DRAFT DIRECTION IN THE MATTER OF SECTION 31**

**OF THE PLANNING AND DEVELOPMENT ACT 2000 (as amended)**

**Galway City Development Plan 2023-2029**

“Development Plan” means the Galway City Development Plan 2023-2029

“Planning Authority” means Galway City Council

**WHEREAS** the Minister for Housing, Local Government and Heritage in exercise of the powers conferred on him by Section 31 of the Act, and consequent to a recommendation made to him by the Office of the Planning Regulator under Section 31AM(8) of the Act hereby directs as follows:

(1) This Direction may be cited as the Planning and Development (Galway City Development Plan 2023 - 2029) Direction 2023.

(2) The Planning Authority is hereby directed to take the following steps with regard to the

Development Plan:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(i) Land zoned Residential R2 in the adopted Plan at Cappagh consistent with the recommendation of the chief executive's report dated 16th June 2022.

(ii) Figure 11.20 Ballindooley.

(iii) Figure 11.26 Coolagh area.

(iv) Figure 11.31 Coolagh area.

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

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

## **STATEMENT OF REASONS**

### **I. Pursuant to Section 31(1)(b), Section 31(1)(ba)(i) and Section 31(1)(c)**

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

- a. Land zoned for residential development that is not consistent with the Core Strategy in the adopted Plan.
- b. Land zoned for residential development in peripheral and unserved locations in a piecemeal and non-sequential manner inconsistent with the requirement for compact growth in NPO 3(a-c) and RPO 3.2 of the RSES and to strengthen the value of greenbelts and green spaces under NPO 62, the requirement under Section 10(2)(n) for objectives of the Act to promote sustainable settlement and transport strategies to reduce energy use and to reduce GHG emissions, and fails to have regard to the sequential approach to development having regard to the policy and objective of the Development Plans Guidelines for Planning Authorities (2022) (“the Development Plan Guidelines”) regarding the sequential approach to zoning for residential development (Section 6.2.3).

### **II. Pursuant to Section 31(1)(ba)(i) and Section 31(1)(c)**

The Development Plan as made includes extensive areas of land zoned Residential R2 in a piecemeal manner in unserved and peripheral and/or isolated locations, and more often in areas otherwise zoned Agriculture



or Agriculture and High Amenity, that would undermine the potential of the city to deliver its 50% compact growth target in NPO 3(a-c), and inconsistent with NPO 62 to strengthen the value of greenbelts and green spaces at a city level.

**III. Pursuant to Section 31(1)(ba)(i) and Section 31(1)(c)**

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

**IV. Pursuant to Section 31(1)(ba)(i) and Section 31(1)(c)**

Land zoned for residential development in areas known to be at risk of flooding inconsistent with NPO 57 of the NPF, which seeks to avoid inappropriate development in areas at risk of flooding in accordance with Ministerial Guidelines issued under Section 28 of the Act, The Planning System and Flood Risk Management, Guidelines for Planning Authorities (2009) ("the Flood Guidelines").

**V. Pursuant to Section 31(1)(c)**

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

**VI. Pursuant to Section 31(1)(a)(i)(II)**

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

GIVEN under my official seal,

Minister for Housing, Local Government and Heritage

day of Month, year.