



**Chief Executive's Report  
on Submissions received on the Material  
Alteration 4.18 to the Draft Galway County  
Development Plan 2022 - 2028**

**March 2022**

## Section 1: Introduction and Overview

### 1.1 Introduction

Galway County Council published the Draft Galway County Development Plan 2022-2028 which was put on public display from the 20<sup>th</sup> of May 2021 to 30<sup>th</sup> of July 2021 inclusive. The Draft Plan and accompanying documents including Environmental Reports were available to view during this 10-week consultation period. Following this, in accordance with Section 12(4)(b) of the Planning and Development Act 2000 (as amended), a Chief Executive's Report was prepared which summarised and detailed the submissions received on the Draft Plan and provided the responses and recommendations of the Chief Executive to the issues raised. The Chief Executive's Report was issued to the Elected Members for their consideration on 22<sup>nd</sup> October 2021.

Galway County Council considered the Draft Galway County Development Plan 2022-2028 and the Chief Executive's Report and concluded the meeting on the 13<sup>th</sup> of January 2022 and approved Proposed Material Alterations to the Draft Plan. Notice of the Proposed Material Alterations was given on 3<sup>rd</sup> February 2022, in accordance with the requirements of Section 12 of the Planning & Development Act 2000 (as amended).

A copy of this Material Alteration 4.18 was available to view from 28<sup>th</sup> of February 2022 to 28<sup>th</sup> of March 2022 at the following locations:

- Online at <https://consult.galway.ie/>
- Galway County Council Offices, Aras an Chontae, Prospect Hill, Co. Galway H91 H6KX.
- All branches libraries in the County.

A total of 5 no. submissions were received during the public consultation period.

The purpose of this Chief Executive's Report is to report on submissions/observations received during the public consultation period. The report provides a summary of the recommendations of the Office of the Planning Regulator; a list of the persons and/or bodies who made submissions during the public consultation period; and, summarises the submissions/observations made by any persons during the prescribed public consultation period. This report provides the Chief Executive's response in relation to matters raised, taking account of the directions of the Members of the Local Authority regarding the preparation of the Draft Plan; the proper planning and sustainable development of the area; the statutory obligations of the Local Authority; and, any relevant policies/objectives of the Government or of any Minister of the Government.

### 1.2 County Development Plan Process and Legislative Context

Notice of the review of the Galway County Development Plan 2015-2021 was advertised on the 18<sup>th</sup> of June 2020. The Pre-Draft Consultation Stage was undertaken from 18<sup>th</sup> of June 2020 to 10<sup>th</sup> of September 2020 (inclusive). This period of public consultation included the additional four-week period that the Local Authority considered was warranted considering Covid-19 restrictions. The Chief Executive's Report on the consultation submissions was issued to Elected Members in October 2020 for their consideration. The Chief Executive's Report listed the persons who made submissions, summarised the issues raised and indicated the opinion and recommendation of the Chief Executive in relation to such issues.

A 12-week period for the preparation by the Executive of the Draft County Development Plan and its

submission to Council members who had an 8-week period for its consideration at the end of which it became the formal Draft Plan. The Plan was adopted for public display at a Council Meeting in May 2021 subject to a number of amendments.

The Draft Plan Consultation Stage was undertaken from 20<sup>th</sup> of May 2021 to 30<sup>th</sup> July 2021 (inclusive). 2877 submissions were received during this Draft Plan consultation period. The extent and detail of the submissions and observations received highlights the significant level of public interest in the plan-making process.

Consultation on the Proposed Material Alterations to the Draft Galway County Development Plan 2022-2028 together with associated Strategic Environmental Assessment and Appropriate Assessment Determinations and Reports was carried out for a period of 4 weeks from 28<sup>th</sup> February 2022 to 28<sup>th</sup> March 2022. A total of 5 no. submissions were received during the prescribed consultation period. Under the requirements of Section 12(8) of the Planning and Development Act 2000 (as amended), the Chief Executive is required to prepare a report on submissions received in relation to the Proposed Material Alterations to the Draft County Development Plan and to submit to the members of Galway County Council for their consideration. This report is hereby submitted to the members of the Planning Authority for consideration.

In accordance with Section 12(9) of the Planning and Development Act 2000 (as amended), the Elected Members of the Planning Authority are required to consider the amendments and report of the manager prepared under Section 12(8) not later than 6 weeks after the submission of the Chief Executive's report to the members of the Planning Authority. A further modification to a Material Alteration may be made where it is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European Site; and shall not be made where it relates to an increase in the area of land zoned for any purpose or an addition to or deletion from the Record of Protected Structures.

The Elected Members shall, by resolution, having considered the Chief Executive's Report, make the Plan with or without proposed alterations, except where they decide to accept the alteration, they may do so subject to any modifications to the alteration as they consider appropriate.

### 1.3 How This Document is Organised

A total of 5 no. submissions were received within the statutory timeframe, which are outlined in the table in Section 2 below. The submissions have been summarised in this report and the Chief Executive's Response & Recommendation has been provided. The report summarises the following and includes the Response & Recommendation on each issue:

- The main issues raised by the Office of the Planning Regulator (OPR);
- The main issues raised by the Northern Western Regional Assembly (NWRA); and,
- The main issues raised by statutory consultees in relation to Material Alteration 4.18

Proposed Material Alterations to the Draft Plan, as originally displayed in February/March 2022 are identified as follows:

- Text in BLACK is text from the Draft Plan as is.
- Proposed material alteration text is RED and HIGHLIGHTED YELLOW.
- Text with STRIKETHROUGH was proposed for deletion.

In terms of modifications to the Proposed Material Alterations, as recommended under this report, the omission of any text from a proposed Material Alteration is shown in ~~BLUE BOLD PRINT~~ with strikethrough, with any modifications in the form of additional text to the proposed Material Alterations shown in **BLUE BOLD PRINT**.

## Section 2: List of Submissions Received

A total of 5 no. submission were received during the prescribed public consultation period. A list of the persons/bodies that made submissions on the Proposed Material Alterations to the Draft Plan during this consultation period are set out in Table 2.1 below.

Submission No.	Name
GLW-C20-1	Environmental Protection Agency
GLW-C20-2	Transport Infrastructure Ireland
GLW-C20-3	Office of the Planning Regulator
GLW-C20-4	Northern and Western Regional Assembly
GLW-C20-5	Irish Water

*Table 2.1 List of Persons/Bodies that made a submission*

## Section 3: Summary of Issues Raised and Chief Executive’s Response and Recommendation

This section summarises the submissions received during the prescribed public consultation period and provides the Chief’s Executives response and recommendation to the issues raised. This section will begin by summarising and responding to the submissions from Prescribed Authorities and will go on to summarise and respond to each other submission made during the prescribed period.

### 3.1 Prescribed Authorities

The Office of the Planning Regulator wishes to acknowledge that Planning Authority has undertaken the necessary screening for SEA and AA and the conclusions therein. The office hereby, welcomes the MA 4.18 which address Recommendation 10 part (iv) of the Office's submission to the Draft Galway County Development Plan, and recommended that the plan is made with the proposed material alteration.

**Chief Executive's Response:**

The wording of Material Alteration 4.18 is considered appropriate in this instance.

**Chief Executive's Recommendation:**

No Change

A submission was received from the Northern and Western Regional Assembly. The Assembly consider that Galway County Council is best placed to manage rural housing policy in the County and its previous submission to the proposed Material Alteration the Assembly generally provided support to all the Mas on rural housing. The proposed Material Alteration MA 4.18 is considered to fall into a similar category and the Assembly decided at its meeting on 25th March 2022 to support it.

**Chief Executive's Response:**

Noted.

**Chief Executive's Recommendation:**

No Change

This submission references 'self-service approach' via guidance document. It contains key recommendations for integrating environmental considerations into land use plans. It is recommended that this guidance document (SEA of Local Authority Land Use Plans – EPA Recommendations and Resources) is considered as appropriate and relevant to the Alteration.

Galway County Council should ensure that the Plan, as amended is consistent with the need for proper planning and sustainable development and should consider the need to align with national commitments on climate change, mitigation, and adaptation. The Council must ensure that the Plan is consistent with key higher-level plans and programmes.

The EPA note that where further changes to the Draft Plan are proposed, these should be screen for likely significant effect in accordance with the SEA Regulations.

The submission notes that once the Plan is adopted, an SEA Statement should be prepared that summarises a number of issues, and a copy of the SEA statement should be sent to any environmental authority consulted during the SEA process. Furthermore, under the SEA regulations, the Council should consult with environmental authorities which have been listed in the submission.

**Chief Executive's Response:**

Noted.

**Chief Executive's Recommendation:**

No Change.

The submissions notes that Policy Objective RH 15 provides for backland rural housing developments subject to stated criteria. The submission has taken into consideration the extensive and largely rural nature of the strategic national road network in Galway and consider that development proposals addressed in Policy Objective RH15 have the potential to result in a demand for access to the strategic national road network.

The submission states that the creation of new access or intensification of existing direct access to a national road outside 50-60kph urban speed limit locations, in such circumstance, would conflict with the provisions of official policy included in the Section 28 Ministerial Guidelines “Spatial Planning and National Roads Guidelines for Planning Authorities” Therefore, in the interest of clarity the TII would welcome the inclusion of a cross reference in Section 4.6 (Rural Housing Strategy in the Open Countryside) of the Draft Galway County Development Plan, and associated Policy Objective NR4 in the interest of providing clarification and early assistance to applicants in the preparation of any rural housing planning application where there may be implications for the strategic national road network in the area.

**Chief Executive’s Response:**

Noted. Concerns raised by Transport Infrastructure Ireland (TII) in relation to the creation of new access or intensification of existing direct access are noted. Policy Objective NR4 has been proposed to be amended on foot of submissions received in relation to Material Alteration 6.20.

**Chief Executive’s Recommendation:**

No Change



**Summary of Submission**

Irish Water have no comment to make on this Material Alteration.

**Chief Executive's Response:**

Noted.

**Chief Executive's Recommendation:**

No Change.