



Chief Executive's Report on Submissions received on the Material Alterations 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 20th of May 2021 to 30th 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 22nd 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 13th of January 2022 and approved Proposed Material Alterations to the Draft Plan. Notice of the Proposed Material Alterations was given on 3rd February 2022, in accordance with the requirements of Section 12 of the Planning & Development Act 2000 (as amended).

A copy of the Material Alterations was available to view from 3rd of February 2022 to 4th 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 235 no. submissions were received during the public consultation period, with 1 no. submission being withdrawn.

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.

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 18th of June 2020. The Pre-Draft Consultation Stage was undertaken from 18th of June 2020 to 10th 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 20th of May 2021 to 30th July 2021 (inclusive). 2877 submission 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 planmaking process. The Chief Executive's Report on these submissions was issued to the Elected Members in October 2021.

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 3rd February 2022 to 4th March 2022. A total of 235 submissions were received during the prescribed consultation period (1 withdrawn). 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 235 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);
- The main issues raised by statutory consultees, members of the public and interest groups in Volume 1 and Volume 2;
- Appendix A Core Strategy Table; and,
- Appendix B Infrastructure Audit

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 <u>BLUE PRINT</u> with strikethrough, with any modifications in the form of additional text to the proposed Material Alterations shown in <u>BLUE BOLD PRINT</u>.

Section 2: List of Submissions Received

A total of 235 no. submission were received (1 withdrawn) 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-C20-225	Office of the Planning Regulator
GLW-C20-43	Northern Western Regional Authority (NWRA)
GLW-C20-168	Department of Environment, Climate and Communications
GLW-C20-227	Department of Housing, Local Government and Heritage
GLW-C20-131	Department of Education
GLW-C20-73	Department of Transport
GLW-C20-13	Environmental Protection Agency (EPA)
GLW-C20-186	Electricity Supply Board
GLW-C20-139	Fáilte Ireland
GLW-C20-74	Transport Infrastructure Ireland
GLW-C20-164	National Transport Authority
GLW-C20-190	Irish Water
GLW-C20-142	Galway City Council
GLW-C20-210	Office of Public Works
GLW-C20-1	Hugh Hamil
GLW-C20-2	Fiona Joyce
GLW-C20-3	Adam Leadbetter
GLW-C20-4	Shane Kennedy
GLW-C20-5	Martin Lavelle
GLW-C20-6	Jill Holtz
GLW-C20-7	James Cawley
GLW-C20-8	Helen Lynch
GLW-C20-9	Carol O'Connor
GLW-C20-10	Brendan Power
GLW-C20-11	Kate Ní Fhlatharta
GLW-C20-12	Katherine O'Sullivan
GLW-C20-14	Steven Muir
GLW-C20-15	Frances Cooke
GLW-C20-16	Danny Cremin
GLW-C20-17	Patrick Costello
GLW-C20-18	Daniel Mc Cormack
GLW-C20-19	Aurelie Bolly
GLW-C20-20	Simona Aleksiene
GLW-C20-21	Celine Graham
GLW-C20-22	Teresa Browne
GLW-C20-23	Karl Dooher
GLW-C20-24	Joseph Browne

GLW-C20-25	Barbara Ellen Folan
GLW-C20-26	Anne Carroll
GLW-C20-27	Sean Murphy
GLW-C20-28	Gareth Murphy
GLW-C20-29	Éadaoin O Callaghan
GLW-C20-30	Benen Fahy
GLW-C20-31	Sean Grealey
GLW-C20-32	Karen Canavan
GLW-C20-33	Maureen Donohoe
GLW-C20-34	Ruth Shanahan
GLW-C20-35	Paul Rigney
GLW-C20-36	Joanne Leeane
GLW-C20-37	Giselle Marrinan
GLW-C20-38	Siobhan Stack
GLW-C20-39	Olivia Dalton
GLW-C20-40	Regina Luft
GLW-C20-41	Krisha Azim
GLW-C20-42	Orla Hynes
GLW-C20-44	Frank Cusack
GLW-C20-45	Michael Mc Cormack
GLW-C20-46	Darragh Guinnane
GLW-C20-47	Pauline Hession
GLW-C20-48	Marcus Quinlan
GLW-C20-49	Rodolphe Rabasse
GLW-C20-50	Brian Lenehan
GLW-C20-51	Caitriona O'Connor
GLW-C20-52	Rachel O'Donnell
GLW-C20-53	John O'Donnell
GLW-C20-54	Laura Gleeson
GLW-C20-55	Alan Carney
GLW-C20-56	Eoin de Blacam
GLW-C20-57	Pat Mitchell
GLW-C20-58	Jana Mingita
GLW-C20-59	Diarmuid Carney
GLW-C20-60	Niamh Duignan
GLW-C20-61	Tom Burke
GLW-C20-62	William Chadwick
GLW-C20-63	Kieran Devenish
GLW-C20-64	Karina Doyle
GLW-C20-65	Catherine Corcoran
GLW-C20-66	Brian Geraghty
GLW-C20-67	Brian O'Connor
GLW-C20-68	Anne-Marie Collins
GLW-C20-69	Eric Roche
GLW-C20-70	Eleanor Leadbetter
GLW-C20-71	Brendan Gallagher
GLW-C20-72	Susan McCurtin
GLW-C20-75	Joe Murphy
GLW-C20-76	Marie Keating
GLW-C20-77	Tony Dundon

GLW-C20-78	John Beardmore
GLW-C20-79	David Ronan
GLW-C20-80	Maria Cifuentes-Conroy
GLW-C20-81	Michael Arcan
GLW-C20-82	Aisling Jones
GLW-C20-83	Alan Delahunty
GLW-C20-84	John Scarry
GLW-C20-85	Angelika Romel
GLW-C20-86	Dawid Romel
GLW-C20-87	Geraldine Herrick
GLW-C20-88	Marie Keating
GLW-C20-89	Maria O'Toole
GLW-C20-90	Pobal Bhearna Committee
GLW-C20-91	Sinead O'Nuallain
GLW-C20-92	Audrey Fayne
GLW-C20-93	Seosaimh O'Shea
GLW-C20-94	Enad Folan
GLW-C20-95	Karen McGrath
GLW-C20-96	Christine Power
GLW-C20-97	Alma O'Reilly
GLW-C20-98	Shauna Sharkey
GLW-C20-99	Shauna Sharkey
GLW-C20-100	Ann Crean
GLW-C20-101	Michael Conneely
GLW-C20-102	Frank McDonagh
GLW-C20-103	Regina Delaney
GLW-C20-104	Martina O'Toole
GLW-C20-105	Mark Green
GLW-C20-106	lan Foley
GLW-C20-107	Danielle McCarthy
GLW-C20-108	Niamh Doyle
GLW-C20-109	Brian Doyle
GLW-C20-110	Siobhan McDonnell
GLW-C20-111	Dorothy McCrave
GLW-C20-112	Ann Higgins
GLW-C20-113	Frank Higgings
GLW-C20-114	Mary Mellett
GLW-C20-115	Bridie Ui Fhlatharta
GLW-C20-116	Martina O'Connor
GLW-C20-117	Eoin O'Raighne
GLW-C20-118	Eoin O'Raighne
GLW-C20-119	Sile Ni Thuathail
GLW-C20-120	Aine Caufield
GLW-C20-121	Briarhill School
GLW-C20-122	Maire Ui Ghabhnain
GLW-C20-123	Michael O'Beirne
GLW-C20-124	Sinead Glynn
GLW-C20-125	K Kings Construction
GLW-C20-126	Sean McDonnell
GLW-C20-127	Sean Kelly

GLW-C20-128	Padraic and Sandra Tierney
GLW-C20-129	Tombletron
GLW-C20-130	Tosuas Investments Ltd.
GLW-C20-132	Ramsay Stewart
GLW-C20-133	Jane Tormey
GLW-C20-134	Catherine Keane
GLW-C20-135	Barbara Seoighe
GLW-C20-136	Orla Ni Ghabhnain
GLW-C20-137	Arthur Trahan
GLW-C20-138	Roisin Ni Raighne
GLW-C20-140	Tom and Maureen Kenny
GLW-C20-141	Mairin Mhic Lochlainn
GLW-C20-143	Mark Coffey / Coffey Construction
GLW-C20-144	Tomas Kenny
GLW-C20-145	Grainne Keogh
GLW-C20-146	Maisie Lee
GLW-C20-147	Alison Guckian
GLW-C20-148	Monica Igoe
GLW-C20-149	Dovile Janusauskaite
GLW-C20-150	Shane Long
GLW-C20-151	June Barrett
GLW-C20-152	Sean Boyle
GLW-C20-153	Karen Golden
GLW-C20-154	Sean Murray
GLW-C20-155	Orla Farrell
GLW-C20-156	Cáit Noone
GLW-C20-157	Caroline Reaney
GLW-C20-158	Mary Caufield
GLW-C20-159	Eda O Donnell
GLW-C20-160	Derek Morley
GLW-C20-161	Padraig Bree
GLW-C20-162	Sean O'Aodha
GLW-C20-163	Treasa Ni Cheannabhain
GLW-C20-165	Derek Garvey
GLW-C20-166	Des Fitzgerald
GLW-C20-167	Cumann Forbartha Chois Fharraige
GLW-C20-169	David Barrett
GLW-C20-170	Susan Healy
GLW-C20-171	Lidl Ireland GmBH
GLW-C20-172	Corinne Kelly
GLW-C20-173	Grainne Cotter
GLW-C20-174	Patricia Brien
GLW-C20-175	Martin Coyne
GLW-C20-176	Pat and Marian Treacy
GLW-C20-177	Joe Hynes
GLW-C20-178	John and Frances Corless
GLW-C20-179	Easyfix Ltd.
GLW-C20-180	S.O.S Bearna
GLW-C20-181	Freeport Landowners
GLW-C20-182	Peter O'Fegan

GLW-C20-183	Vladimir Arsic
GLW-C20-184	Roykeel Limited
GLW-C20-185	Hyman Properties Ltd
GLW-C20-187	Treasa Ni Cheannabhain
GLW-C20-188	Willie Golden
GLW-C20-189	Cllr Alastair McKinstry
GLW-C20-191	Brid Gardiner
GLW-C20-192	Grupa Pobail Cheibh an tSruthain
GLW-C20-193	Meriel FitzSimon
GLW-C20-194	Maura Hynes
GLW-C20-195	Grupa Pobail Cheibh an tSruthain
GLW-C20-196	Mairead McManamon
GLW-C20-197	Anna Cotter
GLW-C20-198	Linda Duffy
GLW-C20-199	Kate Ni Fhlatharta
GLW-C20-200	Emer Caufield
GLW-C20-201	Grupa Pobail Cheibh an tSruthain
GLW-C20-202	Paul McCarthy
GLW-C20-203	John Keady
GLW-C20-204	Oranhill Management Company c/o Winters Property
	Management
GLW-C20-205	Aine O'Donnchadha
GLW-C20-206	Conradh na Gaeilge
GLW-C20-207	Eoin Keady
GLW-C20-208	Padhraig Campbell
GLW-C20-209	Aidan McGale
GLW-C20-211	WITHDRAWN
GLW-C20-212	Joe Hynes
GLW-C20-213	Baile Bhruachlain Teoranta & Baile Eamoinn Teoranta
GLW-C20-214	Gearoid O'Tuathail
GLW-C20-215	A Better Bearna 4 All
GLW-C20-216	A Better Bearna 4 All
GLW-C20-217	Michael Smith
GLW-C20-218	Gabriel McGoldrick
GLW-C20-219	Gabriel McGoldrick
GLW-C20-220	Ronan Rooney
GLW-C20-221	Bruscar Bhearna Teoranta
GLW-C20-222	Brendan O'Boyle
GLW-C20-223	Rena McCarron Rooney
GLW-C20-224	Audrey Corbett
GLW-C20-226	Oisin Kenny
GLW-C20-228	King Construction
GLW-C20-229	Bernie King
GLW-C20-230	Louise Fallon
GLW-C20-231	Martin King
GLW-C20-232	Walter King
GLW-C20-233	Michael Fallon
GLW-C20-234	Belinda O'Reilly
GLW-C20-235	АК

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.

The Office of Planning Regulator	GLW-C20-225
3.1 Prescribed Authorities	

The Office of the Planning Regulator has evaluated and assessed the Material Alterations to the Draft Galway County Development Plan 2022-2028 under the provisions of sections 31AM (1) and (2) of the Planning and Development Act 2000 as amended.

Reference to additional correspondence in relation to Material Alteration 4.18 and further response will be issued in due course.

As outlined in the submission on the Draft Galway County Development Plan 2022-2028 , the plan was considered to be generally consistent with policies in the National Planning Framework(NPF) and the Regional Spatial and Economic Strategy(RSES) for the Northern Western Regional Assembly area, and recommended changes to enhance its alignment with national and regional policies and for consistency with the Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities (2020), the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2012) and the Spatial Planning and National Road Guidelines for Planning Authorities (2012).

The office acknowledges the major task undertaken by Galway County Council in preparing and publishing the material alterations of the Draft Galway County Development Plan 2022-2028, with over 250 material amendments and appendices containing the associated technical and environmental reports. The presentation of the amendments in a systematic and coherent manner has allowed all parties to access and understand the proposed amendments, the Office would like to commend the authority for its approach.

A number of the material alterations will strengthen the Plan in respect of delivering on the national and regional policy framework to achieve a significant growth in the Galway Metropolitan Area and create a regional driver for growth.

The Office commends the Chief Executive for establishing formal mechanisms for engagement with Galway City Council to ensure collaboration and coordination in respect of planning and transportation matters. It is acknowledged that progress has advanced on commitments to prepare a joint Retail Strategy and a Building Typology and Height Study and polices are in place to ensure a plan-led approach to new development areas in the metropolitan area and the airport site. The inclusion of the national transport authorities, NTA and TII, in this process is also to be welcomed.

Notwithstanding these efforts, the Office urges the Local Authority, in consultation with the City Council, to reconsider the possibility for a Joint LAP or strategy to provide a co-ordinated and strategic approach to the Gaurran, Ardaun (City) and Briarhill urban expansion within the Galway metropolitan area. The Office also wishes to acknowledge the significant work undertaken in incorporating the housing supply targets into the core strategy and the update of the Strategic Flood Risk Assessment and the consequential amendments to the land use zoning throughout the Plan area. The clarity in relation to the future masterplan for the airport lands is also welcomed.

There are, however, a number of areas where the Office is of the view that the amendments are not consistent with national or regional policies, the key principles of Core Strategy of the Draft Plan itself, the SFRA or the Plan's environmental reports prepared under the European Directives on Strategic Environmental Assessment (SEA) and Habitats. In relation to rural housing policies, the amendments identified by the Office in section 4 below, do not take account of the new planning policy context for

planning authorities set by Government in relation to climate action and sustainable patterns of development, or tackling the issue of urban generated housing in the open countryside and the sustainable regeneration of rural towns and villages.

It is considered that; some further careful consideration needs to be given to the potential of the Plan to affect the delivery of objectives in the National Wastewater Sludge Management Plan (NWSMP) and the provision of key public infrastructure (An Cheathrú Rua WWTP) in accordance with the statutory requirement that objectives in the development plan are consistent with the conservation and protection of the environment and make adequate provision for wastewater infrastructure. It is within this context the submission below sets out 10 recommendations and 1 observation under the following themes:

The submission has identified nine themes that needs to be examined as follows:

- 1. Core Strategy and Settlement Strategy
- 1.1 Settlement Hierarchy and distribution of growth

MA Recommendation 1 – Co-ordination with Galway City Council

The Chief Executive is required to include a minor modification to Policy GCMA 24 (Volume 2 MASP MA 1) to omit Part (b) of the proposed Objective GCMA 24, which is considered to predetermine a key transport policy decision in advance of the preparation of the Area Based Transport Assessment.

Chief Executive's Response

The inclusion of the Policy Objective GCMA 24(b) (*In the absence of Area Based Transport Assessment* (*ABTA*) that the Bus and Cycle only restriction on the Parkmore Road be removed to allow vehicular access to the Briarhill Framework lands) was a resolution passed by the Elected Members during the Council Meeting held in December 2021/January 2022 on the Draft Galway County Development Plan 2022-2028. The Chief Executive considers that this wording relating to Policy Objective GCMA 24 part (b) is not required. The wording relating to part (a) of GCMA24 is considered appropriate and is to prepare an Area Based Transport Assessment (ABTA) for the Briarhill Urban Framework and surrounding growth areas with close collaboration and engagements with key stakeholders such as Galway City Council, National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).

It is therefore considered that the wording relating to part (b) should be omitted.

Chief Executive's Recommendation

Omit Policy Objective GCMA 24(b)

GCMA 24 Area Based Transport Assessment

- (a) It is a policy objective of Galway County Council to prepare an Area Based Transport Assessment for the Briarhill Urban Framework and surrounding growth areas with close collaboration and engagements with key stakeholders such as Galway City Council, National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).
- (b) In the absence of Area Based Transport Assessment (ABTA) that the Bus and Cycle only restriction on the Parkmore Road be removed to allow vehicular access to the Briarhill Framework lands.

2.2 Residential Land Use Zoning-Phase 1/Existing

MA Recommendation 2-Residential zoning (Phase 1/Existing/Infill)

Having regard to national and regional policy objectives NPO 3c, RPO 3.2and NPO 18a, the Development Plans, Guidelines for Planning Authorities(2007) and Development Plans, Guidelines for Planning Authorities, Draft for Consultation(August 2021), and section 10(2)(n) of the Planning and Development Act 2000, as amended, the Office considers that the following residential zonings proposed under the material amendments are inconsistent with the Core Strategy and/or contrary to the implementation of compact growth, sequential zoning and the provision of a sustainable settlement and transport strategy. The Chief Executive is therefore required to make the Plan without the following material amendments to Volume 1 and 2 of the material alterations:

- MASP LUZ Baile Chláir 1.2, 1.5 and 1.6
- MASP LUZ Bearna 2.2
- MASP LUZ Oranmore 3.14
- SGTLUZ Oughterard 9.4
- SGT LUZ An Cheathrú Rua 11.1a
- SGVLUZ An Spidéal 12.2
- RSA LUZ Woodlawn 20.1

Chief Executive's Response:

The lands that have been identified under this Recommendation No.2 by the Office of Planning Regulator relate to Residential Phase 1 lands/existing residential and infill residential. During the course of the Council Meeting in December 2021/January 2022 a number of Material Alterations were made and a review of these will be outlined as follows:

- MASP LUZ Baile Chláir 1.2-This parcel of land was zoned Open Space/Recreation & Amenity in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be Residential Phase 1. As per the Flood Zoning Map accompanying the Draft Plan there are small segments within these lands at risk of flooding. The Chief Executive considers that these lands should be rezoned to Open Space/ Recreation & Amenity in accordance with the OPR Recommendation No. 2 above.
- MASP LUZ Baile Chláir 1.5-These lands were zoned Community Facilities in the Draft Galway County Development Plan 2022-2028. Subsequent submissions were received in relation to this parcel of land and the Chief Executive subsequently zoned them Residential Infill. Based on the OPR Recommendation No. 2 above it is considered that these lands would revert back to Community Facilities.
- MASP LUZ Baile Chláir 1.6-These lands were zoned Residential Phase 2 in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be re-zoned Residential Phase 1. The Chief Executive considers that this additional zoning of Residential Phase 1 is not in accordance with the Core Strategy as outlined in Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy of the Draft Plan. Based on the OPR Recommendation No. 2 above, it is considered that these lands would revert to Residential Phase 2.
- MASP LUZ Bearna 2.2-This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022

the Elected Members by resolution proposed that these lands would be zoned Infill Residential Development. The Chief Executive considers that the additional zoning of Infill Residential and the extension of the plan boundary is not justified and based on the OPR Recommendation No. 2 above it is considered that these lands would be removed from the Bearna settlement boundary.

- MASP LUZ Oranmore 3.14-This parcel of land was zoned Residential Phase 1 lands in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be Open Space/Recreation & Amenity. The Chief Executive considers that there is no justification for the removal of Residential Phase 1 zoning and the subsequent rezoning of Open Space Recreation & Amenity. Based on the OPR Recommendation No. 2 above it is considered that these lands should revert to Residential Phase 1.
- SGTLUZ Oughterard 9.4-This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Infill Residential Development. The Chief Executive considers that the addition of Infill Residential and the extension of the plan boundary at this location is not justified. Based on the OPR Recommendation No. 2 above it is considered that these lands would be removed from the Oughterard settlement boundary.
- SGVLUZ An Cheathrú Rua 11.1a-These parcels of lands were not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Existing Residential Development. The Chief Executive considers that the zoning of additional Existing Residential lands and the extension of the plan boundary is not justified. Based on the OPR Recommendation No. 2 above it is considered that these lands would be removed from the An Cheathrú Rua settlement boundary.
- SGV LUZ An Spidéal 12.2- This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Infill Development. The Chief Executive considers that the additional zoning of Infill Residential and the extension of the plan boundary is not justified. Based on the OPR Recommendation No. 2 above it is considered that these lands would be removed from the An Spidéal settlement boundary.
- RSA LUZ Woodlawn 20.1- This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 1. The Chief Executive is concerned regarding this additional zoning of Phase 1 Residential lands. The Core Strategy outlined in Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy does not have a population allocation for Woodlawn. Woodlawn is listed in Rural Settlement 7 (a) as per Material Alteration 2.4. Based on the OPR Recommendation No. 2 above it is considered that Residential Phase 1 lands would be removed, and these lands would be unzoned.

Chief Executive's Recommendation:

• MASP LUZ Baile Chláir 1.2- Revert these lands to Open Space/Recreation & Amenity as per the Draft Galway County Development Plan 2022-2028:



• MASP LUZ Baile Chláir 1.5- Revert these lands to Community Facilities as per Draft Galway County Development Plan 2022-2028:



• MASP LUZ Baile Chláir 1.6- Revert these lands to Residential Phase 2 as per Draft Galway County Development Plan 2022-2028:



• MASP LUZ Bearna 2.2- Remove these lands from the Bearna settlement boundary and revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



• MASP LUZ Oranmore 3.14- Revert these lands to Residential Phase 1 as per the Draft Galway County Development Plan 2022-2028:



• SGT LUZ Oughterard 9.4 - Remove these lands from the Oughterard settlement boundary and revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



• SGVLUZ An Cheathrú Rua 11.1a - Remove these lands from the An Cheathrú Rua settlement boundary and revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



• SGVLUZ An Spidéal 12.2- Remove these lands from the An Spidéal settlement boundary and revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



• RSA LUZ Woodlawn 20.1- Remove the Residential Phase 1 lands, and revert these lands to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



• Core Strategy Table has been updated to reflect the OPR Recommendation No. 2 and is attached in Appendix A.

2.3 Residential Land Use Zoning-Phase 2

MA Recommendation 3-Residential (Phase 2)

Having regard to national and regional policy objectives NPO 3c, RPO 3.2 and NPO 18a 2, the Development Plans, Guidelines for Planning Authorities (2007) and Development Plans, Guidelines for Planning Authorities, Draft for Consultation (August 2021), and section 10(2)(n) of the Planning and Development Act 2000, as amended, the Chief Executive is required to make the plan without the following R Residential (Phase 2) proposed in Volume 2 of the material alterations:

- MASP LUZ Baile an Chláir 1.4a
- MASP LUZ Oranmore 3.1 and 3.5
- SGT LUZ Clifden 6.1, 6.2, 6.4a, 6.4b, and 6.5
- SGT LUZ Headford 7.2, 7.3, 7.4, 7.7, 7.8, 7.10
- SGT LUZ Oughterard 9.5, 9.6a, 9.6b, 9.8 and 9.9
- SGVLUZ An Cheathrú Rua 11.1b (and associated open space 11.2), and
- SGV LUZ Kinvarra (Cinn Mhara) 15.1

Chief Executive's Response:

The lands that have been identified under this Recommendation No.3 by the Office of Planning Regulator relate to Residential Phase 2 lands. During the Council Meeting in December 2021/January 2022 a number of Material Alterations were made and a review of these will be outlined as follows:

- MASP LUZ Baile Chláir 1.4a-This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members proposed by resolution that these lands would be zoned Residential Phase 2. Based on the OPR Recommendation No. 3 above it is considered that these lands should be removed from the Baile Chláir settlement boundary.
- MASP LUZ Oranmore 3.1 This parcel of land was zoned Open Space/Recreation & Amenity in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers that there is no justification for the rezoning of these lands to Residential Phase 2. Based on the OPR Recommendation No. 3 above it is considered that these lands would revert to Open Space/Recreation & Amenity.
- MASP LUZ Oranmore 3.5 This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. There is significant concern in relation to these lands and the potential environmental impact of this additional zoning of Residential Phase 2 lands. Based on the OPR Recommendation No. 3 & 8 it is considered that these lands would be removed from Oranmore settlement boundary.
- SGT LUZ Clifden 6.1 This parcel of land was zoned Agriculture in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands. Based on the OPR Recommendation No. 3 above it is considered that these lands would revert to Agriculture.
- SGT LUZ Clifden 6.2 This parcel of land was zoned Agriculture in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022

the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands. Based on the OPR Recommendation No. 3 above it is considered that these lands would revert to Agriculture.

- SGT LUZ Clifden 6.4a- This parcel of land was zoned Open Space/Recreation & Amenity in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands. Based on the OPR Recommendation No. 3 above it is considered that these lands would revert to Open Space/Recreation & Amenity.
- SGT LUZ Clifden 6.4b- This parcel of land was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No. 3 above it is considered that these lands would not be included in the settlement boundary of Clifden.
- SGT LUZ Clifden 6.5- This parcel of land was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No. 3 above it is considered that these lands would not be included in the settlement boundary of Clifden.
- SGT LUZ Headford 7.2- This parcel of land was zoned Open Space/Recreation & Amenity in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands. Based on the OPR Recommendation No. 3 above it is considered that these lands would revert to Open Space/Recreation & Amenity.
- SGT LUZ Headford 7.3- This parcel of land was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No. 3 above it is considered that these lands would not be included in the settlement boundary of Headford.
- SGT LUZ Headford 7.4-This parcel of land was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Headford.
- SGT LUZ Headford 7.7- This parcel of land was zoned Open Space/Recreation & Amenity in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be

zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands. Based on the OPR Recommendation No.3 above it is considered that these lands would revert to Open Space/Recreation & Amenity.

- SGT LUZ Headford 7.8 This parcel of land was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Headford.
- SGT LUZ Headford 7.10- This parcel of land was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Headford.
- SGT LUZ Oughterard 9.5- This parcel of land was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Oughterard.
- SGT LUZ Oughterard 9.6a -This parcel of land was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Oughterard.
- SGT LUZ Oughterard 9.6b- This parcel of land was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Oughterard.
- SGT LUZ Oughterard 9.8- This parcel of land was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Oughterard.
- SGT LUZ Oughterard 9.9- This parcel of land was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022

the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Oughterard.

- SGVLUZ An Cheathrú Rua 11.1b (and associated open space 11.2)- The lands subject to this Material Alteration was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2 and associated Open Space lands. The Chief Executive considers that there is no justification for these additional zonings for Residential Phase 2 and associated Open Space/ Recreation & Amenity lands. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of An Cheathrú Rua.
- SGV LUZ Kinvarra- This parcel of land was not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 2. The Chief Executive considers there is no justification for the additional Residential Phase 2 lands and extension of the plan boundary at this location. Based on the OPR Recommendation No.3 above it is considered that these lands would not be included in the settlement boundary of Kinvara.

Chief Executive's Recommendation:

• MASP LUZ Baile Chláir 1.4a-Remove these lands from Baile Chláir settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



- MASP LUZ Oranmore 3.1- Revert to Open Space/Recreation & Amenity as per Draft Galway County Development Plan 2022-2028:

• MASP LUZ Oranmore 3.5 – Remove the lands from the Oranmore settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Clifden 6.1- Revert to Agriculture as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Clifden 6.2- Revert to Agriculture as per Draft Galway County Development Plan 2022-2028:



- SGT LUZ Clifden 6.4a Revert to Open Space/Recreation & Amenity as per Draft Galway County Development Plan 2022-2028:

• SGT LUZ Clifden 6.4b - Remove the lands as from the Clifden settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Clifden 6.5 - Remove these lands from the Clifden settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Headford 7.2 - Revert to Open Space/Recreation & Amenity as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Headford 7.3 - Remove these lands from the Headford settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Headford 7.4- Remove these lands from the Headford settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Headford 7.7- Revert to Open Space/Recreation & Amenity as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Headford 7.8 - Remove these lands from the Headford settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Headford 7.10- Remove these lands from the Headford settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Oughterard 9.5 - Remove these lands from the Oughterard settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Oughterard 9.6a - Remove these lands from the Oughterard settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Oughterard 9.6b - Remove these lands from the Oughterard settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Oughterard 9.8 - Remove these lands from the Oughterard settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Oughterard 9.9 - Remove these lands from the Oughterard settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGVLUZ An Cheathrú Rua 11.1b (and associated open space 11.2) - Remove these lands from the An Cheathrú Rua settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• SGV LUZ Kinvarra - Remove these lands from the Kinvarra settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



2.4 Standards and Guidelines

MA Observation 1-Deveopment Management Standards

In the interests of clarity and to ensure consistency with the section 28 Guidelines: Sustainable Residential Development in Urban Areas 2009 and Circular 02/2021, and to ensure internal consistency within the Plan, the Chief Executive is advised to include additional narrative to provide a policy context for table 15.3. In particular the narrative should:

(i)make clear reference the guidelines set out in the Sustainable Residential Development in Urban Areas 2009 and Circular 02/2021.

(ii) refer to the controls on applying lower densities as outlined in paragraph 6.12 of the Guidelines.

(iii)cross reference the role of the council's local area plans, the urban design framework plans, the forthcoming building typology and height study (Policy CGR7, MA3.1), the proposed development briefs for strategic sites (Policy CGR11, MA 3.2), and the village design statements (Policy RC7, MA 4.11) in determining site specific densities; and

(iv)cross-reference the Urban Design Manual, in order to demonstrate that density is only one variable used in the assessment of development proposals.

Chief Executive's Response:

In relation to this observation, table 15.3 is referenced however table 15.1 was subject to Material Alteration 15.2.

(i). It is considered appropriate to refer to the Sustainable Residential Development in Urban Areas 2009 and Circular 02/2021. It is considered that this could be inserted as a footnote

(ii). In relation to paragraph 6.12 of the Guidelines, in order to offer an effective alternative to the provision of single houses in surrounding unserviced rural areas, it is appropriate in controlled circumstances to consider proposals for developments with densities of less than 15 - 20 dwellings per hectare along or inside the edge of smaller towns and villages, as long as such lower density development does not represent more than about 20% of the total new planned housing stock of the small town or village in question. The footnote in relation to the lower density development will be inserted in the third column in relation to densities of less than 15-20 dwellings per hectare.

(iii). There will be a full cross-reference of all plans carried out to ensure compliance with the guidelines.

(iv). Reference to the Urban Design Manual will be inserted as a footnote below table 15.1 which was subject to Material Alteration 15.1.

Chief Executive's Recommendation:

(i). Insert footnote at bottom of table 15.1 as follows: All proposals shall be in accordance with the Sustainable Residential Development in Urban Areas 2009 and Circular 02/2021.

(ii). In the third column insert the following as a footnote: Lower density development of less than 15-20 dwellings per hectare could be considered as long as it does not represent more than about 20% of the total new planned housing stock of the small town or village in question.

(iii). Noted.

(iv). Insert footnote at bottom of table 15.1: Density is only one variable used in the assessment of development proposals.

3. Housing Strategy and Relevant Policies

3.1 Social and Affordable Housing

MA Recommendation 4-Affordable Housing An Spidéal

Having regard to the national and regional objectives for compact growth NPO 3 and RPO 3.2; the requirement under the Development Plans, Guidelines for Planning Authorities (2007) and Development Plans, Guidelines for Planning Authorities, Draft for Consultation (August 2021) that a sequential approach to the zoning of lands is applied, and the tiered approach to zoning outlined in NPO72, as well as the statutory requirements to comply with Part V of the Planning and Development Act 2000 (as amended), the Chief Executive is required to remove proposed amendment MA 2.6 in its entirety or to make a minor modification to remove reference to 'on the outskirts'.

Chief Executive's Response:

The additional text in relation to policy objective SH 1 Affordable Housing, part b which relates to the provision of an affordable housing scheme on the outskirts of An Spidéal. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed this wording. Based on the OPR Recommendation No. 4 above, it is considered that this additional wording as per Material Alteration 2.6 should be removed.

Chief Executive's Recommendation:

SH 1 Affordable Housing

a). Amend policy objective SH 1 as follows:

- (a) Promote the delivery of affordable housing primarily in sustainable locations in towns and villages across County Galway in the first instance in accordance with proper planning and sustainable development.
- (b) Promote the provision of an affordable housing scheme on the outskirts of An Spidéal.

4. Rural Housing and Regeneration

MA Recommendation 5-Rural Map/NPO 19

Having regard to the requirement to implement objectives for sustainable settlement and transport strategies under section 10(2)(n) of the Act and to the Government's commitment to climate action and the need to transition to a low carbon society, the Sustainable Rural Housing Guidelines (2005), and NPO 19 of the National Planning Framework the Chief Executive is required to make the plan without material amendment 4.1

Chief Executive's Response:

The Rural Typologies Map that was subject to Material Alterations 4.1 was a replicate of the GTPS boundary as per the current Galway County Development Plan 2015-2021. The Elected Members proposed this amendment to the Rural Map to that which was contained in the Draft Galway County Development Plan 2022-2028. The Chief Executive considers that there is no justification for the amendment of the Rural Typologies map as per the Material Alteration. Based on the OPR Recommendation No. 5 above it is considered that Rural Typologies Map should revert to that which was contained in the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

Revert the Rural Typologies Map to that contained in the Draft Galway County Development Plan 2022-2028:


MA Recommendation 6-Rural Housing Criteria

Having regard to the national and regional policy objectives to support sustainable development in rural areas by managing growth of areas that are under strong urban influence while reversing rural decline of small towns and villages (NPO 15, 16 and 19 and RPO 3.4), and the Sustainable Rural Housing Guidelines (2005) in respect of rural generated housing and ribbon development, the Chief Executive is required to make the Plan without:

(i)MA 4.2, 4.3 and 4.4, except for those elements that relate to the urban fringe; and the reference to 'substantiated rural housing need' and 'rural need' that were included on foot of Recommendation 9 of the Office's submission to the Draft Plan;

(ii)MA 4.9 to policy objective RH17 in respect of direct access on to restricted regional roads;

(iii)MA 7.5 to policy objective WS 8 in respect of the proliferation of septic tanks;

(iv)MA 15.11 to DM standard 27, in relation to access to national and other restricted roads for residential developments;

(v) MA 4.8 and to retain policy objective RH14 (linear development) as per the Draft Plan.

Chief Executive's Response:

(i). MA 4.2 - This Material Alteration related to Policy Objective RH1 Rural Housing Zone 1 (Rural Metropolitan Area). During the Council Meeting in December 2021/January 2022 the Elected Members by resolution amended the wording of this policy objective. The Chief Executive considers the amended wording as per the Material Alteration is contrary to the National Planning Framework (NPO 15, 16 and 19 and RPO 3.4), and the Sustainable Rural Housing Guidelines (2005). Based on the OPR Recommendation No. 6 above it is considered that the wording for Policy Objective RH1 would revert to the Draft Galway County Development Plan 2022-2028, with the addition of "substantiated rural housing need" and "rural need" outlined above.

(i). MA 4.3 - This Material Alteration related to Policy Objective RH2 Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1). During the Council Meeting in December 2021/January 2022 the Elected Members by resolution amended the wording of this policy objective. The Chief Executive considers the amended wording as per the Material Alteration is contrary to the National Planning Framework (NPO 15, 16 and 19 and RPO 3.4), and the Sustainable Rural Housing Guidelines (2005). Based on the OPR Recommendation No. 6 above it is considered that the wording for Policy Objective RH2 would revert to the Draft Galway County Development Plan 2022-2028, with the addition of "substantiated rural housing need" and "rural need" outlined above.

(i). MA 4.4 - This Material Alteration related to Policy Objective RH 4 Rural Housing Zone 4 (Landscape Classification 2, 3 and 4). During the Council Meeting in December 2021/January 2022, the Elected Members by resolution amended the wording of this policy objective. The Chief Executive considers the amended wording as per the Material Alteration is contrary to the National Planning Framework (NPO 15, 16 and 19 and RPO 3.4), and the Sustainable Rural Housing Guidelines (2005). Based on the OPR Recommendation No. 6 above it is considered that the wording for Policy Objective RH 4 would revert to the Draft Galway County Development Plan 2022-2028, with the addition of "substantiated rural housing need" and "rural need" outlined above.

(ii). MA 4.9 - This Material Alteration related to Policy Objective RH 17 Direct Access onto Restricted Regional Roads. During the Council Meeting in December 2021/January 2022 the Elected Members by

resolution amended the wording of this policy objective. The Chief Executive considers the amended wording as per the Material Alteration is contrary to the National Planning Framework (NPO 15, 16 and 19 and RPO 3.4), and the Sustainable Rural Housing Guidelines (2005). Based on the OPR Recommendation No. 6 above it is considered that the wording for Policy Objective RH 17 would revert to the Draft Galway County Development Plan 2022-2028.

(iii).MA 7.5 - This Material Alteration related to Policy Objective WS 8 Proliferation of Septic Tanks. During the Council Meeting in December 2021/January 2022, the Elected Members by resolution amended the wording of this policy objective. The Chief Executive considers the amended wording as per the Material Alteration is not required. The wording as per the Draft Plan is appropriate in this instance. Based on the OPR Recommendation No. 6 above it is considered that the wording for Policy Objective WS 8 would revert to the Draft Galway County Development Plan 2022-2028.

(iv). MA 15.11 - This Material Alteration related to Development Management Standard 27. During the Council Meeting in December 2021/January 2022, the Elected Members by resolution amended the wording of this policy objective. In line with the recommendation on Policy Objective RH 17, it is considered that the additional wording is not required. In addition, based on the Recommendation No. 6 above it is considered that the wording for Development Management Standard 27 would revert to the Draft Galway County Development Plan 2022-2028.

(v). MA 4.8-This Material Alteration related to Policy Objective RH 14 Linear Development. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution removed this policy objective. The omission of this policy objective would be contrary to the Sustainable Rural Housing Guidelines (2005). Based on the OPR Recommendation No. 6 above it is considered that the Policy Objective RH14 should be retained.

Chief Executive's Recommendation:

(i). MA 4.2 - Policy Objective RH1 would revert to the Draft Galway County Development Plan 2022-2028, with the addition of "substantiated rural housing need" and "rural need" as follows:

RH1 Rural Housing Zone 1 (Rural Metropolitan Area)

It is policy objective to facilitate rural housing in this Rural Metropolitan Area subject to the following criteria:

Those applicants with long standing demonstrable economic and/or social Rural Need/ Links* to the area through existing and immediate family ties, seeking to develop their first home on the existing family farm holdings.

Applicants who have long standing demonstrable economic and/or social Rural Links/Need to the area, i.e. who have grown up in the area, schooled in the area or who have spent a substantial, continuous part of their lives in the area and/or have immediate family connections in the area e.g. son or daughter of longstanding residents of the area seeking to develop their first home within the Rural Metropolitan Area. Applicants will be requested to establish a substantiated Rural Housing Need and only this category of persons will be allowed to construct a dwelling on a greenfield site in these areas.

To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.

Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case-by-case basis. An Enurement condition shall apply for a

period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.

(i). MA 4.3 - Policy Objective RH2 would revert to the Draft Galway County Development Plan 2022-2028, with the addition of "substantiated rural housing need" and "rural need" as follows:

RH2 Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1)

It is a policy objective to facilitate rural housing in this rural area under strong urban pressure subject to the following criteria:

1(a). Those applicants with long standing demonstrable economic and/or social Rural Links/Need* to the area through existing and immediate family ties seeking to develop their first home on the existing family farm holding. Consideration shall be given to special circumstances where a landowner has no immediate family and wishes to accommodate a niece or nephew on family lands. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

1(b). Those applicants who have no family lands, or access to family lands, but who wish to build their first home within the community in which they have long standing demonstrable economic and or social Rural links/need * and where they have spent a substantial, continuous part of their lives i.e. have grown up in the area, schooled in the area or have spent a substantial, continuous part of their lives in the area and have immediate family connections in the area e.g. son or daughter of longstanding residents of the area. Having established a Substantiated Rural Housing Need*, such persons making an application on a site within an 8km radius of their original family home will be accommodated, subject to normal development management criteria and provided the site does not encroach into the Urban Fringe* of the towns of Gort, Loughrea, Athenry or Tuam. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case-by-case basis.

To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.

Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

1(c). Those applicants who can satisfy to the Planning Authority that they are functionally dependent in relation to demonstrable economic need on the immediate rural areas in which they are seeking to develop a single house as their principal family Residence in the countryside. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

1(d). Those applicants who lived for substantial periods of their lives in the rural area, then moved away and who now wish to return and build their first house as their permanent residence, in this local area. Documentary evidence shall be submitted to the Planning Authority to illustrate their links to the area in order to justify the proposed development and it will be assessed on a case by case basis.

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1(e). Where applicants can supply, legal witness or land registry or folio details that demonstrate that the lands on which they are seeking to build their first home, as their permanent residence, in the area have been in family ownership for a period of 20 years or more, their eligibility will be considered. Where this has been established to the satisfaction of the Planning Authority, additional intrinsic links/needs will not have to be demonstrated.

OR

1.(f) In cases where all sites on the family lands are in a designated area, family members will be considered subject to the requirements of the Habitat's Directive and normal planning considerations

OR

1(g) Rural families who have long standing ties with the area but who now find themselves subsumed into Rural Settlements and Rural Nodes. They have no possibility of finding a site within the particular Rural Settlement/Rural Node. Rural Settlement/Rural Node dwellers who satisfy the requirements for Rural Housing Need as outlined in RH2 will not be considered as Urban Generated and will have their Housing Need upheld.

2. An Enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.

*Rural Links/Rural Need:

For the purpose of the above is defined as a person who has strong demonstrable economic or social links to the rural area and wishes to build a dwelling generally within an 8km radius of where the applicant has lived for a substantial continuous part of their life. To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.

*Substantiated Rural Housing Need:

Is defined as supportive evidence for a person to live in this particular area and who does not or has not ever owned a house/received planning permission for a single rural house or built a house (except in exceptional circumstances) in the area concerned and has a strong demonstrable economic or social need for a dwelling for their own permanent occupation. In addition, the applicants will also have to demonstrate their rural links as outlined above.

*Urban generated housing demand Rural Settlement/Rural Node Dwellers

Urban generated housing is defined as housing in rural locations sought by people living and working in urban areas, including second homes. There are many rural families who have long standing ties with the area but who now find themselves subsumed into Rural Settlements and Rural Nodes.

They have no possibility of finding a site within the particular Rural Settlement/ Rural Node. Rural Settlement/Rural Node dwellers who satisfy the requirements for Rural Housing Need as outlined in RH2 will not be considered as Urban Generated and will have their Housing Need upheld.

*Urban Fringe:

Urban Fringe of Gort, Loughrea, Athenry and Tuam. Applicants in the urban fringe will be requested to establish a Substantiated Rural Housing Need as per RH2

*Urban Fringe:

Urban Fringe of Gort, Loughrea, Athenry and Tuam. Applicants whose family home is within the urban fringe will be requested to establish a Substantiated Rural Housing Need and only this category of persons will be allowed to construct a dwelling in this area.

(i). MA 4.4 - Policy Objective RH4 would revert to the Draft Galway County Development Plan 2022-2028, with the addition of "substantiated rural housing need" and "rural need" as follows:

RH 4 Rural Housing in Zone 4 (Landscape Classification 2, 3 and 4)

Those applicants seeking to construct individual houses in the open countryside in areas located in Landscape Classification 2, 3 and 4 are required to demonstrate their demonstrable economic or social Rural Links/Need* and where they have spent a substantial, continuous part of their lives i.e have grown up in the area, schooled in the area and have immediate family connections in the area e.g son or daughter of longstanding residents of the area and require to establish a Substantiated Rural Housing Need* as per RH 2, i.e.

1(a) Those applicants with long standing demonstrable economic and/or social Rural Links/Need* to the area through existing and immediate family ties seeking to develop their first home on the existing family farm holding. Consideration shall be given to special circumstances where a landowner has no immediate family and wishes to accommodate a niece or nephew on family lands. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assess on a case by case basis.

OR

1(b) Those applicants who have no family lands, or access to family lands, but who wish to build their first home within the community in which they have long standing demonstrable economic and/or social Rural Links/Need* and where they have spent a substantial, continuous part of their lives i.e. have grown up in the area, schooled in the area or have spent a substantial, continuous part of their lives in the area and have immediate family connections in the area e.g. son or daughter of the longstanding residents of the area.

Having established a Substantial Rural Housing Need*, such persons making an application on a site within an 8km radius of their original family home will be accommodated, subject to normal development management.

To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.

Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(c) Those applicants who can satisfy to the Planning Authority that they are functionally dependent in relation to demonstrable economic need on the immediate rural areas in which they are seeking to develop a single house as their principal family Residence in the countryside. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(d) Those applicants who lived for substantial periods of their lives in the rural area, then moved away and who now wish to return and build their first house as their permanent residence, in this local area. Documentary evidence shall be submitted to the Planning Authority to illustrate their links to the area in order to justify the proposed development and it will be assessed on a case by case basis.

OR

1(e) Where applicants can supply land registry or folio details that demonstrate that the lands on which they are seeking to build their first home, as their permanent residence, in the area have been in family ownership for a period of 20 years or more, their eligibility will be considered. Where this has been established to the satisfaction of the Planning Authority, additional intrinsic links will not have to be demonstrated.

OR

1(f) In cases where all sites on the family lands are in a designated area, family members will be considered subject to the requirements of the Habitat's Directive and normal planning considerations.

In addition, an Applicant may be required to submit a visual impact assessment of their development, where the proposal is in an area identified as "Focal Points/Views" in the Landscape Character Assessment of the County or in Class 3 and Class 4 designated landscape areas. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis. An Enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.

(ii). MA 4.9 - Policy Objective RH17 would revert to the Draft Galway County Development Plan 2022-2028 as follows:

RH 17 Direct Access onto Restricted Regional Roads

Proposed access onto any restricted Regional Road outside the 50-60kmp speed zones shall be **restricted to members of the farm family on the family holding** restricted to members of the family on the family lands and must be accompanied by a justification for the proposed access including an assessment of the scope for sharing an access and/or achieving access onto an alternative minor road which will be the preferred option. An Enurement condition will be attached to grants of planning permission for the above.

(iii). MA 7.5 - Policy Objective WS 8 would revert to the Draft Galway County Development Plan 2022-2028 as follows:

WS 8 Proliferation of Septic Tanks

Discourage the over-concentration/proliferation of individual septic tanks and treatment plants to minimise the risk of groundwater pollution. Encourage the use of high standard treatment plants to minimise the risk of groundwater pollution.

(iv). MA 15.11 - Development Management Standard 27 would revert to the Draft Galway County Development Plan 2022-2028 as follows:

DM Standard 27: Access to National and Other Restricted Roads for Residential Developments

The provision of residential access to National and other Restricted Roads will have regard to the following:

The following requirements shall apply to the provision of residential access to National and other Restricted Roads: Housing Need Eligibility

a) Residential development along National Roads will be restricted outside the 60kmp speed zones in accordance with the DoECLG Spatial Planning and National Road Guidelines (2012). Consideration shall be given to the need of farm families to live on the family holding-on a limited basis and a functional need to live at this location must be demonstrated. Where there is an existing access, the combined use of same must be considered and shown to be technically unsuitable before any new access can be considered. Access via local roads shall always be the preferred access.

b) Proposed access onto any restricted Regional Road outside the 60kmp kph speed zones shall be restricted to members of the farm family on the family holding need of members of the family on the family lands and on a limited basis only. Where there is an existing access, the combined use of same must be considered and shown to be technically unsuitable before any new access can be considered. This may require the upgrading and/or relocation of the existing entrance to serve the combined development. Access via local roads shall always be the preferred access. Any new access and must be accompanied by a justification for the proposed access.

c) An Enurement condition will be attached to grants of planning permission for the above.

(v). MA 4.8 - Policy Objective RH14 should be reinserted as follows:

RH 14 Linear Development

Discourage the extension of linear development (defined as five or more houses alongside 250 meters of road frontage). The Council will assess whether a given proposal will exacerbate such linear development, having regard to the site context.

5. Economic Development and Employment

5.1 Employment Zoned Land

MA Recommendation 7-Employment Zoned Land

Having regard to the requirement to implement objectives for sustainable settlement and transport strategies under section 10(2)(n) of the Act, and to the requirements of the Retail Planning Guidelines for Planning Authorities (2012) and the Spatial Planning and National Roads Guidelines for Planning Authorities (2012), including the implementation of an evidence-based approach, the Chief Executive is required to make the Plan without the following proposed amendments in Volume 2:

- SGT LUZ Oughterard 9.1
- RSA LUZ Glennascaul 18.1 (and 5.4 in Volume 1)
- SGT LUZ Portumna no. 10.2
- SGT LUZ Maigh Cuilinn 8.2a, 8.2b and 8.4
- MA 5.4 and RSA LUZ Galway Airport 17.1 which is also considered to be premature pending the preparation of a masterplan for the airport consistent with RPO 3.6.6 and Policy Objective EL 4.6 of the Draft Plan.

Chief Executive's Response:

The lands that have been identified under this Recommendation No.7 by the Office of Planning Regulator relate to Employment Zoned Lands. During the course of the Council Meeting in December 2021/January 2022 a number of Material Alterations were made and a review of these will be outlined as follows:

- MASP LUZ Oughterard 9.1 This parcel of land was zoned Tourism in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members proposed by resolution that these lands would be re-zoned to Town Centre. Based on the OPR Recommendation No. 7 above it is considered that these lands would revert to Tourism.
- MASP LUZ Glennascaul 18.1(and 5.4 in Volume 1) This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Industrial. The Chief Executive considers the zoning of these lands outside any settlement boundary to be contrary to the proper planning and sustainable development of the area. Based on the OPR Recommendation No.7 above it is considered that these lands would not be zoned Industrial and revert to unzoned lands.
- SGT LUZ Portumna 10.2 This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Tourism. The Chief Executive considers there is no justification for the zoning of these additional lands and the extension of the plan boundary at this location. Based on the OPR Recommendation No.7 above it is considered that these lands would not be zoned Tourism and would remain outside the Portumna plan boundary.
- SGT LUZ Maigh Cuilinn 8.2a This parcel of land was zoned Existing Residential in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members proposed by resolution that these lands would be re- zoned to Tourism. Based on the OPR Recommendation No. 7 above it is considered that these lands would revert to Existing Residential.

- SGT LUZ Maigh Cuilinn 8.2b This parcel of land was zoned Agriculture in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members proposed by resolution that these lands would be re-zoned to Tourism. Based on the OPR Recommendation No. 7 above it is considered that these lands would revert to Agriculture.
- SGT LUZ Maigh Cuilinn 8.4 This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Tourism. The Chief Executive considers that there is no justification for the zoning of these additional lands on the eastern side of the Maigh Cuilinn Bypass which is currently under construction. Based on the OPR Recommendation No.7 above it is considered that these lands would not be zoned Tourism and would remain outside the Maigh Cuilinn plan boundary.
- MA 5.4 and RSA LUZ Galway Airport 17.1 This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Business and Enterprise. The Chief Executive considers there is no justification for the zoning of these lands outside any settlement boundary. Based on the OPR Recommendation No.7 above it is considered that these lands would not be zoned Business Industrial and revert to unzoned lands.

Chief Executive's Recommendation:

 MASP LUZ Oughterard 9.1 - Revert to Tourism as per Draft Galway County Development Plan 2022-2028:



• MASP LUZ Glennascaul 18.1 (and 5.4 in Volume 1) - Revert to Unzoned Land as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Portumna 10.2 - Remove these lands from the Portumna settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



- SGT LUZ Maigh Cuilinn 8.2a Revert to Existing Residential as per Draft Galway County Development Plan 2022-2028:

• SGT LUZ Maigh Cuilinn 8.2b - Revert to Agriculture as per Draft Galway County Development Plan 2022-2028:



• SGT LUZ Maigh Cuilinn 8.4 – Remove these lands from the Maigh Cuilinn plan boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



• MA 5.4 and RSA LUZ Galway Airport 17.1 - Revert to Unzoned Land as per Draft Galway County Development Plan 2022-2028:



MA Recommendation 8-Flood Risk Management

Having regard to NPO 57 and to the provisions of The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) the Chief Executive is required to make the Plan without the following material amendments in Volume 2 Material Alterations:

- MASP LUZ Baile Chláir nos.1.2
- MASP LUZ Bearna nos. 2.1b and 2.4
- MASP LUZ Oranmore no. 3.5
- SGT LUZ Headford nos.7.4 and 7.10
- SGT LUZ Portumna nos.10.2 and 10.4

The Chief Executive may consider making the Plan with proposed amendment SGT LUZ Portumna no.10.4 subject to a minor modification restricting development to water compatible development, as defined by the guidelines (proposed amendment SGT LUZ Portumna nos.10.2 is subject of MA Recommendation 7 - Employment Zoned Land).

A minor modification to proposed amendment MASP LUZ Baile Chláir no.1.3 restricting development permissible to less vulnerable development would also be appropriate.

Chief Executive's Response:

- MASP LUZ Baile Chláir 1.2 This parcel of land was zoned Open Space/Recreation & Amenity in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be Residential Phase 1. As per the Flood Zoning Map accompanying the Draft Plan there are small segments within these lands at risk of flooding. As a result of OPR Recommendation No. 8 above it is considered that these lands would revert back to Open Space/Recreation & Amenity.
- MASP LUZ Bearna 2.1b This parcel of land was zoned Open Space/Recreation & Amenity based on the Stage 2 Flood Risk Assessment which was carried out on the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution amended the zoning on these lands to Town Centre/Infill Residential. The Chief Executive considers that the proposed zonings as per Material Alteration are contrary to the Stage 2 Flood Risk Assessment carried out on the Draft Plan and the associated 2009 Flood Guidelines. As a result of OPR Recommendation No.8 above it is considered that these lands would revert back to Open Space/Recreation & Amenity.
- MASP LUZ Bearna 2.4 This parcel of land was zoned Open Space/Recreation & Amenity based on the Stage 2 Flood Risk Assessment. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution amended the zoning on these lands to Town Centre/Infill Residential. The Chief Executive considers that the proposed zonings as per Material Alteration are contrary to the Stage 2 Flood Risk Assessment carried out on the Draft Plan and the associated 2009 Flood Guidelines. As a result of OPR Recommendation No.8 above it is considered that these lands would revert back to Open Space/Recreation & Amenity.
- MASP LUZ Oranmore 3.5 These lands were not included in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution added these lands and zoned them

Residential Phase 2. As a result of OPR Recommendation No. 3 & 8 it is considered that this parcel of land would be removed from the Oranmore settlement boundary and revert to unzoned as per the Draft Galway County Development Plan 2022-2028.

- SGT LUZ Headford 7.4 These lands were not included in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution added these lands and zoned them Residential Phase 2. The Chief Executive considers that the proposed zonings as per Material Alteration are contrary to the Stage 2 Flood Risk Assessment carried out on the Draft Plan and the associated 2009 Flood Guidelines. As a result of OPR Recommendation No. 3 & 8 above it is considered that these lands would not be included in the settlement boundary for Headford.
- SGT LUZ Headford 7.10 These lands were not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution added these lands and zoned them Residential Phase 2. The Chief Executive considers that the proposed zonings as per Material Alteration are contrary to the Stage 2 Flood Risk Assessment carried out on the Draft Plan and the associated 2009 Flood Guidelines. As a result of OPR Recommendation No. 3 & 8 above it is considered that these lands would not be included in the settlement boundary for Headford.
- SGT LUZ Portumna 10.2 These lands were not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution added these lands and zoned them Tourism. As a result of OPR Recommendation No. 7 & 8 above it is considered that these lands would not be included in the settlement boundary for Portumna.
- SGT LUZ Portumna 10.4 These lands were not included in the Draft Galway County Development Plan 2022-2028. A submission was received in relation to these lands as part of the Draft Galway County Development Plan 2022-2028. As the proposed use is tourism the Justification test was applied, and it is considered that a Tourism land use zoning would be appropriate in this instance subject to the additional text under section 4.5 Land Use Zoning Matrix for Small Growth Town. Permissible Uses shall be constrained to those water compatible and less vulnerable uses.
- MASP LUZ Baile Chláir 1.3 The lands are zoned Business and Enterprise. Statement to be inserted with astrix on this parcel of land.

Chief Executive's Recommendation:

• MASP LUZ Baile Chláir 1.2 - Revert the Lands to Open Space/Recreation & Amenity to the Draft Galway County Development Plan 2022-2028:



• MASP LUZ Bearna 2.1b - Revert the Lands to Open Space/Recreation & Amenity as per the Draft Galway County Development Plan 2022-2028:



- MASP LUZ Bearna 2.4-Revert the Lands to Open Space/Recreation & Amenity as per the Draft Galway County Development Plan 2022-2028:

• MASP LUZ Oranmore 3.5 - Remove the subject lands from the Oranmore settlement boundary and revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



• SGT LUZ Headford 7.4 - Remove the subject lands from the Headford settlement boundary and revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



• SGT LUZ Headford 7.10 - Remove the subject lands from the Headford settlement boundary and revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



• SGT LUZ Portumna 10.2-Remove the subject lands from the Portumna settlement boundary and revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



• SGT LUZ Portumna 10.4 - Retain the Tourism Lands as per Material Alteration with the additional text under Section 4.5 Land Use Zoning Matrix for Small Growth Town. Permissible Uses shall be constrained to those water compatible and less vulnerable uses.



MASP LUZ Baile Chláir 1.3 - Insert statement as follows at bottom of map and insert astrix on • map "It is considered that future permissible uses shall be restricted to less vulnerable uses on these lands"



9. Environment, Heritage and Amenities

9.1 An Cheathrú Rua WTTP

MA Recommendation 9-An Cheathrú Rua

Having regard to section 10(2)(b), section 10(1D) and section 12(11) of the Planning and Development Act 2000, as amended, and to section 10(2)(n) of the Act consequent to the peripheral location of the lands outside An Cheathrú Rua settlement boundary, and to the recommendation of the SEA Environment Report, the Chief Executive is required to make the plan without amendment MA 7.23 (and RSA LUZ 19.1)

Chief Executive's Response:

This land subject to Material Alteration 7.23 and RSA LUZ 19.1 was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Open Space/Recreation & Amenity. The Chief Executive considers that there is no justification for the zoning of these lands which are outside any settlement boundary. Based on the OPR Recommendation No.9 above it is considered that these lands would not be zoned Open Space/Recreation & Amenity and revert to unzoned lands.

Chief Executive's Recommendation:

Material Alteration 7.23 and RSA LUZ 19.1 - Revert to unzoned lands as per Draft Galway County Development Plan 2022-2028.



MA Recommendation 10-Wastewater Management Infrastructure

Having regard to national and regional policy objectives promoting circular economy principles to maximise waste as a resource namely NPO 56 and RPO 8.17, and the provisions of NPO 63 and RPO 8.12 which seek to ensure that sustainable water services infrastructure is in place to meet demands of continuing population growth and the developing economy, and the Strategic Environmental Assessment Report, the Chief Executive is required to make the Plan without the following amendments:

- MA 7.8 Amendment to Section 7.5.10 Sludge Management
- MA 7.9 Amendment to Policy Objective WW 1
- MA 7.10 Amendment to Policy Objective WW 2

Chief Executive's Response:

• MA 7.8 Amendment to Section 7.5.10 Sludge Management

During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed the amendment subject to Material Alteration MA 7.8. The Chief Executive considers that there is no justification for the additional text. Based on the OPR Recommendation No.10 above it is considered that the text in Section 7.5.10 would revert back to the that contained in the Draft Galway County Development Plan 2022-2028.

• MA 7.9 Amendment to policy objective WW 1

During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed the amendment subject to Material Alteration MA 7.9. The Chief Executive considers that there is no justification for the additional text. Based on the OPR Recommendation No.10 above it is considered that the text in section Policy Objective WW1 would revert back to the that contained in the Draft Galway County Development Plan 2022-2028.

• MA 7.10 Amendment to policy objective WW 2

During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed the amendment subject to Material Alteration MA 7.10. The Chief Executive considers that there is no justification for the additional text. Based on the OPR Recommendation No. 10 above it is considered that the text in section in Policy Objective WW2 would revert back to the that contained in the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

• MA 7.8 - Narrative is Section 7.5.10 Sludge Management would revert back to the Draft Galway County Development Plan 2022-2028 as follows:

Irish Water is responsible for the treatment, reuse and disposal of the sludge that is generated from both its water and wastewater treatment plants..... The current plan covers 2016-2021 and will be revised and updated in 2021/2022 for the period 2022-2027.... The NWSMP proposes to develop a Sludge Hub Centre and Satellite Dewatering Centre network for wastewater sludge treatment, optimised on a regional rather than county basis.

The Ballinasloe area will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to Environmentally sensitive sites including Natura 2000, SPC, SACs under Habitat, Birds and

Wildlife Directives, proximity to River Suck and Shannon, flood and groundwater risks/conflict with Waterframework obligations, and in keeping with Environmental Justice Principles of affording the population and environment of Ballinasloe the opportunity to evolve, flourish and regenerate after repeated chronic siting of waste facilities in the area in order to guarantee that those living in Ballinasloe have equal access to a healthy, safe, and sustainable environment, as well as equal protection from environmental harm.

The Tuam Area will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to the SAC Lough Corrib and River Clare flood plain and the processing or associated treatment will not be permitted in the lifetime of this plan.

• MA 7.9 Policy Objective WW 1 would revert back to the Draft Galway County Development Plan as follows:

WW 1 Enhancement of Wastewater Supply Infrastructure

Work in conjunction with Irish Water to maximise the potential of existing capacity and to facilitate the delivery of new wastewater services infrastructure, to facilitate future growth in the county.

The Ballinasloe area will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to Environmentally sensitive sites including Natura 2000, SPC, SACs under Habitat, Birds and Wildlife Directives, proximity to River Suck and Shannon, floodplain and groundwater risks/conflicts, unsatisfactory water status with regard to Water framework obligations and River Basin Management plans, interference with progressive sustainable development plans with regard to National Cycleway Spur, Suck Bathing and emerging Water recreation feasibility plans , and in keeping with Environmental Justice Principles of affording the population and environment of Ballinasloe the opportunity to evolve, flourish and regenerate after repeated chronic siting of waste facilities in the area in order to guarantee that those living in Ballinasloe have equal access to a healthy, safe, and sustainable environmental harm.

The Tuam Area will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to the SAC Lough Corrib and River Clare flood plain and the processing or associated treatment will not be permitted in the lifetime of this plan.

• MA 7.10 Policy Objective WW2 would revert back to the Draft Galway County Development Plan as follows:

WW 2 Delivery of Wastewater Infrastructure

Liaise and co-operate with Irish Water in the implementation and delivery of the Water Services Strategic Plan (2015) and the Irish Water Investment Plan 2020-2024 and other relevant investment works programmes of Irish Water in the delivery of infrastructure within the county.

The Ballinasloe area will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to Environmentally sensitive sites including Natura 2000, SPC, SACs under Habitat, Birds and Wildlife Directives, proximity to River Suck and Shannon, floodplain and groundwater risks/conflicts, unsatisfactory water status with regard to Water framework obligations and River Basin Management plans, interference with progressive sustainable development plans with regard to National Cycleway

Spur, Suck Bathing and emerging Water recreation feasibility plans, and in keeping with Environmental Justice Principles of affording the population and environment of Ballinasloe the opportunity to evolve, flourish and regenerate after repeated chronic siting of waste facilities in the area in order to guarantee that those living in Ballinasloe have equal access to a healthy, safe, and sustainable environment, as well as equal protection from environmental harm.

The Tuam Area will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to the SAC Lough Corrib and River Clare flood plain and the processing or associated treatment will not be permitted

Northern Western Regional Authority (NWRA)

A comprehensive submission has been made by the Northern Western Regional Authority (NWRA). The NWRA notes that there are over 250 proposed Material Alterations in both Volume 1 and 2 of the Draft. It is stated that the submission will concentrate on issues that have regional significance in terms of consistency or otherwise within the RSES. Reference to Material Alterations in Volume 1 that involve minor narrative changes, updates on technical and/or published documents will generally be supported. In relation to Material Alterations in Volume 2 the commentary will be restricted to issues pertaining to the MASP towns and will not comment on Small Growth Towns or Small Growth villages as these are not identified in the RSES.

Material Alteration MA 2.3 Housing Supply Target

Summary of Submission:

It is noted that Household Supply Targets Methodology is used to estimate the number of housecompletions required in the County to meet demand. The submission discusses the current average housing completions and levels of completion needed in the Key Towns will be many multiples more than double the figure for the whole County.

The submission notes the 'Development Plans, Draft Guidelines for Planning Authorities' (August 2021). Within the context of these guidelines and the RSES, the Assembly raised concern to the Draft Plan core strategy allocations.

The Assembly raised issue of the consistency of the population target in the RSES for Key Towns. RSES plans for a 30% increase for these towns by 2040. There are significant differences between the targets which can have a distorting influence in Galway on the provision, delivery and cost of infrastructure.

The population allocation between urban and rural areas is still a matter of concern for the Assembly.

Chief Executive's Response:

This recommendation is at variance to the OPR submission where it was considered appropriate the settlement hierarchy and the portioned of population growth allocated to each town. The two Key Towns of Ballinasloe and Tuam have been identified in the Core Strategy to grow in population by 30%. The parameter in the RSES relates to at least 30% of population uplift and as a result the Chief Executive is satisfied that this is reflected in the Core Strategy. The Core Strategy, as prepared as per the Material Alteration No. 2.12, is cognisant of this and also of RPOs 3.1 to 3.4 which seeks to deliver compact growth through directing population growth to MASP, Key Towns as well as the regeneration and renewal of small towns and villages in rural areas.

It is considered that the approach taken aligns with both national and regional policy as outlined in the NPF and RSES and is in line with the *Housing Supply Target Methodology for Development Planning Guidelines* (2020).

Chief Executive's Recommendation:

Material Alterations 2.6, 2.13, 3.3, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7 and 4.8:

Summary of Submission:

The Assembly does not propose to examine the above in detail and believes Galway County Council is best placed to manage rural housing and the proposals above are supported. Urban Fringes are added for a number of towns (MA 4.1), should a similar fringe be established for Ballinasloe?

In relation to MA 4.5 (which is supported by the Assembly) for the renovation of derelict dwellings, more weight should be given to constructing modern, well-serviced and designed buildings.

Chief Executive's Response:

The general commentary regarding Rural Housing is noted. Subject to the OPR Recommendation No. 5 and 6 it is recommended that the material alterations relating to rural housing would revert to the Draft Plan. The Rural Housing Development Strategy and associated GCTPS boundary does not extend out to Ballinasloe and therefore it is not considered warranted to place an urban fringe around Ballinasloe.

In relation to MA4.5 the additional wording was as a result of a resolution passed by the Elected Members. It is considered as part of the development management process the character of the building will be considered but due cognisance of constructing well modern, well services and designed buildings will also be the forefront.

Chief Executive's Recommendation:

See OPR Recommendation No.5 and 6

Material Alteration 5.1 EL4 Former Galway Airport

Reference to the revised wording of Policy Objective EL4 Former Galway Airport. It is requested to review additional reference to "residential" or "community" lands which is stated should be included in the policy objective EL4 Former Galway Airport Site.

Chief Executive's Response:

The additional reference to residential and community uses for the Airport is noted. However, it is considered that the amended wording as per policy objective EL4 Former Galway Airport is appropriate.

Chief Executive's Recommendation:

No Change

Material Alteration 6.20 NR4 New Access on National Roads

It is suggested that the policy objective be specifically titled 'New accesses directly onto National Roads' to ensure it is not confused with indirect access via the regional and local road network that access national roads.

Chief Executive's Response:

Noted. It is considered appropriate to amend the title as requested.

Chief Executive's Recommendation:

NR 4 New Accesses Directly onto on National Roads

'The policy of the Planning Authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmh apply. This provision in accordance with the relevant TII Guidelines applies to all categories of development. Consideration will be given, where appropriate, for the facilitation of regionally strategic projects and utility infrastructure.

• Please note additional recommended text to this policy objective as part of Fáilte Ireland and Irish Water submission.

Material Alteration 7.1-7.17

The Assembly supports MA 7.1 - 7.17.

In relation to MA 7.5 this Policy Objective WS 8 Proliferation requires high standard sewerage treatment plants which might infringe on developers wishing to avail of the most economically and environmentally advantageous designs.

Chief Executive's Response:

Noted. Based on the recommendation No.6 from the OPR it is considered appropriate to revert back to the text as per the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No.6

Material Alteration 7.8 Section 7.5.10 Sludge Management

It is considered that this would be contrary to regional policy in its present format as it is short of much relevant information in terms of technical appraisal and evidence, and no maps provided to examine or determine areas involved.

Chief Executive's Response:

Noted. It is considered that the wording as per Material Alteration is not appropriate and it is considered that this should revert back to the text as per the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No.10

Material Alteration 7.16 Table 7.10

Table 7.10 does not contain any numerical data on headroom capacities despite being recorded in the SEA report. It would inform the public much better if this were included.

Chief Executive's Response:

Noted. It is not considered appropriate to include the capacities in this table.

Chief Executive's Recommendation:

No Change

Material Alteration 11.6 H4 Portiuncula University Hospital

The Assembly notes the new policy objective recognising the importance of Portiuncula Hospital and notes that it is consistent with RPO 7.10.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

Material Alteration MA 15.2 Table 15.1

It is considered that Table 15.1 should acknowledge that typology study that could result in a change in density outcomes.

Chief Executive's Response:

Noted. Any change resulting in a typology study will result in change in density outcomes

Chief Executive's Recommendation:

No Change

Volume 2

The submission examines macro issues in the MASP (included are the towns of Baile Chláir, Bearna and Oranmore and the areas of Briarhill and Garraun which are adjacent to the city.

Material Alteration MASP MA2 Land Use Zoning Table for the MASP, Small Growth Towns and Small Growth Villages

It is noted that the land use matrix table includes reference to nursing home/ retirement home/ sheltered housing is welcomed but does not zone land as required by RPO 7.14.

Chief Executive's Response:

Noted. Chapter 3 Placemaking, Regeneration and Urban Living and Chapter 11 Community Development and Social Infrastructure of the Draft Plan includes policy objectives which support the provision for housing of mixed type and tenure as well as housing to accommodate the needs of specific user groups. Specialised housing is actively supported, and it is considered that distinct zoning class for specific types of housing or healthcare facilities is not required and has the potential to restrict

and indeed limit the level of facilities and the locations at which they could be provided. Policy Objective PA3 Accommodation for Older Persons and Policy Objective PA4 Retirement Villages and Sheltered Housing for older persons in Chapter 11 Community Development and Social Infrastructure reflects the strategy proposed by Galway County Council.

Chief Executive's Recommendation:

No Change

Material Alterations MA 3-8

These relate to developments in areas at known risk of flooding and bring clarity to landowners and developers.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

Other Comments

The Assembly note that the amount of residential zoned land in Baile Chláir, Bearna and Oranmore could be increased by 8, 2 and 2.5ha respectively and there could be an equivalent decrease in Oranmore. If the proposed MAs are accepted, how will their impact on the core strategy table be impacted? Garraun and Briarhill plans proposed increase in residentially zoned lands, which may also have an impact on the core strategy table.

Chief Executive's Response:

Noted. The Material Alterations relating to additional land in Baile Chláir, Bearna and Oranmore. Based on the OPR Recommendations it is considered that this would be addressed.

Chief Executive's Recommendation:

No Change

A summary of the points above are listed below for re-emphasis purposes:

The submission contain recommendation to achieve consistency with the RSES as follows:

- 1. Population figures in the core strategy table to reflect that the increases for key towns is 30% by 2040, and the 2028 figure takes this into account.
- 2. The core strategy table is to be revised to reflect balanced development between urban and rural areas and meet the requirements of NSO 3 and ROP 7.17.
- 3. MA 5.1 to be modified to provide for the preparation of a masterplan for the Airport Site for employment, community and residential uses, instead of being solely for employment uses.
- 4. That more information be provided to explain the potential exclusion of the Tuam and Ballinasloe areas for the siting of waste infrastructure.

Observations as follows:

- 1. Consider the inclusion of an urban fringe for Ballinasloe.
- 2. Renovation of dwellings would get a preference for modern energy efficient units.
- 3. Sites as well as An Spidéal would be identified for affordable housing.
- 4. Data on WWTPs headroom capacities be included in the final Plan.
- 5. Density Typology will precede and inform forthcoming LAPs.
- 6. MA 6.20: Suggest wording reflect it relates to New Accesses directly onto National Roads and will not apply to developments with indirect access via the regional and local road network that accesses national roads.

Department of Environment, Climate and Communications

Summary of Submission:

The Department notes that the revised Climate Action Plan 2021 has been published and requests that, where possible and related to any proposed Material Alterations, the Draft Plan be updated to reflect same.

The submission makes a number of observations in relation to Material Alteration 14.4. Clarity is requested in the final Plan as to the rationale for the buffer zone proposed under this material alteration, in particular, how the proposed material alteration is consistent with the Climate Action Plan 2021, the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Action (DHLGH, 2017).

It is requested that the final Plan demonstrate how the apparent reduction in available land for wind development and the reduction in the capacity of permitted and commissioned development, as amended in Material Alteration 14.5, affect the potential yield as expressed in Table 11 of Appendix 1 of the Draft Galway County Development Plan 2022-2028. It is requested that this is considered in the context of the increased ambitions under the Climate Action Plan 2021.

Chief Executive's Response:

The Material Alteration 14.4 was proposed as resolution by the Elected Members. A full review of the proposed material alteration and impact on the wind potential of this area was undertaken. The decisions were based on an objective analysis of data about the location of potentially affected residential concentrations, the local topography as well as the extent of landscape and visual impacts of an existing windfarm within this area. It was considered that any future developments would be unlikely to comply with development management standards, generally, and emerging wind energy guidelines, specifically proximity, nuisance, visual impacts, effects on amenities and tourism resources and ecology. Full cognisance was taken of the minimal effect that it would have on the areas zoned for wind energy development, with a reduction of 10.7km2 (1,077 Ha) in the overall County area. This reduction results in 0.17% less available area for Wind Potential for the County.

Chief Executive's Recommendation:

Department of Housing, Local Government and Heritage

Summary of Submission:

This submission relates to the commentary on the Draft Galway County Development Plan 2022-2028.

Chief Executive's Response:

The submission was sent into the Chief Executive on the 11^{th} of August 2021. This submission was received after the closing date for submissions on the Draft Development Plan (20.5.21 – 30.7.21). The same submission was sent in during the Material Alterations public consultation stage however it does not relate to Material Alterations that were on display and therefore cannot be considered under the Development Plan process.

Chief Executive's Recommendation:

Department of Education

Summary of Submission:

This submission is in relation to Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy, noting zoning amendment relating to "Community Facilities" in various settlements. The submission notes that the "Community Facilities" zoning amendments in Baile Chláir, Oranmore, Headford, Moycullen and Portumna do not impact on the Department's requirements as outlined in its submission to the Draft Galway County Development Plan.

The submission states that Material Alteration 2.1 and Material Alteration 2.12 are of particular note with regards to the proposal to reflect projected growth out to 2031, based on the RSES projected 2031 figure of 219,500 for County Galway.

The submission notes that in the Department's submission to the Draft CDP in July 2021, the school provision requirements had been calculated based on the RSES 2031 figure of 219,500. The Department identified its own growth figures between 2029 and 2031 for all settlements. It is noted that the difference between the Department figures and those in the proposed Material Alteration 2.12 are small because the Department made its assessment on the same overall additional increase of 8,400 as is proposed by the material alteration. Therefore, the changes as proposed in Material Alterations 2.1 and 2.12 do not alter the Department's school provision requirements as indicated in its submission in July 2021.

Chief Executive's Response:

The Chief Executive notes that the Department considers that the Material Alterations 2.1 and 2.12 do not have an impact on future school provision requirements and that the population projections and associated school provisions are closely aligned.

Chief Executive's Recommendation:

Department of Transport

Summary of Submission:

The Department of Transport (DoT) notes that since the previous Development Plan was published there has been significant policy developments which are relevant to accessible and integrated public transport. These include:

- Publication of the "whole of Government" National Disability Inclusion Strategy (NDIS) 2017-2022, which includes specific actions assigned to Local Authorities. DoT welcomes Material Alteration no. 6.11, new policy objective PT 8.
- The ratification by Ireland in 2018 of the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD). This puts obligations on State Parties to ensure access for persons with disabilities to the physical environment and transportation in both urban and rural areas.
- The DMURS Interim Advice Note Covid-19 Pandemic Response which was published on the DMURS website in 2020. It includes guidance that designers should ensure that measures align with the principles of universal design, consider Government policy on accessibility for people with disabilities and consult people with disabilities to further appraise measures. Reference in the Draft Plan to the 2019 DMURS should be replaced with reference to the 2020 DMURS Interim Advice Note. Submission notes the reference to this in Material Alteration no. 6.12.
- To make public transport fully accessible to people with disabilities requires a 'whole journey approach' which refers to all elements that constitute a journey from the starting point to destination.
- The publication by the National Transport Authority (NTA) of its 'Local Link Rural Transport Programme Strategic Plan 2018 to 2022'. DoT notes Material Alteration 6.17.

Chief Executive's Response:

The Chief Executive welcomes the Department's observations in relation to the Material Alterations 6.11, 6.12, 6.17 and notes the requirements of accessible and integrated public transport provision.

Chief Executive's Recommendation:

Environmental Protection Agency

A comprehensive submission has been made which outlines the role of the EPA as an SEA environmental authority. The submission considers the Material Alterations under the headings of Sustainable Development; Likely Significant Effects; Future Modifications to the Draft Plan; SEA Statement – "Information on the Decision"; and, Environmental Authorities. The submission is accompanied by EPA Recommendations and Resources for the SEA of Local Authority Land-Use Plans.

Galway Council should ensure that the Plan, as amended, is consistent with the need for proper planning and sustainable development and should ensure that the Plan is consistent with key relevant higher-level plans and programmes.

According to the EPA, the majority of the proposed alterations will have no significant environmental effect. However, if the SEA identifies any alterations that have the potential for significant environmental consequences, a clear justification for making those changes should be provided. Prior to adoption, the Plan must acknowledge and incorporate the SEA's recommendations. In accordance with SEA regulations, any future changes to the Draft Plan should be screened for significant effects.

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.

In addition, the accompanying document with the submission included key environmental recommendations for local authorities to consider when conducting SEA of land-use plans at the county and local levels.

Chief Executive's Response:

Noted. With the adoption of the Galway County Development Plan 2022-2028 the final Environmental Reports will be updated, and a SEA Statement will be prepared.

Chief Executive's Recommendation:

Summary of Submission

A detailed submission was received from the Electricity Supply Board (ESB). The ESB acknowledges the ambition of the Draft Galway County Development Plan 2022-2028 to reinforce climate change policies.

Reference to Climate Action Plan and the requirements for same have been outlined in the submission.

The following is an outline of the Proposed Material Alterations:

Material Alterations No.7.18,7.19 ,7.20 and 7.21- Electricity Network

The support for this infrastructure objective has been outlined. The provision of a secure and reliable electricity transmission infrastructure is essential. Reference to the strong electrical grid for the county is outlined.

Material Alterations No.14.1- Green Hydrogen

The support for Policy Objective 14.1 is outlined and the importance of green hydrogen for the county.

Material Alterations No.14.4 & 14.5 Wind Energy

Reference to Material Alterations in relation to Wind Energy is outlined and support for the subject Material Alterations

Material Alterations No.15.20 - Solar Energy

Reference and support for Material Alteration 15.20 is outlined.

Material Alterations No.15.21-EV Charging Provision

Reference and general support for the DM standard is outlined. Cognisance of (Energy Performance of Buildings) Regulations 2021 were outlined.

Chief Executive's Response:

Noted. The support for Material Alterations outlined above are welcomed.

Chief Executive's Recommendation:

Fáilte Ireland

Summary of Submission

This submission relates to Material Alteration 8.2 and 6.20 respectively.

Proposed Material Alteration no. 8.2

Failte Ireland welcomes the proposed Material Alteration 8.2. The submission recommends a further amendment to the material alteration as follows, given the strategic importance of the Regional Tourism Strategies:

"To work to improve the visitor experience and to support the implementation of Fáilte Ireland's Regional Tourism Strategies, Destination Experience Development Plans and Visitor Experience Development Plans across the country to ensure that all visitors enjoy the unique experience of County Galway."

Chief Executive's Response:

The Chief Executive notes the support for Material Alteration 8.2, it is not considered warranted to include the additional wording as proposed above. It is considered that there are a number of policy objectives in Chapter 8 Tourism and Landscape that will support the Regional Tourism Strategies and it should be noted that Galway County Council will be preparing Tourism Strategy for the county in the near future.

Chief Executive's Recommendation:

No Change

Proposed Material Alteration No. 6.20

The submission acknowledges the inclusion of Policy Objective NR4 to implement national policy on access to national roads in line with Section 28 guidelines. In addition, it is noted that in Section 2.6 of the Section 28 guidelines, Planning Authorities are allowed to identify stretches of national roads where a less restrictive approach may be applied for developments of national and regional importance and on lightly trafficked section of National Secondary Roads. The submission states that there are strategic tourism business and experiences located along the N59 which have direct access onto it. The N59 forms part of the Wild Atlantic Way and Connemara region and has various levels of traffic flow. The submission is requesting a more flexible approach to be applied to specific sections of the N59. On this basis the submission believes that consideration should be given to the inclusion of a Policy Objective in the Development Plan which would be consistent with Section 2.6 of the Spatial Planning and National Roads - Guidelines for Planning Authorities.

Chief Executive's Response:

Noted. As per the request above in relation to Policy Objective NR 4 it is considered that it is warranted to modify the policy objective as follows.
Chief Executive's Recommendation:

It is considered that the new policy objective relating to NR4 New Accesses on National Roads and further amended as per NWRA Recommendation:

NR 4 New Accesses Directly onto on National Roads

The policy of the Planning Authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmh apply. This provision in accordance with the relevant TII Guidelines applies to all categories of development. Consideration will be given, where appropriate, for the facilitation of regionally strategic projects and utility infrastructure.

Transport Infrastructure Ireland

Outline of Submission

A detailed and comprehensive submission has been made by Transport Infrastructure Ireland (TII) which relates to a number of Proposed Material Alterations. TII welcomes the Proposed Material Alterations arising from considerations of the Authority's initial submission on the Draft Galway County Development Plan 2022-2028. As this is an extensive submission there will be a summary of the commentary on each Material Alteration followed by the Chief Executive's Response and Recommendation.

Proposed Material Alteration no. 4.1 to 4.9

The submission notes that there is no Proposed Alteration to Policy Objective RH 16 'Direct Access to National Roads'. As outlined in TII's submission on the Draft Plan, Policy Objective Rural Housing RH 16 outlines that residential development along national roads will be restricted outside the 50 – 60 kph speed zones in accordance with the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities, however, consideration is allowed in the proposed Policy Objective for the needs of farm families to live on the family holding on a limited basis. In TII's opinion, the exception provided for farm families outlined in Policy Objective RH 16 is at variance with Government policy and the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012).

TII suggests the following proposed update to Policy Objective RH 16:

'Residential development along National Roads will be restricted outside the 50-60kmp speed zones in accordance with the DoECLG Spatial Planning and National Road Guidelines (2012). Consideration shall be given to the need of farm families to live on the family holding on a limited basis and a functional need to live at this location must be demonstrated. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis. Where there is an existing access, the combined use of same must be considered and shown to be technically unsuitable before any new access can be considered. Access via local roads shall always be the preferred access and in all cases, it must be demonstrated that this is not possible. An Enurement condition will be attached to grants of planning permission for the above⁴.

Further to the above it is noted that DM Standard 27 and DM Standard 28 of the Draft Plan will require revision.

Chief Executive's Response:

The reference to Policy Objective RH 16 above is noted. However, this policy objective was not amended from what was on display during the Draft Development Plan and as a result is not subject to Material Alteration.

Chief Executive's Recommendation:

No Change.

Proposed Material Alteration no. 5.1

TII welcomes the clarification that the Council and Galway City Council will prepare a masterplan for the Former Galway Airport site in consultation with all relevant stakeholders including the NTA, TII and Irish Water provided for under the alteration to Policy Objective EL 4 Former Galway Airport. TII recommends that the proposed Policy Objective EL 4 is further amended to confirm that the Masterplan will be subject to an appropriate evidence base and ABTA and will be incorporated into the Development Plan by amendment or variation in accordance with official policy requirements.

Chief Executive's Response:

It is considered that any future Masterplan for these lands will result in a possible Variation to the Galway County Development Plan 2022-2028 and all necessary studies will be carried out.

Chief Executive's Recommendation: No Change

Proposed Material Alteration no. 5.5

The submission states that the lands in question are removed from the current extents of zoned lands in the Galway Metropolitan Area Strategic Plan (MASP) area and appear to represent a disjointed approach to zoning in the MASP area. TII notes that the lands subject to this Proposed Amendment do not appear to have been subject to any evidence-based assessment. As such, TII considers the adoption of the Proposed Amendment in its current form to be premature. Material Alteration no. 5.1 commits to undertaking a Masterplan for the former Airport lands. Having regard to the nature of the disjointed zoning proposals subject to this Proposed Amendment, TII recommends that the Council should consider undertaking a comprehensive masterplan for the area to include proposed zonings subject to this Proposed Amendment as well as the former airport lands.

Chief Executive's Response:

The Chief Executive considers that there is no justification for this Material Alteration. Based on the OPR Recommendation No. 7 it is recommended that these lands would revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No.7

Proposed Material Alteration no. 5.4

TII considers the proposed alteration to conflict directly with the provisions of the Section 28 Ministerial Guidance 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) concerning development access to national roads; Section 2.5 of the DoECLG Guidelines refer. The submission notes planning history on the subject site and states that the lands in question are removed from the current extents of zoned lands in the MASP area and appear to represent a disjointed approach to zoning in the MASP. TII does not support the amendment.

Chief Executive's Response:

The Chief Executive is not in favour of this Material Alteration as there is no justification for the zoning of these lands. Based on the OPR Recommendation No. 7 it is recommended that these lands would revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No. 7

Proposed Material Alteration no. 6.5

TII acknowledges the above amendment and welcomes the engagement that has occurred with the Council since the Draft Galway County Transport and Planning Study was included in the Draft Plan and welcomes future engagement.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

Proposed Material Alteration no. 6.13

TII recommends that the policy objective should identify that the standard 'Treatment of Transition Zones to Towns and Villages on National Roads' is a TII publication, as follows:

'To require the design of pedestrian and cycling infrastructure to be in accordance with the principles, approaches and standards set out in the National Cycle Manual, the Design Manual for Urban Roads and Streets and TII Publications 'The Treatment of Transition Zones to Towns and Villages on National Roads'.

Chief Executive's Response:

Noted. It is considered appropriate to insert the proposed amendment as requested with reference to **TII Publications.**

Chief Executive's Recommendation:

Insert additional wording as below:

WC1 Pedestrian and Cycling Infrastructure

'To require the design of pedestrian and cycling infrastructure to be in accordance with the principles, approaches and standards set out in the National Cycle Manual, the Design Manual for Urban Roads and Streets and TII Publications 'The Treatment of Transition Zones to Towns and Villages on National Roads'.

Proposed Material Alteration no. 6.20

TII welcomes the new Policy Objective NR 4 New Accesses on National Roads.

Chief Executive's Response:

Noted. This policy objective has been further amended based on the submission received from the NWRA and Fáilte Ireland.

Chief Executive's Recommendation:

No Change

Proposed Material Alteration no. 6.21

TII welcomes the proposed new Policy Objective NR 5 Route Corridor.

Chief Executive's Response: Noted.

Chief Executive's Recommendation:

No Change

Proposed Material Alteration 15.11

TII is of the opinion that there remains a requirement to review Policy Objective RH 16 and DM Standard 27 to ensure the proposals comply with the provisions of official policy. As currently drafted, TII considers that the provisions of the Draft Plan and proposed amendments conflict with Government policy and the provisions of the Section 28 Ministerial Guidance 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). TII's recommendations remain as set out in the Authority's submission on the Draft Plan.

Chief Executive's Response:

The reference to DM Standard 27 above is noted. This DM Standard was amended by the Elected Members to what was contained in the Draft Galway County Development Plan 2022-2028. The recommendation from TII in relation to this DM Standard was included in the Chief Executive's Report and associated recommendation on the Draft Galway County Development Plan 2022-2028. It is considered that the wording of the DM Standard 27 should revert back to that as per the Draft Plan. The OPR have also made a recommendation on this.

Chief Executive's Recommendation:

See OPR Recommendation No.6

Proposed Material Alteration 15.12

TII is of the opinion that there remains a requirement to review DM Standard 28 as well as Policy Objective RH 16 and DM Standard 27 to ensure the proposals comply with the provisions of official policy. As currently drafted, TII considers that the provisions of the Draft Plan and proposed amendments conflict with Government policy and the provisions of the Section 28 Ministerial Guidance 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). TII's recommendations remain as set out in the Authority's submission on the Draft Plan.

Chief Executive's Response:

The reference to DM Standard 28 above Policy Objective RH 16 is noted. This DM Standard was amended by the Elected Members to what was contained in the Draft Galway County Development Plan 2022-2028. The recommendation from TII in relation to this DM Standard was included in the Chief Executive's Report and associated recommendation on the Draft Galway County Development Plan 2022-2028. It is considered that the wording of this DM Standard should revert back to the Draft Plan.

Chief Executive's Recommendation:

Revert to the Draft Plan.

DM Standard 28: Access to National and Other Restricted Roads for Commercial & Other Developments

Commercial development along National Roads and Other Restricted Roads will be restricted outside the defined settlement centres or the Local Area Plan boundaries as follows:

a) Class I Control Roads (National Road)

In general, commercial and industrial development shall be prohibited outside the 50/60kph speed limits of National Routes. Consideration will be given to substantiated cases for extension and intensification of existing establishments and to the provision of park and ride facilities. All existing and proposed National Roads are included under the Class 1 Control Roads designation.

Remaining Material Alteration 15.12 as per DM Standard 28.

Volume 2 Settlement Plans

Proposed Material Alteration no. MASP MA 1

TII welcomes the commitment to undertaking ABTA which will support the identification of an appropriate access strategy for the Framework Plan lands. In relation to Policy Objective GCMA 24(b) TII is unclear as to what this measure relates to and would welcome clarification.

Chief Executive's Response:

Noted. The Area Based Transport Assessment (ABTA) which forms part of Policy Objective GCMA 24(a) was recommended by the Chief Executive. In relation to the wording for part (b) of this policy objective, this was proposed by the Elected Members during the Council Meeting in December 2021/January 2022. The Chief Executive considers that the additional wording is not required. Therefore, it is considered the additional wording in part (b) is premature to the carrying out of the ABTA referenced in this policy objective.

Chief Executive's Recommendation:

See OPR Recommendation No. 1

Proposed Material Alteration no. Maigh Cuilinn MA 2

TII welcomes the Material Alteration.

Chief Executive's Response: Noted.

Chief Executive's Recommendation: No Change.

Proposed Material Alteration no. SGT LUZ Maigh Cuilinn 8.2a, Proposed Material Alteration no. SGT LUZ Maigh Cuilinn 8.2b and Proposed Material Alteration no. SGT LUZ Maigh Cuilinn 8.4

Noted that the above amendments proposed new or altered zonings in the vicinity of the proposed N59 Moycullen Bypass Scheme. TII notes that no evidence base has been provided to determine critical issues of access and traffic impact and considers it premature to include the proposed amendments in advance of the development of an appropriate evidence base and access strategy demonstrating compliance with provisions of official policy. TII recommends that the amendments are not adopted in the interests of safeguarding the strategic function of the national road network in the area and safeguarding the significant Exchequer investment in the N59 Moycullen Bypass Scheme.

Chief Executive's Response:

Noted. These Material Alterations relate to the Tourism zonings in the vicinity of the Wildlands complex in Maigh Cuilinn. Each Material Alteration will be outlined as follows:

SGT LUZ Maigh Cuilinn 8.2a:

This Material Alteration relates to lands that were zoned Residential Existing in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed the rezoning of these lands from Residential Existing to Tourism. The Chief Executive is not in favour of the zoning of these lands. As per the OPR Recommendation No. 7 is it considered these lands should revert back to the Draft Plan.

SGT LUZ Maigh Cuilinn 8.2b:

This Material Alteration relates to lands that were zoned Agriculture in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed the rezoning of these lands from Agriculture to Tourism. The Chief Executive is not in favour of the zoning of these lands. As per the OPR Recommendation No. 7 is it considered these lands should revert back to the Draft Plan.

SGT LUZ Maigh Cuilinn 8.4:

This Material Alteration relates to lands that were not included in the plan boundary of Maigh Cuilinn. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed the inclusion of the lands from unzoned lands to Tourism. The Chief Executive is not in favour of the zoning of these lands. As per the OPR Recommendation No. 7 is it considered these lands should revert back to the Draft Plan.

Chief Executive's Recommendation:

SGT LUZ Maigh Cuilinn 8.2a: See OPR Recommendation No.7

SGT LUZ Maigh Cuilinn 8.2b: See OPR Recommendation No.7

SGT LUZ Maigh Cuilinn 8.4: See OPR Recommendation No.7

Oranmore

In their submission on the Draft Plan, TII identified that the Oranmore Settlement Plan included 'Business and Technology' and 'Industrial' zoned lands to the north of Carrowmoneash adjoining the N67 at a location where TII's records indicate a 100kph speed limit applies. Submission notes that the Council were requested to review the zoning in the area to ensure that the Development Plan zoning

and other objectives accord with provisions of official policy. Noted that no amendments have been included to address this in the Draft Plan. TII's position remains as set out in the Authority's initial observations on the Draft Plan.

Chief Executive's Response:

The reference to the Oranmore Settlement plan and the Business and Technology and Industrial zoned lands. However, this zoning was not subject to a Material Alteration.

Chief Executive's Recommendation:

No Change

Material Alteration no. MASP LUZ Oranmore 3.3

TII would welcome confirmation prior to adoption of the amendment that no new access or intensification of existing access to the national road will be permitted and that access will be provided from the adjoining local road.

Chief Executive's Response:

The subject Material Alteration is for the zoning of additional lands. There is no indication that there would be direct access onto the national road network.

Chief Executive's Recommendation:

No Change

Proposed Material Alteration no. SGT LUZ Headford 7.4 and SGT LUZ Headford 7.10

TII recommends that the proposed zoning objectives are reviewed as the proposed zoning at this location on the N84 subject to an approved 80kph speed limit and reliant on direct access to the national road conflict with Section 28 Ministerial Guidance 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) and raises significant road safety concerns.

Chief Executive's Response:

This Material Alteration relates to lands that were not included in the plan boundary of Headford. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed the inclusion of the lands from unzoned lands to Residential Phase 2. The Chief Executive considers that this additional zoning is not required. Based on the OPR Recommendation No. 3 it is recommended that these lands revert as per the Draft Galway County Development Plan 2022-2028

Chief Executive's Recommendation:

See OPR Recommendation No.3

Proposed Material Alteration no. RSA LUZ Galway Airport 17.1

TII notes again that the lands in question are removed from the current extents of zoned lands in the MASP and appear to represent a disjointed approach to zoning in the MASP area. Noted that the subject lands and cumulative impact on the national road do not appear to have been subject to any evidence-based assessment. TII recommends that the Council should consider undertaking a

comprehensive masterplan for the area to include proposed zonings subject to this Proposed Amendment as well as the former airport lands.

Chief Executive's Response:

This Material Alteration relates to lands that were not zoned in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed the inclusion of the lands from unzoned lands to Business and Enterprise. The Chief Executive considers the additional zoning of lands outside the settlement boundary is not justified. Based on the OPR Recommendation No. 7 it is recommended that these lands revert to unzoned lands.

Chief Executive's Recommendation:

See OPR Recommendation No.7

Proposed Material Alteration no. RSA LUZ Glennascaul 18.1

TII considers the proposed alteration to conflict directly with the provisions of the Section 28 Ministerial Guidance 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012) concerning development access to national roads; Section 2.5 of the DoECLG Guidelines refer. The submission notes planning history on the subject site and states that the lands in question are removed from the current extents of zoned lands in the MASP are and appear to represent a disjointed approach to zoning in the MASP. TII does not support the amendment.

Chief Executive's Response:

This Material Alteration relates to lands that were not zoned in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed the inclusion of the lands from unzoned lands to Industrial. The Chief Executive considers the additional zoning of lands outside the settlement boundary is not justified. Based on the OPR Recommendation No. 7 it is recommended that these lands revert to unzoned lands.

Chief Executive's Recommendation:

See OPR Recommendation No.7

Appendix 4 Galway County Transport and Planning Study (GCTPS)

TII would welcome the Proposed Amendment also reflecting the requirement to apply the complementary TII Publications Standard 'The Treatment of Transition Zones to Towns and Villages on National Roads' to national roads in addition to DMURS in urban areas that remain on the national road network.

Chief Executive's Response:

Noted as per Recommendation on Policy Objective WC 1 Pedestrian and Cycling Infrastructure above.

Chief Executive's Recommendation:

Refer to the amendment Policy Objective WC 1 Pedestrian and Cycle Infrastructure.

Other observations that TII considers require review prior to finalisation of the Development Plan:

- Confirmation that masterplanning exercises will be subject to incorporation into Development Plans by amendment or variation, in accordance with official policy, particularly where they are relied upon for development management functions.
- Zoning Objectives in the Clifden Settlement Plan; 'Tourism' and 'Residential' zoned lands to the east of Clifden and 'Residential' zoned lands to the north west of Clifden adjoin the N59, national road, at a location where TII's records indicate a 100kph speed limit applies.
- For clarity and to avoid any ambiguity in relation to the delivery of the National Development Plan national road investment objectives, TII would not support the additional requirements of Policy Objective PRP 2 of the Draft Plan relating to Corridor and Route Selection Process being applied, in addition to processes already applied, to national road scheme planning.
- Safeguarding national road drainage regimes.
- Grid Connection Routing options, including for renewable energy developments, should be developed to safeguard the strategic function of the national road network in accordance with Government policy by utilising alternative available options.

Chief Executive's Response:

Noted. The above bullet points are not subject to Material Alterations.

Chief Executive's Recommendation:

No Change

National Transport Authority

A detailed and comprehensive submission has been made by National Transport Authority (NTA) which relates to a number of Proposed Material Alterations. NTA welcomes the Proposed Material Alterations arising from considerations of the Authority's initial submission on the Draft Galway County Development Plan 2022-2028. As this is an extensive submission there will be a summary of the commentary on each Material Alteration followed by the Chief Executive's Response and

Summary of Submission

Recommendation.

NTA recommend amending Policy Objective GCMA 1 Residential Development to include the text in red below:

The above exceptions will be subject to compliance with the Core Strategy in the County Development Plan, the Policy Objectives in this Metropolitan Plan, the principles of proper planning and sustainable development and to meeting normal planning, access to public transport, walking and cycling networks and servicing requirements. Developments will only be permitted where a substantiated case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer-term growth needs of this metropolitan area.

Chief Executive's Response:

The reference to Policy Objective GCMA 1 Residential Development above is noted. However, this policy objective was not amended from what was on display during the Draft Development Plan and as a result is not subject to Material Alteration.

Chief Executive's Recommendation:

No Change

Galway County Transport and Planning Strategy (GCTPS)

Welcomes map of bus services and the greater focus placed on bus services and improvements to bus service infrastructure.

The NTA would welcome the inclusion of reference to the Connecting Ireland bus service programme.

Welcomes MA 6.6 GCTPS 10 to support Park and Stride initiatives. Recommended that wording altered such that emphasis is not on creating new car parks, rather finding suitable existing carparks which can be utilised. These include local car parks, supermarket carparks, church carparks etc which do not have heavy usage between 8-9am.

The wording could be altered as follows:

GTPS 10 Park and Stride

"To support the development identification of appropriate existing locations to accommodate Park and Stride initiatives within walking distance to schools." car parks/set down areas to accommodate Park and Stride initiatives at appropriate locations, especially within walking distances to school

It is considered that the wording subject as per Material Alteration 6.6 is appropriate in this instance and the spirit of the wording supports the development of the Park and Stride initiatives.

Chief Executive's Recommendation:

No Change

Oranmore

Summary of Submission:

Material Alteration Oranmore MA1:

Reference to Material Alteration MA1 is made and support of this is outlined.

Material Alteration Oranmore MA2:

Welcomes the inclusion of Material Alteration MA2 which relates to OMSP 18 Bus Services, Stops and Shelters. However, it is recommended that additional wording would be added as follows:

OMSP 18 Bus Service, Stops and Shelters:

Promote an improved bus service in Oranmore and investigate the potential to provide more frequent stops and bus shelters and improve access to existing bus stops through the provision of/enhancement of crossing points and improved footpaths and through enhanced permeability in existing areas as well as ensuring that new developments are fully permeable for walking and cycling.

Material Alteration Oranmore MA3:

Welcomes the inclusion of policy objective OMSP 19 Public Footpath & Lightening Network. The NTA notes no amendment to include reference to the GTS and the proposed bus routes contained in it or to the Connecting Ireland Programme.

MASP LUZ Oranmore 3.3:

Amendment No. MASP LUZ Oranmore 3.3. proposes to extend the Oranmore settlement boundary and to zone the land CF – Community Facilities. Community uses should be located as centrally as possible in order to allow access by all and to reduce the reliance on the private car.

Where land is required for a community use, that an appropriate site in the town centre or neighbourhood centre is identified for that purpose.

Chief Executive's Response:

Material Alteration MA 1:

Commentary and general agreement in relation to Oranmore MA 1 is noted.

Material Alteration MA 2:

In relation to Oranmore MA 2 it is considered that the additional wording is warranted and will be recommended to be included.

Material Alteration MA 3:

Commentary and general agreement in relation to Oranmore MA 3 is noted.

MASP LUZ Oranmore 3.3:

In relation to MASP LUZ Oranmore 3.3 it is considered that the inclusion of these lands adjacent to the established residential estate is appropriate in this instance. There are no other lands in the centre of Oranmore that could accommodate this large tract of Community Lands.

Chief Executive's Recommendation:

Material Alteration Oranmore MA1: No Change

Material Oranmore Alteration MA2: Amend Policy Objective OMSP 18 as follows:

OMSP 18 Bus Service, Stops and Shelters:

Promote an improved bus service in Oranmore and investigate the potential to provide more frequent stops and bus shelters and improve access to existing bus stops through the provision of/enhancement of crossing points and improved footpaths and through enhanced permeability in existing areas as well as ensuring that new developments are fully permeable for walking and cycling.

Material Alteration MA3:

No Change

MASP LUZ Oranmore 3.3:

No Change

Baile Chláir

Summary of the Submission:

No amendment proposed to include mention of the GTS and the proposed bus routes contained in it or to the Connecting Ireland programme.

MASP LUZ Baile Chláir 1.4b and 1.5:

The lands subject to these material alterations resulted in additional zoning of lands for Community Facilities and Infill Residential respectively. It is considered that this is not in accordance with policies to encourage modal shift to sustainable modes and reduce car reliance. Community Facilities should be located as centrally as possible to allow widest possible access.

The NTA recommends that MASP LUZ Baile Chláir is removed and that the community zoning remain or that an alternative site located more centrally within the town is identified for that purpose.

Chief Executive's Response:

Noted. As per OPR Recommendation's No.2 and 3 it is proposed that these Material Alterations would revert to the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation's No 2 and 3.

Bearna

Submission notes there is no MA to include mention of the GTS and proposed bus routes contained in it or Connecting Ireland Programme.

Briarhill

Submission notes inclusion of ABTA MA MASP MA 1 and continued reference to UFP. NTA notes the OPR submission to the Draft Plan which supports a 'joint Local Area Plan or at the least a joint strategy to form part of the draft plan, including a transport strategy and/or local transport plan for the connected metropolitan settlements of Garraun, Ardaun and Briarhill. This should also involve engagement with all other relevant stakeholders, particularly TII, NTA and OPW'. On that basis the NTA recommends that in the absence of a joint local area plan, that a joint transport plan for the foregoing settlements is prepared in consultation with both the NTA and TII.

NTA considers that GCMA 24 should be removed and that these type of access and mode details are more appropriately dealt with at ABTA/LTP and Framework Level. The inclusion of this element of the objective has the potential to jeopardise the long term sustainable planning of the area.

Noted that the plan does not reference the *Parkmore Area Strategic Transport Framework*. NTA are currently pursuing the recommendations of this Framework. This work will have a bearing on the future Briarhill UFP and associated LTP.

Submission states that in the absence of evidence base supporting the UFP it is difficult to determine potential implications for the operation of the existing and future national road network in the area. Number of access proposals included in the UFP appear to conflict with Government Policy concerning access to national roads for example 'future indicative access to the N83.

Recommends that Part (b) of the proposed Policy Objective GCMA 24 is removed and that reference to the Parkmore Area Strategic Transport Framework be included in this objective or at an appropriate location in the Plan.

Chief Executive's Response:

Noted. It is not considered that Policy Objective GCMA 24 Area Based Transport Assessment part (a) should be removed in favour of Joint LAP/Joint Local Transport Plan. As per OPR Recommendation No.1 it is proposed that part (b) of Policy Objective GCMA 24 would be removed.

Chief Executive's Recommendation:

See OPR Recommendation No. 1

Galway Airport

The NTA welcomes MA 5.1 which includes additional wording for consultation with the NTA.

Regarding RSA LUZ Galway Airport 17.1 to rezone land from Business and Enterprise submission notes that the subject lands are in the vicinity of former airport site and the cumulative impact on the national road of the development of the Airport Masterplan lands and the lands subject to this Proposed Amendment do not appear to have been subject to any evidence based assessment. Submission therefore considers that the adoption of the Proposed MA would be premature.

Having regard to MA 5.1 and the nature of the disjointed zoning proposals, it is recommended that the Council should give consideration to undertaking a comprehensive masterplan for the area to include proposed zonings subject to this proposed MA as well as former airport lands.

Recommends that MA RSA LUZ Galway Airport 17.1 is not progressed in its present form, but rather be included in the Masterplan boundary associated with proposed amendment 5.1.

Chief Executive's Response:

The Chief Executive is not in favour of this Material Alteration. Based on the OPR Recommendation No. 7 it is recommended that these lands would revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No.7

Other Zoning Proposals

Submission notes MA RSA LUZ Glenascaul 18.1 to rezone land from Rural Countryside to Industrial. The inclusion of an industrial zoning removed from the current extents of zoned lands and without access to public transport infrastructure is questioned at this rural location. Recommends MA RSA LUZ Glenascaul 18.1 does not proceed.

Chief Executive's Response:

The Chief Executive is not in favour of this Material Alteration. Based on the OPR Recommendation No. 7 it is recommended that these lands would revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No.7

MA RSA LUZ Woodlawn 20.1

Regarding MA RSA LUZ Woodlawn 20.1 to rezoned land from Rural Countryside to Residential, submission states that there is no settlement of scale at this location which would provide associated amenities and services for a future residential population. In order for development to proceed at this location it would need to be of sufficient scale with an accompanying LAP/masterplan and associated LTP with phased provision of infrastructure and services to ensure the proposed residential

development would not be an entirely car dependent development. Recommends this amendment does not proceed as it is currently proposed.

Chief Executive's Response:

Noted. The Chief Executive is not in favour of this Material Alteration. Based on the OPR Recommendation No. 2 it is recommended that these lands would revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No.2

Walking and Cycling

Submission welcomes MA 6.14 to include reference to the Permeability: Best Practice Guide in Objective WC1 Pedestrian and Cycle Infrastructure.

Welcomes MA 6.15 to amend Objective WC3 Sustainable Transport Movement.

Welcomes MA 6.16 to amend Objective WC5 Traffic Free Cycle Routes to include reference to filtered permeability.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

Planning for Public Transport

Submission welcomes MA 6.17 to amend objective PT2 to include facilitating access to public transport and the implementation of the GTS bus network.

Submission reiterates that objective PT4 Rural Transport could include reference to the Connecting Ireland bus programme. Revised PT4 could state To continue to support the 'Local Link' rural transport service and to encourage operators to improve the service to meet the social and economic needs of the rural communities in the County.

NTA wishes to reiterate that there is currently no sanction for a Western Rail Corridor project and the potential delivery of any such project would be unlikely to occur within the lifetime of the plan. Reference to WRC Financial and Economic Appraisal Report and the all island Strategic Rail Review.

Regarding PT8, the extension of the WRC to Loughrea did not form part of the review. Stated that demand at this location or the growth projections for the town would justify the expenditure. The delivery of rail infrastructure to Loughrea is not part of any plan or programme and unlikely to be delivered in the lifetime of the plan. Recommendation that Objective PT8 clearly set out that this is a future aspiration and does not form part of any current plan or programme.

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Noted. Support for Material Alteration 6.17 is welcomed. Reference to other policy objectives in the Draft Galway County Development Plan 2022-2028 is also noted but they do not form part of the Material Alterations.

Chief Executive's Recommendation:

No Change

Strategic Road Network

Welcomes MA 6.22 to objective NNR3 Design Manual for Urban Roads and Streets.

Supports Observation 11 of the OPR submission to the Draft Plan which emphasises the importance of a plan-led approach to the development of the Strategic Economic Corridor (SEC) and Atlantic Economic Corridor (AEC) concepts. NTA suggests this could be strengthened by reference to the requirement to consult with the national transport agencies including TII and NTA.

Chief Executive's Response:

Support for Material Alteration 6.22 is welcomed. Reference to consultation as per Observation 11 of the OPR submission on the Draft Galway County Development Plan 2022-2028 is also noted but this element does not form part of the Material Alterations.

Chief Executive's Recommendation:

No Change

Development Management

Reference to MA 15.2 Densities, in particular relating to the MASP and for key towns. NTA would question whether these densities appear low and very rigid in the context of creating sustainable settlements in particular in the existing built up areas and towns. Densities should be dependent on central locations with access to services and on the availability of public transport networks. NTA currently working to deliver improved bus infrastructure and networks in the MASP area on foot of the GTS as well as delivering the Connecting Ireland programme.

NTA notes amendment 15.13 which adds text to DM standard 32 Parking Standards "In relation to infill sites and sites adjacent to public transport corridors or civic parking facility, a flexible application of standards will be considered".

NTA welcomes MA 15.14 which includes a footnote in Table 15.5.

Chief Executive's Response:

Noted. Support for Material Alterations 15.13 and 15.14 is welcomed. In relation to Material Alteration 15.2 and the concerns expressed it is considered that table 15.1 is appropriate and is in accordance with the Sustainable Residential Development in Urban Areas2009 and Circular 02/2021. In addition, under the OPR Observation No.1 additional footnotes have been added.

Chief Executive's Recommendation:

See OPR Observation No.1

Mode Share

NTA notes there is no amendment to mode share targets proposed. Suggested that an appropriate place to reference the inclusion of mode share targets for individual settlements is part of the LTP.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

Irish Water

Summary of Submission

A detailed submission has been made by Irish Water which raises a number of Material Alterations from Volume 1 and Volume 2 of the Draft Galway County Development Plan 2022-2028. As this is an extensive submission there will be a summary of the commentary on each Material Alteration followed by the Chief Executive's Response and Recommendation.

An Cheathrú Rua (Policy Objective WW9, MA 2.12, MA 2.3, MA 7.23, Vol 2 MA LUZ 11.1, MA LUZ 19.1)

It is stated that Irish Water are disappointed at the continued inclusion of Policy Objective WW9 which relates to the minimum 100m setback for all new wastewater treatment plants in An Cheathrú Rua. It is considered that the continued inclusion of the policy objective would cause uncertainty over the timeline for the delivery of the ongoing project to provide wastewater treatment for this untreated agglomeration and mean that Irish Water are unable to commit to the provision of a WWTP for An Cheathrú Rua within the lifetime of the Draft Plan. The inclusion of Policy Objective WW9 would negatively impact on the delivery of Material Alterations MA SGV LUZ An Cheathrú Rua MA2.12 Core Strategy and MA 2.3 Infrastructural Assessment. The submission states that this policy objective would conflict with others in the Draft Plan and negatively impact Irish Water's ability to facilitate same. The concerns of Irish Water are outlined in detailed. It is strongly recommended that Policy Objective WW9 is removed.

Chief Executive's Response:

Noted. The Chief Executive concurs with the sentiments from Irish Water but the Policy Objective WW9 is not subject to Material Alteration. The reference to Material Alterations listed above and notes the relationship with the policy objective in the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

No Change

MA 2.3 Infrastructural Assessment, Appendix 2

It is stated that the Infrastructural Assessment should take into account the updates included in MA 7.16.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

Infrastructure Audit will be updated and is attached in Appendix B.

MA 2.6 SH1 Affordable Housing

It is recommended that the provision of affordable housing on the outskirts of An Spidéal should be in appropriately zoned lands with existing water services infrastructure and spare capacity.

Noted. Based on the OPR Recommendation No. 4 it is recommended that this policy objective would be removed.

Chief Executive's Recommendation:

See OPR Recommendation No.4

MA 2.12 Core Strategy

Irish Water note that it is likely that additional upgrades will be required to cater for the projected growth to 2031 beyond the Plan period. The increase in the housing allocation over the plan period is noted.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

MA 3.2 CGR 11 Strategic Sites

Irish Water supports the preparation of Development Briefs for strategic brownfield and infill sites. It is noted that these should include consideration of how the site can be serviced from a public water services perspective. Amended wording as follows:

'(b) Development Briefs for lands identified in the database will be prepared and reviewed accordingly and where required. This will include consultation with relevant stakeholders, including Irish Water.'

Chief Executive's Response:

Noted. It is considered that the modification of this wording is appropriate.

Chief Executive's Recommendation:

CGR 11 Strategic Sites

- (a) It is a policy objective of the Council to establish a database of strategic brownfield and infill sites so that brownfield land re-use can be managed and co-ordinated across multiple stakeholders as part of an active land management process.
- (b) Development Briefs for lands identified in the database will be prepared and reviewed accordingly and where required. This will include consultation with relevant stakeholders, including Irish Water.'

MA 3.6 PM 13 Public Realm Opportunities

Irish Water welcomes the proposed policy objective. Noted that in identifying suitable opportunities, consideration should be given to the following:

- The inclusion of nature-based sustainable drainage systems is strongly encouraged.
- Planned public realm and road projects have the potential to impact on Irish Water assets and projects.
- Development in the vicinity of Irish Water assets should be in accordance with their Standard Details and Codes of Practice, and Diversion Agreements required where an Irish Water asset is diverted or altered.
- Early engagement is requested in relation to planned road and public realm projects.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

MA 5.1 EL 4 Masterplan for the Former Galway Airport Site

Irish Water welcomes the proposed material alteration to prepare a masterplan.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

MA 5.4 Zoning of lands from Rural Countryside to Industrial RSA LUZ Glennascaul 18.1

Irish Water recommend that this Material Alteration is not accepted as the site is not contiguous to any settlement or zoned site and is not serviced by public wastewater infrastructure.

Chief Executive's Response:

Noted. Based on the OPR Recommendation No. 7 it is recommended that these lands would revert to unzoned lands.

Chief Executive's Recommendation:

See OPR Recommendation No.7

MA 5.5 Zoning of lands from Rural Countryside to Industrial RSA LUZ Galway Airport 17.1

The submission queries whether this area will be included in the Former Galway Airport Site masterplan and notes that it is not serviced by public wastewater infrastructure.

Noted. Based on the OPR Recommendation No. 7 it is recommended that the lands would revert to unzoned lands as per Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No.7

MA 6.20 NR 4 New Access on National Roads

The submission notes that there are a number of water and wastewater projects planned in County Galway over the coming years which may require the creation of additional access points or the generation of increased traffic from existing accesses to national roads with speeds limits over 60kph. It is stated that provision should be made for these projects under the County Development Plan and Irish Water would be happy to engage further with TII and GCC to ensure necessary provisions are made in the development plan.

Chief Executive's Response:

Noted. Based on the submission from NWRA and Fáilte Ireland it is considered appropriate to modify the policy objective NR4 as follows:

NR 4 New Accesses Directly onto <mark>on</mark> National Roads

The policy of the Planning Authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmh apply. This provision in accordance with the relevant TII Guidelines applies to all categories of development. Consideration will be given, where appropriate, for the facilitation of regionally strategic projects and utility infrastructure.

Chief Executive's Recommendation:

See NWRA and Fáilte Ireland Recommendations.

MA 7.2 7.5.1 Irish Water Investment Plan

Noted that Irish Water communicated details of the planned investments included in the 2020-2024 Investment Plan in each county in 2021.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

MA 7.5 WS 8 Proliferation of Septic Tanks

It is recommended that this amendment is not accepted in order to minimise the risk of groundwater pollution.

Noted. Based on the OPR Recommendation No. 6 it is recommended that this policy objective would revert to the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No.6

MAs 7.8, 7.9, 7.10 Regional/ county sludge facilities in Ballinasloe and Tuam

Irish Water does not consider there to be justification for the inclusion of these material alterations and considers they would compromise the achievement of local and national policy with regard to sludge management. Irish Water strongly recommend that these Material Alterations are not adopted in the final Galway County Development Plan 2022-2028.

Chief Executive's Response:

Noted. Based on the OPR Recommendation No. 10 it is recommended that the narrative, policy objectives subject to these Material Alterations would be omitted.

Chief Executive's Recommendation:

See OPR Recommendation No.10

MA 7.13 WW10 Integrated Wetland Wastewater Treatment Systems

Proposed wording amendment as follows:

Galway County Council will consider the use of integrated wetland wastewater treatment systems that accord with the prevailing regulations and standards including the relevant EPA Code of Practice.'

Chief Executive's Response:

Noted. It is considered that the modification of this wording is appropriate.

Chief Executive's Recommendation:

WW10 Integrated Wetland Wastewater Treatment Systems

Galway County Council will consider the use of integrated wetland wastewater treatment systems that accord the prevailing regulations and standards including the relevant with the EPA Code of Practice.

MA 8.5TI 5 Camper Van Parking Facilities

MA 8.7 TI 7 Bearna Golf Club

MA 15.18 DM Standard 44 Tourism Infrastructure and Holiday Orientated Developments

The submission notes the Draft Water Services Guidelines for Planning Authorities (Jan 2018), Section 5.3 in relation to servicing developments in non-serviced lands. It is noted that the viability or connecting to an Irish Water network will be assessed through their new connections process.

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Noted. As outlined above these policy objectives are considered to be aspirational only and may result in proposals coming forward through the Development Management process that may experience difficulties with respect to servicing (water and wastewater).

Chief Executive's Recommendation:

Revert to Draft Galway County Development Plan 2022-2028 as follows:

- TI 5 Camper Van Parking Facilities
- County Council will support, where practical, and in the interest of proper planning and sustainable development of the area locations for overnight parking with facilities for camper vans in South Connemara from An Spidéal back to An Ceathrú Rua.
- TI 7 Bearna Golf Club
 Facilitate the development of an integrated tourism and recreational complex at Bearna Golf and Country Club, including the development of a hotel, leisure centre, conference centre, golf apartments, apart-hotel and associated residential units.
- DM Standard 44: Tourism Infrastructure and Holiday Orientated Developments

While seeking to ensure that most tourism development locate in or close to towns and villages, the Council recognises that by its nature, some tourism development may require other locations.

While seeking to ensure that tourism development in towns and villages flourishes, the Council recognises that by its nature, some tourism development may require other locations.

Developments that may be open to consideration outside settlement centres include: indoor and outdoor recreation facilities, golf courses, swimming, angling, sailing/boating, pier/marina development, equestrian and pony trekking routes, adventure/interpretative centres and associated ancillary uses, tourist related leisure facilities including walking and cycling.

In these circumstances the Council shall promote the reuse of existing buildings outside of settlements for holiday homes/guest accommodation where it can be demonstrated that the redevelopment work is bona fide (replicates and/or is similar in scale and design to the existing building) and will not have a significant adverse impact on the environment.

The Council shall promote the reuse of existing buildings for holiday homes/guest accommodation where possible.

a) Tourism Infrastructure Development

The Council recognises that golf courses and certain other tourism infrastructure facilities may require ancillary facilities (e.g. club houses, hotel, holiday or short term letting residential accommodation/development and other associated tourism related facilities) to ensure long term viability. Where the provision of such facilities complies with the other requirements of the County Development Plan as set out and the requirements of proper planning and sustainable development, the Council will consider the provision of same subject to the submission of the following:

- Comprehensive justification of need for the facility;
- Overall master plan of the facility;
- Documentary evidence of compliance with the other requirements of the Development Plan.

b) Holiday Orientated Developments

Holiday villages shall have regard to the following:

- The scale of the development should be of modest proportions and should relate to the size of the settlement;
- The design of the scheme should be to a high standard and should include the preservation of boundary characteristics and significant site features as well as car parking provision, segregated waste storage area, public lighting;
- In general, stand alone holiday orientated development schemes or new tourism facilities which cannot demonstrate connectivity to existing settlements shall not be permitted in the open countryside. In exceptional cases, where it can be demonstrated that facility is dependent on physical or locational constraints which are site specific, consideration may be given to such facilities;
- In general, new standalone holiday orientated development schemes or new tourism facilities which cannot demonstrate connectivity to existing settlements shall not be encouraged in open countryside.
- Consideration may be given to facilities such as; schemes can be extended or added to where it can be demonstrated that the facility is well established that there is justification or need for the extra accommodation.
- All new developments must have regard to the Galway Design Guidelines for the Single Rural House.

<u>Chapter 15 Development Management, DM Standard 49: Coastal Management and Protection(b) Sea</u> <u>Level Change and Flooding</u>

The submission notes the following amendment, which was not included with the Material Alterations, and request its inclusion in the adopted Plan:

'No new building or new development within 100m of 'soft' shoreline. Any planning applications within this setback must demonstrate that any development would not be subject to potential rising sea levels as a result of climate change including global warming, and must address any issues with regard to rising sea levels, with regard to the siting of any development.'

Chief Executive's Response:

Noted. This policy objective was not subject to Material Alteration.

Chief Executive's Recommendation:

No Change

Volume 2

Bearna MA 1 BMSP 9 Coastal Setback

The submission notes that the Draft Plan should allow for access to and maintenance of existing Irish Water infrastructure.

Noted.

Chief Executive's Recommendation:

No Change.

Baile Chláir

MASP LUZ Baile Chláir 1.2- Submission notes that a wastewater network extension may be required. MASP LUZ Baile Chláir 1.3- Submission notes that a wastewater network extension may be required. MASP LUZ Baile Chláir 1.4a- Submission notes that a wastewater network extension may be required. MASP LUZ Baile Chláir 1.4b- Submission notes that a wastewater network extension may be required. MASP LUZ Baile Chláir 1.4b- Submission notes that a wastewater network extension may be required. MASP LUZ Baile Chláir 1.5 – Submission notes that a wastewater network extension may be required.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

The OPR has made numerous recommendations relating to the lands above and are outlined in the Recommendations No. 2, 3 and 8 above.

Bearna

MASP LUZ Bearna 2.2- Submission notes that these are unserviced sites.

MASP LUZ Bearna 2.3 – Submission notes that these are unserviced sites.

Chief Executive's Response:

Noted. The OPR has made recommendation relating to the lands subject to Material Alterations MASP LUZ MA 2.2. Commentary relating to MASP LUZ MA 2.3 is noted.

Chief Executive's Recommendation:

See OPR Recommendation No.2.

Oranmore

MASP LUZ Oranmore 3.4b – Submission notes that ongoing Drainage Area Plan (DAP) will identify medium-long term solutions and review capacity issues in Deerpark.

MASP LUZ Oranmore 3.6 – Submission notes 225mm diameter sewer crossing through this site must be protected/ diverted. Water network connectivity to be confirmed, third party agreement may be required to connect to private water services infrastructure.

Noted.

Chief Executive's Recommendation:

No Change

Briarhill

MASP LUZ Briarhill 4.2 – Submission notes localised network extensions and upgrades are likely to be required.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

Garraun

MASP LUZ Garraun 5.1, 5.2, 5.3 – Submission notes Servicing of Garraun will be assessed in the DAP, localised upgrades and extensions are likely to be required. Sequential approach to development recommended.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

Clifden

SGT LUZ Clifden 6.1 – Wastewater network extension of approximately 150m required.

SGT LUZ Clifden 6.2 – Nearest Irish Water wastewater network approximately 350m away.

SGT LUZ Clifden 6.4, 6.5 - On-site boosting of water supply may be required due to proximity to Clifden Reservoir. Extension to sewer and main on N59 required.

Submission notes that an additional 13.5ha of Phase 2 Residential lands has been proposed in Clifden which exceeds the residential land requirement. It is noted that the need for this level of additional lands is unclear and could compromise the achievement of compact growth objectives.

Chief Executive's Response:

Noted. Based on the OPR Recommendation No.3 it is recommended that these lands revert as per the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No.3

Headford

SGT LUZ Headford 7.2 – it is recommended that this material alteration is not adopted. Policy Objective SGT 11 Public Utilities will be applicable in this instance.

SGT LUZ Headford 7.7 – it is recommended that the extents of this zoning be reviewed. Policy Objective SGT 11 Public Utilities will be applicable in this instance.

Submission notes that significant additional Phase 2 Residential lands has been proposed in Headford. It is noted that the need for this level of additional lands is unclear and could compromise the achievement of compact growth objectives.

Chief Executive's Response:

Noted. Based on the OPR Recommendation No. 3 it is recommended that these lands revert as per the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No.3

Maigh Cuilinn

SGT LUZ Maigh Cuilinn 8.1 – Submission notes this parcel of land is not served by wastewater network and an extension of >200m and river crossing required. Phase 2 site to north would require extension >100m. Consider provision of future-proofing duct in planned by-pass road project.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

Oughterard

SGT LUZ Oughterard 9.1 – Submission notes extensions and/or upgrades may be required.

SGT LUZ Oughterard 9.3 – Submission notes connection to existing water services likely to be via adjacent Phase 1 Residential site. These two sites should be developed in a sequential manner.

SGT LUZ Oughterard 9.4, 9.6. 9.8, 9.9 – Submission notes these sites are not serviced by wastewater network.

SGT LUZ Oughterard – Submission notes that localised upgrade and extensions likely to be required.

It is noted that additional Phase 2 Residential lands has been proposed in Oughterard. If developed, strategic upgrades and extensions would be required to service the Phase 2 lands.

Chief Executive's Response:

Noted. The OPR has made recommendation relating to the lands subject to Material Alterations Oughterard 9.1, 9.4, 9.6, 9.8, 9.9. Commentary in relation to 9.3 is noted.

Chief Executive's Recommendation:

See OPR Recommendation No. 2, 3 & 7.

An Cheathrú Rua

SGV LUZ An Cheathrú Rua 11.1 - Irish Water notes that significant additional Phase 2 Residential lands has been proposed in An Cheathrú Rua. It is noted that the need for this level of additional lands is unclear and could compromise the achievement of compact growth objectives. Protection of the water source at Loch an Mhuilinn should be a key consideration when assessing any development proposals in the area.

Chief Executive's Response:

Noted. The OPR has made recommendation relating to the lands subject to Material Alteration SGV LUZ An Cheathrú Rua 11.1.

Chief Executive's Recommendation:

See OPR Recommendation No.3

An Spidéal

SGV LUZ An Spidéal 12.2 and 12.3 – Submission notes that network extensions are required.

Chief Executive's Response:

Noted. The OPR has made recommendation relating to the lands subject to Material Alteration SGV LUZ An Spidéal 12.2.

Commentary noted in relation to SGV LUZ An Spidéal 12.3 however based on location and servicing issues it is considered that these lands would revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

- See OPR Recommendation No.2 in relation to Material Alteration SGV LUZ An Spidéal 12.2
- Revert lands the subject of Material Alteration SGV LUZ An Spidéal 12.3 as per the Draft Galway County Development Plan 2022-2028



Ballygar

MA 13.2 – Submission states that part of this site has been acquired for the planned expansion of the adjacent WWTP and should be zoned Public Utility. It is recommended that consideration is given to revising the zoning boundary. Policy Objective SGV 11 Public Utilities will be applicable in this instance.

Chief Executive's Response:

Noted. There is limited additional zonings that can take place at this stage of the plan making process, and this would not be regarded as a minor modification.

Chief Executive's Recommendation:

No Change

Dunmore

SGV LUZ Dunmore 14.1, 14.2 – Irish Water wastewater network within these sites is to be protected/ diverted.

Chief Executive's Response:

Noted.

Chief Executive's Recommendation:

No Change

Kinvara

SGV LUZ Kinvara 15.1 – Noted that network reinforcements likely to be required.

Chief Executive's Response:

Noted. The OPR under Recommendation no. 3 has requested that these lands subject to Material Alteration SGV LUZ Kinvara 15.1 would revert to the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No.3

Woodlawn

RSA LUZ Woodlawn 20.1 – Submission states that the zoning of this site as Residential Phase 1 is inappropriate and not in accordance with proper planning and sustainable development.

Chief Executive's Response:

Noted. The OPR has made recommendation relating to the lands subject to Material Alteration RSA LUZ Woodlawn 20.1.

Chief Executive's Recommendation:

See OPR Recommendation No.2

Galway City Council

Summary of Submission

A detailed and comprehensive submission has been made by Galway City Council which relates to a number of Proposed Material Alterations.

Material Alteration 4.2 MASP LUZ Briarhill

The City Council considers that the proposed alteration of un-zoned, un-serviced greenfield agricultural lands will jeopardize the Draft City Plan's Core Strategy approach. The submission explains how the city strategy is coordinated and evidence-based, with a focus on delivering development on regeneration and brownfield land, retaining additional zoning, and the development of Ardaun LAP, a nationally designated MUHD site, which is supported by the NPF and RSES and is a recipient of URDF funding. Processing this specific unplanned greenfield area at Briarhill would hinder the development of the city's designated expansion areas at Ardaun and would be in infringement of RSES/MASP. In the case of Briarhill, the submission considers that the Draft Plan failed to provide any evidence-based justification for this specific development location, as required by the guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, using the sequential approach to development. In the context of the MASP, the application would have required this aspect to be reviewed by an overall assessment. Galway City Council does not approve of Briarhill's designation as a new settlement area on the city's periphery and notes that the designation of the MASP area was based on a shared vision and good communication. The submission suggests that it is unfortunate that this did not occur prior to the proposed extensive zoning proposals, obviating the need to express this opinion during the public consultation. Galway City Council consider that the 25% additional bank of land equivalency to the original Residential Phase 1 zoned land of 13.03ha is neither warranted nor supported by any evidence. The submission suggests there is a lack of justification for increased residential density at this location. The submission states that increased land zoning and density would result in a 60% increase in housing yields on these lands, which is not accounted for in the housing strategy, core strategy table, or given justification in the core strategy.

Chief Executive's Response:

Noted. There was consultation with officials from Galway City Council and Galway County Council in relation to the preparation of the Draft Galway County Development Plan and the Material Alteration stage of the plan process. An outline of the proposals for Briarhill were discussed during these discussions. In relation to the Core Strategy and the hectares of lands zoned residential it is considered that Chapter 2 Core Strategy, Settlement Strategy, Housing Strategy outlines the parameters for growth and the population allocation which is in accordance with the NPF/RSES. In addition, the revised Core Strategy table is in accordance with the *Housing Supply Target Methodology for Development Planning* published by DHLGH in December 2020. The Core Strategy identifies Residential Phase 1 lands for all of the settlements within the county. There have been extensive discussions with Irish Water and the lands identified for residential development within the lifetime of the Galway County Development Plan 2022-2028 are capable of been served from a water and wastewater perspective.

Lands zoned for residential development are adjacent to a major employment base and where based on a strategic aim of the Galway County Development Plan there is greater shift to reduce dependency on the private car. The additional hectares of land added to Briarhill was because of the reconfiguration of the Core Strategy which takes account of the *Housing Supply Target Methodology for Development Planning.*

Chief Executive's Recommendation:

No Change

MASP LUZ Garraun 5.2

This submission holds a similar stance on Garraun as previously expressed in Briarhill. It is considered that the classification of Garraun as a significantly scaled new settlement area on the city boundary and in such close proximity to Oranmore has not yet evolved from any consensus with Galway City Council with respect to MASP development. The submission notes that the proposed material alteration will add further to the scale of the development designated at this location. Galway City Council consider that the 40% additional bank of land equivalency to the original Residential Phase 1 zoned land of 14.38ha is neither warranted nor supported by any evidence based analysis.

Chief Executive's Response:

The development of Garraun and its inclusion within Galway County Development Plan 2022-2028 is very much public transport driven. The Urban Framework Plan which is embedded with land use zonings and has a core strategy allocation in Chapter 2 should be seen as an attractor for both city and county councils in providing residential units adjacent to a train station on the edge of Galway city. With the successful awarding of circa €12 million for the Garraun Train Station works and associated studies under the Urban Regeneration Development Fund there is significant potential for these lands to develop into attractive neighbourhoods for both county and city residents.

Chief Executive's Recommendation:

No Change

General Comment on Land Use Zonings

The submission notes there are other proposed zoning changes within the MASP boundaries at Bearna, Oranmore and Baile Chláir through additional zonings, re-designations to Residential Phase 1 and infill residential, which cumulatively will further increase potential housing yield and associated population within the County MASP area. The submission notes that the City Council has no objections to the specific proposals as they are located within existing settlement it is not clear how the impact of the cumulative range of proposed changes has been assessed in the context of distribution of population as provided for the county in the MASP/RSES.

Chief Executive's Response:

Noted. Some of the additional residential lands referenced in the settlement above have been recommended by the Office of the Planning Regulator to be removed.

Chief Executive's Recommendation:

See OPR Recommendation No. 2, 3 & 8.

Material Alteration 2.11

This submission discusses observations that have been made in the context of the amalgamation of the original core strategy Table 2.9 and the inclusion of lands, subject to the proposed material amendments which have altered this table. The submission notes that the core strategy table is required to reflect the totality all lands zoned residential and the potential housing yield and should balance with the population allocation in the RSES. However, the submission has outlined discrepancies in the table:

- Baile Chláir includes for a significant quantum of additional zoned lands on greenfield lands (18.35ha) and at a density of 30ha would identify 550 units compared to the 393 stated in the table.
- The increase of units projected to be delivered on greenfield sites has increased from the Draft Plan, but there has been no re-visiting of the overall housing allocation/justification for more

zoning. This is important in view of the fact the allocation of residential lands at the original Draft Plan stage was questioned already in view of exceedance.

- The total number of associated housing units in the County MASP area is 3,166. This is significant increase from the original amount of 2,200 in the Draft Plan. The submission acknowledges that there are now figures for infill and brownfield at the request of the OPR, this recognises that there is an excess of greenfield lands being zoned. The submission notes that NPF/RSES is to use land sustainably encouraging compact growth and regeneration in advance of zoning new greenfield sites. As per the Draft plans the core strategy table indicates an allocation of population to the MASP of 5,500. However, the capacity of the lands zoned for residential in this area now has a capacity for a population of 7,915 persons. This has arrived at using a conservation occupancy rate of 2.5 persons per household. The core strategy table as shown in the material alteration does not reflect this revised capacity.
- The table has an unaltered allocation of 5,500 which reflected the calculation in the draft plan core strategy allied to a lesser scale of zoning, greenfield sites only and with a lower density assigned in Briarhill. The submission noted that that this therefore does not reflect or balance with the material amendment in the table and is in conflict with the MASP requirement for population allocation and development land in the county area.

Chief Executive's Response:

Noted. The population projection in the draft HS was initially based upon the high NPF scenario, estimating a population of 211,100 for the County up to 2028. Prior to the publication of ESRI method, the basis for housing demand projection included a step-by-step method respective of the NPF/RSES population target, applying a pro rata basis over the Plan period, and applying the household size projection.

The new ESRI method, however, introduces an adjusted scenario based upon NPF and Baseline scenarios, utilising the elements of housing supply and unmet demand (overcrowding + homelessness) within the housing demand projection in the County over the Plan period.

Given different assumptions and elements considered within the two methods, the results may appear to not exactly align when applying the avg. household size of 2.5. To be more precise, the first method is relying purely on demographic elements to estimate population, while the second is providing housing demand rather than household projection. Alternatively, to provide an indication of housing allocation across the County over the Plan period, the population allocation for each settlement was applied to the overall housing demand projected for the County.

Chief Executive's Recommendation:

No Change

Material Alteration 5.1

The submission expresses its support for Policy Objective EL4. This acknowledges the potential opportunity for the site and as an NPF key growth enabler Galway City and Metropolitan area. However, the submission notes two amendments being brought forward appear to include elements that could undermine the future success of this potential opportunity materialising on the site. The submission welcomes the revised wording includes for the role of Galway City Council to be well embedded in determining the remit of a future masterplan and it is assumed that this masterplan will come before the City Council Members also for agreement, being joint owners. However, it is considered that the inclusion of the development of the site for new uses as proposed with the addition of "Aviation" introduces a conflicting objective. The submission notes that it is not clear how the regeneration of the site for a mix of business and technology uses can be advanced safely if lands retain an aviation function. The submission hereby requested that the inclusion of the lands for aviation purposes be removed from the Policy Objective EL4.

Noted. The support for the preparation of the Masterplan for the Former Galway Airport is noted.

Chief Executive's Recommendation:

No Change.

Material Alteration 5.5 Proposed Zoning Change

The submission strongly objects to the re-designation of these lands as Business and Enterprise. The submission notes that the structures on the site have a legacy use and have capacity for adaptation to similar or appropriate uses subject to normal planning and environmental considerations. The submission does not consider it appropriate to give a zoning to these buildings and a considerable swathe of land to the rear without any evidence-based justification. It is noted that the adjacent lands on the old Airport Site will require investment to render it suitable for the uses as identified in Policy Objective EL4. The submission states that the scale of these lands will still be a challenge to evolve the old Airport Site to new economic uses and the zoning of additional lands for similar purposes in the vicinity can only undermine the potential success of the anticipated regeneration of the airport lands and it will dilute the benefits of a specific masterplan. The submission outlines that the proposed Material Alteration will be contrary to previous examination in the Draft RSES where such lands were not deemed appropriate to be included within the boundary of the old Airport regeneration site for development purposes and therefore the Material Alteration would appear contrary to regional policy.

Chief Executive's Response:

Noted. The Chief Executive is not in favour of this Material Alteration. Based on the OPR Recommendation No. 7 it is recommended that these lands would revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028.

Chief Executive's Recommendation:

See OPR Recommendation No.7

Material Alteration 5.2 RET 3 Joint Retail Strategy

The submission acknowledges that under Ministerial guidelines a joint Retail Strategy is to be prepared between Galway City and County Council. The submission states they have no objection to the principle of such a joint strategy being prepared and have included an objective in the current Draft City Development Plan to prepare such. Furthermore, the submission requests that material alteration is modified to reflect the stages of both plans in that the City Plan will be adopted in 2023 and the wording in the amendment should state "completed within a year of the adoption of both the City and County Plans".

Chief Executive's Response:

Noted. It is noted that there is no objection in principle to undertake the Joint Retail Strategy, and in terms of the timeline it is considered appropriate to modify the policy objective as requested.

Chief Executive's Recommendation:

Modify Policy Objective RET 3 Joint Retail Strategy as follows:

It is an objective of the Planning Authority to work with Galway City Council to prepare a joint retail strategy as per the requirement under Section 3.5 of the Retail Planning Guidelines for Planning Authorities (2012). A Joint Local Authority Working Group will be set up to prepare and deliver a Joint Retail Strategy for the Galway Metropolitan Area. The Joint Retail Strategy which will identify

requirements for further retail will be completed within a year of the adoption of both city and county plans <mark>within 1 year of the adoption of the County Development Plan</mark> and will be adopted by way of variation to this Plan.

MASP MA1 - GCMA 24 Area Based Transport Assessment

There is concern regarding the scale of development in Briarhill. Reference to Policy Objective GCMA 24 Area Based Transport Assessment is noted however there is concern regarding the second part of this policy objective.

Chief Executive's Response:

Noted. The Chief Executive is not in favour of this Material Alteration relating to part (b). Based on the OPR Recommendation No. 1 it is recommended that the text relating to part (b) from the policy objective GCMA 24 would be deleted.

Chief Executive's Recommendation:

See OPR Recommendation No. 1

Material Alteration Bearna MA 1

The reduction of the building setback from the foreshore reduced from 30m to 15m at Bearna as a retrograde step in the context of the greater MASP area and in the context of environmental concerns. It is stated that there is considerable potential of the expansion of the coastal link from Barna Woods and Silver Strand to Bearna Village. The development of a high-quality sustainable pedestrian and cycle linkage will be hugely beneficial for the expanding population of Bearna and allow for a more strategic MASP view of amenity linkages.

Chief Executive's Response:

Noted. It is considered that the reduction of the setback from 30m to 15m as per the Material Alteration is not appropriate. Therefore, it is considered that the 30m setback should be reinstated.

Chief Executive's Recommendation:

Revert Policy Objective BMSP 9 Coastal Setback as per Draft Galway County Development Plan 2022-2028 as follows:

BMSP 9 Coastal Setback

Ensure a general building setback of 30m 15m from the foreshore field boundary line to allow for the development of the coastal amenity park and a seaside promenade, cycleway, children's playground(s), landscaped amenity space and improved access routes to the local beaches, Bearna Pier and water-based activities.
Summary of Submission:

The Office of Public Works (OPW), lead Agency for flood risk management in Ireland. The OPW welcomes the amendments to the Constrained Land Use Objective and the Land Use Zoning Matrix for Small Growth Towns and Small Growth Villages. The OPW welcomes the proposed land use zoning alterations for previously undeveloped land in Flood Zones A and B to Open Space/Recreation & Amenity in Baile Chláir, Oranmore, Garraun, Clifden, Maigh Cuilinn, Oughterard, Portumna, An Cheathrú Rua, Ballygar, Dunmore and Kinvara.

In relation to the Material Alteration and the Sequential Approach and where necessary the Justification Test has not been demonstrated for a number of proposed zoning amendments in Flood Zones A and B and it is considered these are not in compliance with the Guidelines.

Highly vulnerable Residential development has been proposed in Flood Zones A or B, as follows:

- MASP LUZ Baile Chláir 1.2
- MASP LUZ Bearna 2.1b
- MASP LUZ Bearna 2.4
- MASP LUZ Oranmore 3.5
- MASP LUZ Headford 7.4
- MASP LUZ Headford 7.10

In relation zoning amendments SGT LUZ Portumna 10.2 and SGT LUZ Portumna 10.4 propose Tourism land use zoning, which may include highly vulnerable development in Flood Zone A.

Chief Executive's Response:

Reference to the amendments of land use zonings in a number of settlements is noted and compliance with the Development Plan Justification Test.

The Material Alterations identified above that are not in compliance with the Development Plan Justification Test will be outlined as follows:

MASP LUZ Baile Chláir 1.2

This parcel of land was zoned Open Space/Recreation & Amenity based on the Stage 2 Flood Risk Assessment which was carried out on the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Residential Phase 1. The OPR has recommended that this parcel of land would revert to the lands as per the settlement boundary in the Draft Galway County Development Plan 2022-2028.

MASP LUZ Bearna 2.1b

This parcel of land was zoned Open Space/Recreation & Amenity based on the Stage 2 Flood Risk Assessment which was carried out on the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution amended the zoning on these lands to Town Centre/Infill Residential. The Chief Executive considers that the proposed zonings as per Material Alteration are contrary to the Stage 2 Flood Risk Assessment carried out on the Draft Plan and the associated 2009 Flood Guidelines. As a result of OPR

Recommendation No.8 it is considered that these lands would revert back to Open Space/Recreation & Amenity.

MASP LUZ Bearna 2.4

This parcel of land was zoned Open Space/Recreation & Amenity based on the Stage 2 Flood Risk Assessment. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution amended the zoning on these lands to Town Centre/Infill Residential. The Chief Executive considers that the proposed zonings as per Material Alteration are contrary to the Stage 2 Flood Risk Assessment carried out on the Draft Plan and the associated 2009 Flood Guidelines. As a result of OPR Recommendation No.8 it is considered that these lands would revert back to Open Space/Recreation & Amenity.

MASP LUZ Oranmore 3.5

These lands were not included in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution added these lands and zoned them Residential Phase 2. As a result of OPR Recommendation No. 3 & 8 it is considered that this parcel of land would be removed from the Oranmore settlement boundary and unzoned as per the Draft Galway County Development Plan 2022-2028.

MASP LUZ Headford 7.4

These lands were not included in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution added these lands and zoned them Residential Phase 2. The Chief Executive considers that the proposed zonings as per Material Alteration are contrary to the Stage 2 Flood Risk Assessment carried out on the Draft Plan and the associated 2009 Flood Guidelines. As a result of OPR Recommendation No. 3 & 8 it is considered that these lands would revert back to Open Space/Recreation & Amenity.

MASP LUZ Headford 7.10

These lands were not included in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution added these lands and zoned them Residential Phase 2. The Chief Executive considers that the proposed zonings as per Material Alteration are contrary to the Stage 2 Flood Risk Assessment carried out on the Draft Plan and the associated 2009 Flood Guidelines. As a result of OPR Recommendation No. 3 & 8 it is considered that these lands would revert back to Open Space/Recreation & Amenity.

SGT LUZ Portumna 10.2

These lands were not included in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution added these lands and zoned them Tourism. As a result of OPR Recommendation No. 7 & 8 it is considered that these lands would not be included in the settlement boundary for Portumna.

SGT LUZ Portumna 10.4

These lands were not included in the Draft Galway County Development Plan 2022-2028. A submission was received in relation to these lands as part of the Draft Galway County Development Plan 2022-2028. As the proposed use is tourism the Justification test was applied, and it is considered that a Tourism land use zoning would be appropriate in this instance subject to the additional text under

section 4.5 Land Use Zoning Matrix for Small Growth Town. Permissible Uses shall be constrained to those water compatible and less vulnerable uses.

Chief Executive's Recommendation:

- MASP LUZ Baile Chláir 1.2-See OPR Recommendation No.2 & 8 •
- MASP LUZ Bearna 2.1b- See OPR Recommendation No. 8 •
- MASP LUZ Bearna 2.4- See OPR Recommendation No. 8 •
- MASP LUZ Oranmore 3.5- See OPR Recommendation No.3 & 8 •
- MASP LUZ Headford 7.4- See OPR Recommendation No.3 & 8 •
- MASP LUZ Headford 7.10- See OPR Recommendation No.3 & 8 •
- SGT LUZ Portumna 10.2- See OPR Recommendation No.7 & 8 •
- SGT LUZ Portumna 10.4-Retain the lands zoned Tourism as per Material Alteration. Additional • text as per section 4.5 Land Use Zoning Matrix for Small Growth Town. Permissible Uses shall be constrained to those water compatible and less vulnerable uses.

3.2 Volume 1

Portal No.	Submission Name	Chief Executive Summary	Chief Executive's Recommendation		
GLW-C20-167	Cumann Forbartha Chois Fharraige	The submission is requesting that Indreabhán is recognised in the settlement area at Level 7 (a). The submission has outlined a wide range of services why Indreabhán should be included in the Level 7 (a) Rural settlement. In addition, the Cois Fharraige Development Association welcomes the recognition given to Ros Mhíl and An Tualaigh/Baile na hAbhann as Level 7 (a) Rural settlement.	Chief Executive's Response Table 2.10 Settlement Hierarchy was subject to Mate Alteration under Material Alteration 2.4, howe Indreabhán was not included as part of this Mate Alteration.		
			Chief Executive's Recommendation No Change.		
GLW-C20-105	Mark Green	A comprehensive submission has been made which has addressed a number of the proposed Material Alterations.	Chief Executive's Response		
		Material Alteration 2.11 In relation to MA 2.11 the submission states that the mechanics of how a "co-ordinated approach to active land management between the Council and stakeholders" should be spelled out.	There is close collaboration between the statutory stakeholders and the land management approach will be further developed during the course of the Development Plan.		
		<u>Material Alteration 3.1</u> The submission believes that a timescale for the 'analysis and study of building heights' needs to be defined.	It is a policy objective of the Draft Galway County Development Plan 2022-2028 to undertake an analysis and study of Building Heights and it is anticipated that this will be carried out within the lifetime of the Plan.		

<u>Material Alteration 3.2</u> The submission requests a timescale for the establishment of 'a database of strategic brownfield and infill sites.'	It is a Policy Objective (GCR 11 Strategic Sites) of the Draft Galway County Development Plan 2022-2028 to establish a database of strategic brownfield and infill sites and it is anticipated that this will be carried out within the lifetime of the Plan.
Material Alteration 4.2, 4.3 and 4.4 This submission believes that the loosening of restrictions for the building of unsustainable one-off houses in this and other amendments runs contrary to national policy, national spatial strategy and planning guidance and is likely to be opposed by the planning regulator and subsequently the minister.	As per the OPR Recommendation No.5 and No.6 the recommendation is to revert to the Draft Galway County Development Plan 2022-2028.
<u>Material Alteration 4.8 and 15.7</u> The submission believes that the removal of clauses will contribute to the proliferation of unsustainable rural sprawl and that it is contrary to national policy and believes should be reinstated.	As per the OPR Recommendation No.5 and No.6 the recommendation is to revert to the Draft Galway County Development Plan.
Material Alteration 4.16 Submission requests a timescale for 'link provided on the Galway County Council website for the ePlanning and iPlan system for the mapped quarries.'	It is anticipated that this mapping service will be available once the Galway County Development Plan is adopted.
<u>Material Alteration 5.1</u> The submission believes that a timescale is needed for 'masterplan for the Former Galway Airport Site'.	It is a Policy Objective (EL4 Masterplan for the Former Galway Airport Site) of the Draft Galway County Development Plan 2022-2028 to prepare a masterplan for the Former Galway Airport Site and it is anticipated that this will be carried out within the lifetime of the Plan.

OPR Recommendation 1 of the Draft Galway County Development Plan 2022-2028 The submission states that the decision of Elected Members to ignore and overrule the Planning Regulator and Chief Executive's Recommendation on the Core Strategy by disregarding the limit on allowable one-off houses (911 in Tier 7) is contrary to national policy.	In the OPR submission on the Material Alteration reference is made to the omission of the rural housing number on greenfield sites under the Settlement Hierarchy and distribution of growth. It is stated that there is potential to cause difficulties in implementing this through Development Management process. The Chief Executive concurs with this sentiment. Therefore, it is recommended that this allocation of 911 for rural housing on greenfield sites would be reinserted.
OPR Recommendation 7 of the Draft Galway County Development Plan 2022-2028 The submission disagrees with the decision made by Councillors to ignore the OPR Recommendation 7 on Residential Phase 2 zoned land in relation to Oranmore and Oughterard.	Noted. See OPR Recommendation No. 3 on the Material Alterations.
The submission believes that the coastal development line setback in Bearna from 50m to 15m is an unsustainable policy in terms of climate change and notes that there is minimal planning in the Development Plan for the effects of rising sea levels.	The request to increase the building setback to 50m has been considered. It should be noted that the Draft Galway County Development Plan 2022-2028, under Policy Objective BSMP 9-Coastal Setback had indicated a 30m setback. During the Council Meeting in December 2021 /January 2022 the Elected Members, by resolution, amended this policy objective and reduced coastal setback from 30m to 15m. The Chief Executive is not in favour reducing this buffer zone. It is considered that the 30m buffer zone as per the Draft Plan should be re-instated as it is considered that this is an appropriate setback distance.

		The submission notes the lack of plans on how to encourage a modal shift of transport from public to private and from cars to walking/cycling and believes there is a need for dedicated resources in the county council for public transport and walking/cycling initiatives/ coordination.	The Draft Galway County Development Plan 2022-2028 contains a suite of policy objectives in relation to public transport. Policy Objective PT 1 Sustainable Modes of Transport encourages a model shift from use of the private car towards more sustainable modes of transport.
			 Chief Executive's Recommendation Delete the "911" figure for housing units from the "Brownfield/Infill" column and reinsert this figure in the "Greenfield" column of the Core Strategy as per the Draft Galway County Development Plan 2022-2028 See OPR Recommendation No.3,5 & 6 See Recommendation to Galway City Council submission in relation to Bearna Material Alteration MA1 (Policy Objective BSMP 9 Coastal Setback)
GLW-C20-171	Lidl	This submission relates to Material Alterations outlined in Volume 1 and Volume 2 of the Draft Galway County Development Plan 2022-2028. <u>Material Alteration 3.4</u> The submission expresses support for <i>Objective</i> <i>CGR 13 Town Centre First</i> . However, it is stated that conflicting objectives must be addressed if it is to have a possibility of being implemented. The inappropriate restriction of town centre use in the town centre, as well as the undermining of the flood risk assessment process by sterilising flood-prone lands prematurely and unnecessarily. According to	Chief Executive's Response The support for Policy Objective CGR 13 is welcomed. It is not considered that there are conflicting policy objectives that would affect the town centre first approach.

the submission, a "town centre first" approach	
cannot be achieved with such barriers in place.	
cannot be achieved with such barriers in place.	
Material Alteration 5.2	
This submission also supports Policy Objective RET	The support for Material Alteration 5.2 is noted.
	The support for Material Alteration 5.2 is noted.
3 Joint Retail Strategy, regarding the preparation of	
a Retail Strategy, based on a commitment to	
complete the strategy within one year of the County	
Development Plan's adoption.	
Material Alteration 5.3	
There is concern raised in relation to this	The comments in relation to Material Alteration 5.3 is
submission. Concerns about the Hierarchy are	
expressed in this submission. The inclusion of	
Loughrea in Level 3 is supported, but many of the	1 0
towns' proposed positions in Levels 4 and 5 are	
inappropriate, given their existing and/or planned	absorb retail potential.
roles in the County.	
Toles in the county.	
Oranmore has a significant retail sector that far	
exceeds that of a <i>Neighbourhood Centre</i> , and	
similarly, Baile Chláir is an important urban	
settlement. The designation of these town	
settlements should reflect the town's current and	
planned role in the retail hierarchy, which is more	
akin to Level 2 or 3. Furthermore, Briarhill is	
designated as District Centre in the Galway City	
Development Plan, the author believes the Galway	
County Development Plan should align to be	
consistent. In addition, the submission notes that	
·····	
	1

the settlement ambitions for Bearna and Garraun	
would go beyond a Level 4 Neighbourhood Centre.	
Many of the Level 5 towns, according to the	
submission, are out of context within their	
settlement and population roles in the county; for	
example, Clifden, Maigh Cuilinn, Oughterard,	
Portumna, Headford, An Cheathrú Rua, and An	
Spidéal are all more appropriately positioned in	
Level 3 hierarchy.	
Level 5 merarchy.	
The submission notes that the designation of these	
The submission notes that the designation of these	
towns as Level 5 centres render the hierarchy as	
proposed wholly unreliable as a valid reference	
point as it would not reflect either the existing or	
planned roles of the settlements.	
In addition, the submission also outlines that under	
Policy Objective RET 1 the Planning Authority will	
promote a hierarchy of retail functions that	
complements the settlement hierarchy, however,	
this would not be possible under the revised Retail	
Hierarchy as published.	
Material Alteration 14.2	
This submission supports the additional text	The support of this Policy Objective FL8 is welcomed.
amendment to Policy Objective FL 8, as the changes	, , ,
are deemed significant in the context of a proposed	
loss of zoning.	
1000 01 2011116.	
Material Alteration MASP MA12	
It is considered that the Land Use Zoning Matrix is a	In relation to the Nodal Centre for the Briarhill and the
source of concern. The submission notes that Shops	Garraun Frameworks, it is considered appropriate that the
source of concern. The submission notes that Shops	Garraun Franceworks, it is considered appropriate that the

– Large Scale Convenience Centre are only Open for	Land Use Matrix Table would remain "Open for
Consideration under the amendment, whereas,	
typically such use would or should be Permitted in	
Principle in most cases because Nodal Centres are	•
•	
designed to be important retail centres. It is	therefore it is considered appropriate to retain the "Open for Consideration".
suggested that there is a lack of a distinction	
between convenience and comparison retail uses. It	
is suggested that land use matrix table should refer	
to categories and types that are easy to understand,	
as defined in the Retail Planning Guidelines	
(Supermarket, Superstore, Department Store etc)	
Furthermore, the submission states that Shops –	On review, it is considered appropriate to amend Table
Large Scale Convenience /Comparison Centre use is	
not permitted under the Town Centre/ Infill	
Residential row. Such a strategy would be in direct	
opposition to all national and local planning policies,	zoning.
including the Town Centre First approach. Large	
Scale Convenience/Comparison Centres should be	
classified as Permitted in Principle in the town	
centre zone or any variation of the term, including	
Town Centre/Infill Residential. Restricting town	
centre uses in the town core would be contrary to	
the area's proper planning and sustainable	
development, as well as the National Planning	
Framework etc.	
As a result, the submission recommends that the	
matrix be amended to accommodate for Shops -	
Large Scale Convenience /Comparison Centres in	
Town Centre/Infill Residential areas.	

Material Alteration MASP LUZ Baile Chláir The submission notes that 4.9 hectares of additional residential lands have been added to Baile Chláir, while 0.51 hectares of Town Centre lands have been changed to Open Space/Recreational & Amenity. As a result, there is now a fundamental imbalance in Baile Chláir's residential and town centre zoning. The author contends that the Town Centre and Infill Residential zone is untenable and will act as a major impediment to development in the town centre and Metropolitan Area, notwithstanding the amendments made under MASP MA 11. The submission implies that the Town Centre / Infill Residential designation be reverted to a conventional $C1 - Town$ Centre designation, to avoid potential confusion caused by two overlapping zoning objectives and to make it clear that the lands are intended for the town centre development. It is requested that the Town Centre / Infill Residential should be removed in Baile Cháir for several reasons, the most important of which is the fundamental changes proposed in Amendment Reference no's. 1.1, 1.2, 1.4a, 1.5, 1.7, & 1.9 necessitate a consolidation of town centre and	The commentary in relation to the additional lands zoned residential has been noted. Some of the additional zonings have been added by resolution by the Elected Members during the deliberations of the Draft Galway County Development Plan 2022-2028. Under Material Alteration MASP MA 11, the objective and description of Town Centre/ Residential Infill was amended in Table 1.10.1 to include reference to 'appropriate commercial developments.'
necessitate a consolidation of town centre and residential lands.	
Material Alteration SGT LUZ Portumna 10.10 The submission suggests that a small portion of the site (about 0.1 hectares or 25%) be preserved in town centre use to avoid jeopardizing the planning process for other, more appropriate proposals on the site. The submission also acknowledges that Lidl is preparing a planning application for a portion of	A full review of the zonings was undertaken as part of the submission received from the Office of Public Works (OPW) and these lands were identified at risk of flooding. They are un-developed Town Centre Lands, and the Development Plan Justification Test would not pass at this

		the lands in question and that the proposed rezoning would be an unnecessary impediment to a scheme on the site being considered on its merits, including taking into account a Site Specific Flood Risk Assessment. Furthermore, the shape of the area in question would substantially undermine the orderly development of the site if the open space zoning footprint were to be used as a barrier to development.	location as uses withir				alte	ernat	ive	lan	ids 1	for	Том	ın C	Cent	re
			Chief Exect Amend the Residential Convenien	e Lano	d U rela	se N ating	∕lat g	trix t to	able	e an	d To nops			ntre	e/In Sca	
			Land Uses	<mark>TC/</mark> C1	C 2	*	R	TC/	C F	O S	TI	B E	B T	-	P U	T
			Shops – Large Scale Convenie nce/ Comparis on Centre	<mark>РФ</mark>	N	0	N	N-C	N	N	N	NN	N	N	N	N
GLW-C20-206	Conradh na Gaeilge	Conradh na Gaeilge outlines a number of recommendations that should be implemented as part of the Draft Galway County Development Plan 2022-2028, including:	Chief Exect There is a s Galway Co amended t	suite o unty	of P Dev	olic velo	y C pm)bjed Ient	Plar	า 20	22-2	202	8 ar	nd fu	urth	er

		 Independent Language Impact Assessment Housing Estates and Language Clauses Holiday Homes Social Housing and Sheltered Housing Affordable Housing Gaeltacht Language Planning Gaeltacht Cooperatives Gaeltacht Tourism 	recommendation made under the submission. The 'other recommendations' outlined in the submission do not fall under the remit of the County Development Plan.
		The submission has also noted changes to Policy Objective Change GA4 (b) to 'An Enurement clause will be applied to some residential units in developments of two or more units in Gaeltacht Areas other than Area D Cois Fharraige. When the percentage of households with an enurement clause is at least 35% or the proportion of those who use Irish on a daily basis, in accordance with the most recent published Census, whichever is greater, taking into account that the applicant will be of level B2 TEG except in cases where he or she is a native of the area.'	In relation to the proposed wording relating to Material Alteration 13.2, it is not considered appropriate or necessary to include the proposed text.
		The submission also highlights a number of 'other recommendations' for the Draft Galway County Development Plan 2022-2028.	Chief Executive's Recommendation No Change.
GLW-C20-178	J & F Corless	This submission relates to Material Alteration 4.5 (RH7 Renovation of Existing Derelict Dwelling) which is outlined in Volume 1 of the Draft Galway County Development Plan 2022-2028. There is concern expressed in relation to the additional wording as per the Material Alteration:	Chief Executive's Response Noted. During the course of the Council Meetings in December/January 2022 the Elected Members by resolution proposed the additional wording in relation to Policy Objective RH7 Renovation of Existing Derelict Dwelling.

	"Rural housing need" for the demolition of,	In essence the wording is requesting that Rural Housing
	reconstruction/restoration of or extending of	need will be required by Applicants in relation to Rural
	derelict rural homes with the exception of historical	Housing Need for the demolition of
	listed buildings from this requirement. This Housing	reconstruction/restoration of derelict dwellings.
	Need Requirement will not apply to Rural Housing	
	Zone 3 (Structurally Weak Area).	The wording has been reviewed as per the Material
		Alteration and it is considered that the following
r	The submission outlines a number of reasons for	modification to the Policy Objective would be carried out:
t	their concern as follows:	
		RH 7 Renovation of Existing Derelict Dwelling
	1) The sentence is incoherent and could cause	"Rural housing need" for the demolition of,
	interpretation issues for prospective	reconstruction/restoration_of_or_extending_of_derelict
	applicant, it discusses an issue that the	rural homes with the exception of historical listed
	Planning Authority does not require a	buildings from this requirement. This Housing Need
	substantiation of Housing Need in its	
	assessment of "Renovation of Existing	
	Derelict Building' projects making the	
	additional sentence unnecessary	In this instance rural housing need will be required in
	2) There is no need to provide for an exception	accordance with the Policy Objectives (RH1, RH2, RH4
	for the demolition of 'historical listed	and RH 5) outlined in this chapter, with the exception of
	buildings' as the demolition of such	those included on the Record of Protected Structures.'
	buildings is prohibited by the planning	
	system.	
	3) The wording of the material amendment	
	gives the impression that the substantiation	
	of housing need would be required for the	
	restoration and extension of derelict rural	
	homes in all of the other Rural housing	
	zones apart from Zone 3. They believe that	
	this will cause confusion for applicants who	
	will think that housing need is required for	
	all restoration/ renovations of derelict	
	buildings within Zones 1,2,4 and 5, thus the	

majority of County. This would be contrary	
to plans to accommodate 20% of rural	
housing on brownfield sites.	
It is requested that the additional wording be	
deleted to avoid future confusion for applicants.	
They request that the wording of Objective RH7 as	
set out in the Draft CDP 2022-2028, and which	
currently exists under Objective RHO7 of the 2015-	
2021 CDP is adopted.	Chief Executive's Recommendation
	RH 7 Renovation of Existing Derelict Dwelling
	It is a policy objective of the Council that proposals to
	renovate, restore or modify existing derelict or semi-
	derelict dwellings in the County are generally dealt with on
	their merits on a case by case basis, having regard to the
	relevant policy objectives of this plan, the specific location
	and the condition of the structure and the scale of any
	works required to upgrade the structure to modern
	standards. The derelict/semi derelict dwelling must be
	structurally sound and have the capacity to be renovated
	or extended and have the majority of its original features
	in place. A structural report will be required to illustrate
	that the structure can be brought back into habitable use,
	without compromising the original character of the
	dwelling. Where the total demolition of the existing
	dwelling is proposed an Enurement Clause for seven years
	duration will apply.
	"Rural housing need" for the demolition of,
	reconstruction/restoration of or extending of derelict
	rural homes with the exception of historical listed
	buildings from this requirement. This Housing Need
	Requirement will not apply to Rural Housing Zone 3
	(Structurally Weak Area).

			'In this instance rural housing need will be required in accordance with the Policy Objectives (RH1, RH2 and RH4) outlined in this chapter, with the exception of those included on the Record of Protected Structures.'
GLW-C20-179	Planning Consultancy Services on behalf of Easyfix Ltd.	This submission relates to Material Alterations outlined in Volume 1 of the Draft Galway County Development Plan 2022-2028. <u>Material Alteration No. 4.12 with respect to</u> <u>Objective RD 1 Rural Enterprise Potential</u> It is requested that the additional sentence and new wording is amended as follows: "Development of Cafes, Art Galleries, Hot Desk Facilities etc. which are important for the rural economy. The Council will also consider the location of Whiskey Maturation Facilities alongside established Rural Enterprise locations and/or former quarry sites." <u>Material Alteration 15.8 with respect to DM Standard 18: Rural Enterprise</u> It is requested that the additional sentence is amended as follows:	Chief Executive's Response It is not considered appropriate to include the additional wording as proposed. It is not considered warranted to include reference to a particular industry i.e., Whiskey Maturation Facilities.
		"New buildings will be considered in rural areas for the provision of agricultural related locally sustainable industry. The Council will also consider the location of Whiskey Maturation Facilities alongside established Rural Enterprise locations and/or former quarry sites."	It is not considered appropriate to include the additional wording as proposed. It is not considered warranted to include reference to a particular industry i.e., Whiskey Maturation Facilities.

		as law is concerned' y methods, it makes it ur facilities located on val	s that 'whiskey is food as far et as its large production neconomical to have these uable zoned land in town ereas they would be better e locations.	Chief Executive's Recommendation No Change
GLW-C20-5	Martin Lavelle	the proposed amendme PH 2 Sustainable Develo Piers and Slipways (It is r in relation to Blueway marinas in Dingle, Co. Kinvara to Dublin is note	Material Alteration 6.9 and ent of the Policy Objective opment of Ports, Harbours, noted that there is no vision Marinas and refers to the Kerry. The proximity of d. The submission proposes tion be altered to include a oblows: Phase 2 Marina's • Leenane • Clifden • Inishboffin • Cleggar/Letterfrack	Chief Executive's Response The request to include a list of Phase 1 and Phase 2 Marinas is noted. However, it is considered that this additional wording is not required as the wording associated with Policy Objective PH2 is considered sufficient and would support the development of Marinas throughout the county.
		Carraroe		Chief Executive's Recommendation No Change

GLW-C20-221	Bruscar	Bhearna	This submission is in relation to Material Alteration	Chief Executive's Response
	Teoranta		7.17 in Volume 1 of the Galway County	Noted. During the course of the Council Meeting in
			Development Plan 2022-2028. The submission	December2021/January 2022, the Elected Members by
			objects to the alteration, as worded, in specific WM	resolution proposed this new policy objective.
			10 Landfill Sites Part (a), which refers to Poolboy	
			landfill, as it would jeopardise the future of the Civic	The Chief Executive notes the concerns addressed in the
			Amenity Site and the site of the proposed Waste	submission in relation to 'adjacent lands' as per Policy
			Transfer Station in Ballinasloe, both of which are in	Objective WM 10 Landfill Sites part (a). The Chief
			proximity to the Poolboy landfill site.	Executive would also concur with this proposed deletion
				of the wording "adjacent lands".
			The submission outlines the significance of the	
			Barna Recycling Civic Amenity Site. Reference to the	Chief Executive's Recommendation
			Regional Spatial Economic Strategy (RSES) and other	Omit 'and adjacent lands' from Policy Objective WM 10
			policy objectives of the Draft Plan are listed.	WM10 Landfill Sites
				(a) Galway County Council will put in place a plan during
			There is significant concern regarding the wording	the lifetime of the 2022- 2028 County Development Plan
			"adjacent lands" and it is specifically requested that	for Poolboy Landfill in Ballinasloe to deal with remediation
			this wording would be removed as follows:	of the Poolboy Landfill site to a standard consistent with
				the end use of Poolboy Landfill <mark>and 'adjacent lands'</mark> to
			Galway County Council will put in place a plan	open space/ park amenity area for community use
			during the lifetime of the 2022-2028 County	including community sustainable energy/ climate action
			Development Plan for Poolboy Landfill in Ballinasloe	measures.
			to deal with remediation of the Poolboy Landfill site	
			to a standard consistent with the end use of Poolboy	(b) Galway County Council will put in place a plan during
			Landfill and 'adjacent lands' to open space/ park	the lifetime of 2022-2028 County Development Plan for
			amenity area for community use including	Kilconnell Landfill to deal with the remediation of the Kilconnell Landfill site to a standard consistent with the
			community sustainable energy/ climate action measures.	end use of Kilconnell Landfill to open space / park amenity
				area for community use including community sustainable
				energy/ climate action measures.
				chergy/ chinate action measures.

	Chapter 14 & LARES – Material Alteration 14.4			
GLW-C20-11	Kate Ní Fhlatharta	This submission is in relation to the LARES. The	Chief Executive's Response	
		submission queries whether the area of Knock	Submission Noted. The referenced submission lies wholly	
		South still be considered Acceptable for Wind	within the amendment of a 6km buffer zone as adopted	
		Energy Development in the 2022-2028 County	by the Elected Members. Accordingly, this area of Knock	
		Development Plan. A map is attached with the	South is not zoned as Acceptable for Wind Energy	
		submission.	Development based on the Material Alteration 14.4	
			(Policy Objective RE8 Wind Energy Buffer Zone-An Spidéal	
			to na Minna).	
			Chief Executive's Recommendation	
			No Change	
GLW-C20-115	Bridie Uí Fhlatharta	There were a number of submissions (19) in relation	Chief Executive's Response	
GLW-C20-117	Eoin Ó Ráighne	to Material Alteration 14.4. The submissions	Submission Noted. The proposed Material Alteration 14.4	
GLW-C20-118	Eoin Ó Ráighne	propose an amendment to the wording proposed	was proposed by Resolution of the Elected Members	
GLW-C20-119	Síle Ní Thuathaill	under Material Alteration 14.4 to Policy Objective RE	during the course of Council Meeting in December	
GLW-C20-120	Áine Caufield	8 Wind Energy Buffer Zone – An Spidéal	2021/January 2022. The Chief Executive considers that the	
GLW-C20-122	Máire Uí	to na Minna, as follows:	buffer zone of 6km addresses the concerns of the local	
GLW-C20-136	Ghabhnáin		residents and due to the density of development in the	
GLW-C20-137	Orla Ní Ghabhnáin	It is a policy objective of Galway Council that there	area, local topography it is considered that the wording as	
GLW-C20-138	Arthur Trahan	would be a buffer of a distance of 6km inland from	proposed was appropriate. It is now requested to include	
GLW-C20-141	Róisín Ní Ráighne	the coast, where there will be no designation of	the wording "Strategic Area" and it is considered that this	
GLW-C20-157	Máirín Mhic	lands as being either "Acceptable in Principle" or	is an appropriate addition.	
GLW-C20-158	Lochlainn	"Open to Consideration" or "Strategic Area" for		
GLW-C20-162	Caroline Reaney	wind energy development between An Spidéal		
GLW-C20-194	Mary Caufield	to na Minna in Cois Fharraige.		
GLW-C20-199	Seán Ó hAodha		Chief Executive's Recommendation	
GLW-C20-200	Maura Hynes			
GLW-C20-203	Kate Ni Fhlatharta		Amend Policy Objective RE8 Wind Energy Buffer Zone – An	
GLW-C20-207	Emer Caufield		Spidéal to na Minna.	
GLW-C20-214	John Keady		It is a policy objective of Galway Council that there would	
	Eoin Keady		be a buffer of a distance of 6km inland from the coast,	

Gearoid	where there will be no designation of lands as being either
O'Thuathail	"Acceptable in Principle" or "Open to Consideration"
	or "Strategic Area" for wind energy development between
	An Spidéal to na Minna in Cois Fharraige.

3.3 Volume 2

GLW-C20-222	Brendan O'Boyle	This submission relates to Material Alteration MASP MA1 and Policy Objective GCMA 24 Area Based Transport Assessment part (b), which refers to the removal of the restriction for Bus and Cycle only modes of transport accessing	Chief Executive's Response The Area Based Transport Assessment (ABTA) which forms part of Policy Objective GCMA 24(a) was recommended by the Chief Executive. In relation to the wording for part (b) of this policy objective, this was proposed by the Elected
		lands from the Parkmore Road in the absence of the Area Based Transport Assessment.	Members during the course of the Council Meeting in December 2021/January 2022. As per OPR Recommendation No1 it is considered that the wording
		This submission has indicated the opposition of any lifting of a restriction that would lead to an	relating to part (b) of GCMA 24 would be removed.
		increase in traffic flow in the area.	Chief Executive's Recommendation
			See OPR Recommendation No.1
		Baile Chláir	
GLW-C20-95	Karen McGrath	A number of submissions (13) have been made	Chief Executive's Response
GLW-C20-96	Christine Power	in relation to MASP LUZ Baile Chláir 1.6. It is	These lands were zoned Residential Phase 2 as per the Draft
GLW-C20-102 GLW-C20-112	Frank McDonagh	stated that there is support for the rezoning of 2.823ha of land as Residential Phase 1 in	Galway County Development Plan 2022-2028. During the
GLW-C20-112 GLW-C20-113	Ann Higgins Frank Higgins	Lakeview, Baile Chláir.	Council Meeting in December 2021/January 2022, it was proposed, by resolution, by the Elected Members to rezone
GLW-C20-115 GLW-C20-125	K King Construction	Lakeview, balle chiali.	these lands to Residential Phase 1. The Chief Executive
GLW-C20-229	Bernie King	While the language throughout these	considers the quantum of lands zoned Phase 1 is in excess
GLW-C20-230	Louise Fallon	submissions differs slightly, the premise of	of the quantum identified in the Core Strategy. As per OPR
GLW-C20-231	Martin King	each submission is the support of rezoning of	Recommendation No.2 it is considered that these lands
GLW-C20-232	Walter King	lands at Baile Chláir to Residential Phase 1.	would revert to Residential Phase 2 as per the Draft Galway
GLW-C20-233	Michael Fallon		County Development Plan 2022-2028.
GLW-C20-234 GLW-C20-235	Belinda O'Reilly A K		Chief Executive's Recommendation
GLW-C20-235			See OPR Recommendation No. 2.
GLW-C20-130	Tosuas Investments Ltd.	This submission relates to lands in Baile Chláir and Alteration MASP LUZ Baile Chláir 1.3	Chief Executive's Response

			As per OPR Recommendation No.8, in compliance with the
		Following a review of the Material Alteration	Flood Risk Management Guidelines. A footnote will be
		and the associated appendices it is considered	inserted as follows:
		that there is not sufficient clarity on what this	linser teu as follows.
			(It is considered that future normalisticle uses shall be
		proposed land use zoning altering entails. The	"It is considered that future permissible uses shall be
		submission requests that the adopted	restricted to less vulnerable uses on these lands"
		development plan provides specific clarity by	
		setting out a zoning objective for this site	
		which states the following or similar,	
		"Development proposals on the subject lands	
		shall require to be accompanied by a detailed	
		Flood Risk Assessment which accords with the	
		principles of the development management	
		justification test set out in the Planning System	Chief Executive's Recommendation
		and Flood Risk Management Guidelines 2009".	See OPR Recommendation No. 8
GLW-C20-226	Oisin Kenny	This submission does not relate to a Material	Chief Executive's Response
		Alteration and relates to lands at Montiagh	Noted. This submission received does not relate to a
		Road and the N83.	Material Alteration that was on display. Therefore, the
			contents of same cannot be considered as part of this stage
		This submission, re-emphasising the suitability	of the Development Plan process.
		of the subject lands for future development	
		and in context of the amendments to the Core	
		Strategy figures within Baile Chláir. The	
		submission states that the subject lands should	
		be re-zoned to Residential Phase 1 or C1 Town	
		Centre as the re-zoning would make a	
		-	
		significant contribution towards delivery of the	
		significant contribution towards delivery of the housing targets in the amended Core Strategy	Chief Executive's Recommendation
		significant contribution towards delivery of the	Chief Executive's Recommendation
		significant contribution towards delivery of the housing targets in the amended Core Strategy	Chief Executive's Recommendation No Change

GLW-C20-228	King Construction Claregalway	The submission does not specifically reference a Material Alteration however it is in relation to residential lands in Baile Chláir. The submission references a request for the maps and information in relation to the plan through the Construction Industry Federation. The request was seeking clarification in relation to compliance with boundary as per CSO boundary and the total allocation of residential brownfield/infill sites. The submission notes the disappointment that there is a live application on Residential Phase 2 lands and these lands have been left zoned Residential Phase 2. There is also reference to flood risk areas and the zoning of lands by	 Chief Executive's Response Noted. The quantum of lands zoned in Baile Chláir as per the Draft Galway County Development Plan 2022-2028 was in accordance with the Core Strategy contained in Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy. Subsequent amendments have been made, which are subject to Material Alterations. The plan boundary for Baile Chláir is in compliance with the proper planning and development of the area, due diligence was carried in the identification of all lands zoned in the Development Plan. The request for additional information as outlined in the submission is noted however as per the number of amendments that are subject to Material Alterations the
		flood risk areas and the zoning of lands by Elected Members.	amendments that are subject to Material Alterations the full hectares of proposed changes were outlined in Volume 2 of the Material Alterations document with a table indicating all land use zoning changes. The final version of the Galway County Development Plan 2022-2028 will identify through the Core Strategy the full quantum of lands available for Residential Phase 1 development. Chief Executive's Recommendation See OPR Recommendations No.2 & 8
	1	Bearna	
GLW-C20-189	Cllr Alastair McKinstry	This submission relates to Material Alteration Bearna MA 1.	Chief Executive's Response The request to increase the building setback to 50m has been considered. It should be noted that the Draft Galway
		The submission disagrees with the proposal to reduce the building setback. It is proposed that	County Development Plan 2022-2028, under Policy Objective BSMP 9 Coastal Setback had indicated a 30m setback. During the Council Meeting in December 2021

		this is rejected and amended to 50m, or at least 30m as per the Draft Plan. The submission outlines a rationale for the setback remaining at 30m or increasing to 50m. The rationale includes details of current research which indicates that sea level is set to rise due to deep-ocean warming and icesheet melt and details of the average rate of sea level rise. It is stated that current SFRA guidelines are based on outdated work from the IPCC report AR5 (2013) expecting rise of on average 50cm by 2100 (under high emission conditions). This has been doubled in recent AR6 report (2021) while an expert assessment in AR6 points to a chance of 2.5m by 2100. Submission notes that a safety-first approach needs to prepare for metres of rise, and 50m setback is a realistic minimum to prepare for. Submission notes the need for a coastal amenity park along the seashore in Bearna. This would be possible with such a setback but	/January 2022 the Elected Members, by resolution, amended this policy objective and reduced coastal setback from 30m to 15m. The Chief Executive is not in favour reducing this buffer zone. It is considered that the 30m buffer zone as per the Draft Plan should be re-instated as it is considered that this is an appropriate setback distance. Chief Executive's Recommendation See Recommendation to Galway City Council submission in relation to Bearna Material Alteration MA1 (Policy
		ruled out otherwise.	Objective BSMP 9-Coastal Setback)
GLW-C20-4 GLW-C20-10	Shane Kennedy Brendan Power	The submissions listed (21) are in relation to	Chief Executive's Response
GLW-C20-10 GLW-C20-45	Brendan Power Michael McCormack	The submissions listed (31) are in relation to Material Alteration Bearna MA 1. These	The request to increase the building setback to 50m has been considered. It should be noted that the Draft Galway
GLW-C20-76	Marie Keating	submissions object to the Material Alteration	County Development Plan 2022-2028, under Policy
GLW-C20-88	Marie Keating	and each submission outlines an argument for	Objective BSMP 9-Coastal Setback had indicated a 30m
GLW-C20-91	Sinead O'Nuallain	their objection, and justification for the	setback. During the Council Meeting in December 2021
GLW-C20-92	Audrey Fayne	increase of the coastal setback at Bearna.	/January 2022 the Elected Members, by resolution,
GLW-C20-93	Seosaimh O'Shea	While the language differs slightly throughout	amended this policy objective and reduced coastal setback

GLW-C20-94	Enda Folan	the submissions, the premise of them is the	from 30m to 15m. The Chief Executive is not in favour
GLW-C20-94	Shauna Sharkey	increase in coastal setback from 15m to 30m.	reducing this buffer zone. It is considered that the 30m
GLW-C20-98	Shauna Sharkey		buffer zone as per the Draft Plan should be re-instated as it
	Ann Crean		
GLW-C20-100			is considered that this is an appropriate setback distance.
GLW-C20-101	Michael Conneely		
GLW-C20-114	Mary Mellett		
GLW-C20-116	Martina O'Connor		
GLW-C20-140	Tom and Maureen Kenny		Chief Executive's Recommendation
GLW-C20-144	Tomas Kenny		See Recommendation to Galway City Council submission in
GLW-C20-156	Cáit Noone		relation to Bearna Material Alteration MA1 (Policy
GLW-C20-159	Eda O'Donnell		Objective BSMP 9-Coastal Setback)
GLW-C20-161	Padraig Bree		
GLW-C20-174	Patricia Brien		
GLW-C20-180	S.O.S Bearna		
GLW-C20-193	Meriel FitzSimon		
GLW-C20-198	Linda Duffy		
GLW-C20-209	Aiden McGale		
GLW-C20-216	A Better Bearna 4 All		
GLW-C20-219	Gabriel McGoldrick		
GLW-C20-217	Michael Smith		
GLW-C20-220	Ronan Rooney		
GLW-C20-223	Rena McCarron Rooney		
GLW-C20-224	Audrey Corbett		
GLW-C20-12	Katherine O'Sullivan	The submissions listed (17) are in relation to	Chief Executive's Response
GLW-C20-30	Benen Fahy	Material Alteration Bearna MA 1. These	The request to increase the building setback to 50m has
GLW-C20-47	Pauline Hession	submissions object to the Material Alteration	been considered. It should be noted that the Draft Galway
GLW-C20-52	Rachel O'Donnell	and each submission outlines an argument for	County Development Plan 2022-2028, under Policy
GLW-C20-53	John O'Donnell	their objection, and justification for the	Objective BSMP 9-Coastal Setback had indicated a 30m
GLW-C20-71	Brendan Gallagher	increase of the coastal setback at Bearna.	setback. During the Council Meeting in December 2021
GLW-C20-75	Joe Murphy	While the language differs slightly throughout	/January 2022 the Elected Members, by resolution,
GLW-C20-89	Maria O'Toole	the submissions, the premise of them is the	amended this policy objective and reduced coastal setback
GLW-C20-123	Michael O'Beirne	increase in coastal setback from 15m. The	from 30m to 15m. The Chief Executive is not in favour
GLW-C20-152	Sean Boyle	submissions consider that an alternative	reducing this buffer zone. In accordance with Section

GLW-C20-153 GLW-C20-154 GLW-C20-163 GLW-C20-187 GLW-C20-166 GLW-C20-188 GLW-C20-208	Karen Golden Sean Murray Treasa Ni Cheannabhain Treasa Ni Cheannabhain Des Fitzgerald Willie Golden Padhraig Campbell	setback of 50m from the foreshore boundary wall is essential.	 12.10(c) of the Planning and Development Act 2000, only minor modification can be made at this stage of the Development Plan process, therefore it is considered that the 30m buffer zone as per the Draft Plan should be reinstated as it is considered that this is an appropriate setback distance. Chief Executive's Recommendation See Recommendation to Galway City Council submission in relation to Bearna Material Alteration MA1 (Policy Objective BSMP 9-Coastal Setback)
GLW-C20-63	Kieran Devenish	 This submission raises a number of Material Alterations in Bearna: <u>Material Alteration 8.7 (TI 7 Bearna Golf Club)</u> The submission objects to the inclusion of this policy objective because: 1. Will impair the landscape & seascape and conflicts with Material Alteration 8.1 2. Cause irreparable damage to the ecosystem of the blanket bog and natural habitats 3. Would degrade and spoil a lovely natural amenity enjoyed by all. 	Chief Executive's Response The Material Alteration in relation to the Bearna Golf Club was included in previous County Development Plans (2009- 2015,2015-2021). The Draft Galway County Development Plan 2022-2028 did not include a policy objective for Bearna Golf Club as it was considered that the existing facility was established with the associated golf course. However, during the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed to reinsert the wording for the Bearna Golf Club which is subject to Material Alteration. The Chief Executive considers that this Policy Objective is not required.

	ial Altanation Decume NAA 1	The mean of the improve the building estheol to 50 to be
	ial Alteration Bearna MA 1	The request to increase the building setback to 50m has
	submission strongly objects Material	been considered. It should be noted that the Draft Galway
	tion Bearna MA 1 on multiple grounds,	County Development Plan 2022-2028, under Policy
summ	arised as follows:	Objective BSMP 9 Coastal Setback had indicated a 30m
		setback. During the Council Meeting in December 2021
1.	It is contrary to the common good.	/January 2022 the Elected Members, by resolution,
2.	There was no public consultation with	amended this policy objective and reduced coastal setback
	people who are affected by it, even	from 30m to 15m. The Chief Executive is not in favour
	though it will have a significant	reducing this buffer zone. It is considered that the 30m
	detrimental effect on the local	buffer zone as per the Draft Plan should be re-instated as it
	community.	is considered that this is an appropriate setback distance.
3	At least 1,600 people have signed a	
	petition objecting to this amendment,	
	instead requesting a setback of 50m	
	from the foreshore boundary wall.	
	Council Members ignored advice given	
4.	to them by the Council Executive and	
	paid no heed to scientific evidence	
	•	
	that the area is vulnerable to flooding.	
	A request by Cllr. Alistair McKinstry to	
	increase the setback to 50m was also	
	ignored.	
5.	If properties were built within 15m-	
	50m of the foreshore boundary wall,	
	owners will be at significant risk of	
	injury, harm and financial loss caused	
	by flooding and seawater inundation.	
	This could expose the Council to risk of	
	compensation claims from the	
	affected residents.	
6.	The author has seen several significant	
	storm events that have caused	
	flooding and storm damage to local	

	1
 fields, boundary walls and gardens in places at least 40-50m from the foreshore boundary wall, in the Freeport area. Examples of damage from storms in the local area are further outlined in this submission. 7. Galway County Council will lose an opportunity to develop badly needed 	
public amenities in this area (coastal park/ greenway/ cycleway and such like).	
The submission states that the policy objective should be changed to provide for a 50m setback from the foreshore boundary, based on historic and scientific evidence.	
Material Alteration MASP LUZ Bearna 2.1 and 2.4	
Submission states that if MASP LUZ Bearna 2.1b and 2.4 are allowed to stand, they will facilitate development in areas that were previously designated by the Council to be at flood risk.	These lands subject to Material Alteration 2.1 & 2.4 were zoned Open Space/Recreation & Amenity in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members proposed by resolution to amend the zoning of these lands to Town Centre Infill/Residential. It should be noted that a Stage 2 Flood Risk Assessment was carried out on the Draft Galway County Development Plan 2022-2028 relating to zonings. The Stage 2 Flood Risk Assessment identified that these lands were at risk of flooding and was zoned accordingly Open Space, Recreation & Amenity. The Chief Executive is of the opinion that these lands should not be zoned Town Centre

			 Infill/Residential. Therefore, as outlined in the OPR and OPW submission these lands should revert to the zonings as per the Draft Galway County Development Plan 2022-2028. Chief Executive's Recommendation See Irish Water Recommendation in relation to Policy Objective TI 7 Bearna Golf Club See OPR Recommendation 8 (MASP LUZ Bearna 2.1 & 2.4) See Recommendation to Galway City Council submission in relation to Bearna Material Alteration MA1 (Policy Objective BSMP 9-Coastal Setback)
GLW-C20-65	Catherine Corcoran	This submission relates to a number of Material Alterations in Bearna: <u>MASP Material Alteration 2.12</u> The current social infrastructure in Bearna is inadequate for the projected population growth.	Chief Executive's Response The population projections for Bearna as detailed in Chapter 2: Core Strategy, Settlement Strategy and Housing Strategy have been carried out having regard to Census 2016, ESRI figures, the location for the settlement within the metropolitan area of Galway City as designated in the RSES, the population requirements as per the NPF and the RSES.
		MASP Material Alteration 15.7 Reference to the deficiencies in the sewerage system in Bearna and it is unable to cope with existing needs. Allowing further development	With regard to the provision of wastewater infrastructure the Chief Executive can confirm that having liaised with Irish Water there is sufficient capacity at Mutton Island to meet the forecasted growth in Bearna.

		without having a functional sewerage system would be against all "Health and Safety" law.	
		<u>Material Alteration MA1 (BMSP9 Coastal</u> <u>Setback)</u> The submission objects to the reduction of coastal amenity space in Bearna. Submission notes discussions with Elected Members in relation to this amendment. It is noted that sea level is rising, and storm surges are more frequent, and it would not be right to put buildings with people so close to this danger.	2022 the Elected Members by resolution amended this policy objective and reduced the buffer zone from 30m to 15m. The Chief Executive is not in favour reducing this buffer zone. It is considered that the 30m buffer zone as per
		Submission believes that Bearna deserves a similar amenity to that of Furbo, Spiddal, Salthill i.e., a promenade setback from the coast to allow appreciation by all of the coastal seascapes (Material Alteration No. 8.1) and allow biodiversity on the foreshore (Material Alteration No. 10.1 and 10.2).	
		A link to an RTÉ News piece regarding flooding at Pier Road, Bearna in January 2014 has been attached.	Chief Executive's Recommendation See Recommendation to Galway City Council submission in relation to Bearna Material Alteration MA1 (Policy Objective BSMP 9-Coastal Setback)
GLW-C20-83	Alan Delahunty	This submission relates to Material Alteration MASP LUZ 2.1b and 2.4.	Chief Executive's Response These lands subject to Material Alteration Bearna LUZ 2.1 & 2.4 were zoned Open Space/Recreation & Amenity in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the

The submission states that Material Alteration Bearna LUZ 2.1b and 2.4 should not be included as these areas were previously designated by the Council to be at flood risk.	Elected Members proposed by resolution to amend the zoning of these lands to Town Centre Infill/Residential. It should be noted that a Stage 2 Flood Risk Assessment was carried out on the Draft Galway County Development Plan 2022-2028 relating to zonings. The Stage 2 Flood Risk Assessment identified that these lands were at risk of flooding and was zoned accordingly Open Space, Recreation & Amenity. The Chief Executive is of the opinion that these lands should not be zoned Town Centre Infill/Residential Therefore as outlined in the OPB and
<u>Bearna MA 1(BMSP 9 Coastal Setback)</u> The submission strongly opposes the proposal to reduce the building setback to 15 metres from the sea, noting rising sea levels and difficulty insuring a house without added premium for Flood Risk. The submission suggests increasing the setback to 75m or 100m. Issues were discussed in this regard such as visual amenity, coastal amenity park, impact of winter storms, protected views from the R336 under the current Development Plan, greenfield land on the north side of the main Furbo/City road in Bearna where development would be safe from future flooding areas, and, if future development is permitted near the	Infill/Residential. Therefore, as outlined in the OPR and OPW submission these lands should revert to the zonings as per the Draft Galway County Development Plan 2022- 2028. During the Council Meeting in December 2021 /January 2022 the Elected Members by resolution amended this policy objective and reduced the buffer zone from 30m to 15m. The Chief Executive is not in favour reducing this buffer zone. It is considered that the 30m buffer zone as per the Draft Plan should be re-instated as it is considered that this is an appropriate buffer zone
sea, future families may cite this plan if their homes are flooded.	

			Chief Executive's Recommendation
			 See OPR Recommendation 8 (MASP LUZ Bearna 2.1 & 2.4). See Recommendation to Galway City Council submission in relation to Bearna Material Alteration MA1 (Policy Objective BSMP 9-Coastal Setback).
GLW-C20-90	Pobal Bhearna Committee	This submission has raised a number of issues that relate to Bearna as follows:	Chief Executive's Response
		<u>Material Alteration 2.12</u> This submission considers that Table 2.9 Core Strategy 2022-2028 Population Allocation for Bearna (750) contains flaws. The submission outlines a number of anomalies in the Core Strategy Table and indicates instances in which they believe there are errors, with particular reference to Bearna. <u>Material Alteration 3.5</u> This submission supports amendment of Policy Objective PM 12.	The population projections for Bearna as detailed in Chapter 2: Core Strategy, Settlement Strategy and Housing Strategy have been carried out having regard to Census 2016, ESRI figures, the location for the settlement within the metropolitan area of Galway City as designated in the RSES, the population requirements as per the NPF and the RSES. Noted.
		<u>Material Alteration 6.6</u> This submission welcomes the amendment to accommodate Park and Stride initiatives in the Bearna, due to the absence of school parking.	Noted. Further studies are required in relation to Park and Stride initiatives, and it would not be appropriate to identify specific location.

However, this point should be reinforced by pinpointing a specific Village Centre site. <u>Material Alteration 6.11</u> In accordance with the National Disability Inclusion Strategy 2017-2022, this submission	Noted.
strongly supports the amendment to add a new Policy Objective PT8. <u>Material Alteration 7.14 and 7.15</u> The submission notes the intention of Material Alteration 7.14 and 7.15 to maximise the collection capacity of foul water systems, however it also notes concern that surface	The proposed Material Alteration was as a result of a submission received from Irish Water and that a full analysis of their commentary was taken into account in the formulation of these new policy objectives.
water during periods of high rainfall may contain a significant sewerage content due to a number of factors. Submission notes the absence of water quality monitoring outboard of the malfunctioning Bearna Sewerage Scheme pumping station and storage tanks at	formulation of these new policy objectives.
Rinn na Mara. It is implied that this oversight severely undermines aspects of the Natura Impact Report, the SEA Environmental Report and the conclusions drawn with respect to land zoning in Bearna in Table 7.6. Concerns are noted regarding pump failures/breakdowns at the Bearna Sewerage Scheme Pump Station.	
Material Alteration 8.1 The submission welcomes the vision statement and the inclusion of 'seascapes. The submission noted this addition is relevant for	Noted.

Design Village Control - Law to day of 111	
Bearna Village Centre, where tourism could be	
a significant economic driver.	
Material Alteration 8.7	
The submission notes the development of	The Material Alteration in relation to the Bearna Golf Club
tourism and recreational complex at Bearna	was included in previous County Development Plans (2009-
Golf Club conflicts with Material Alteration	2015,2015-2021). The Draft Galway County Development
15.18.	Plan 2022-2028 did not include a policy objective for
	Bearna Golf Club as it was considered that the existing
	facility was established with the associated golf course.
	However, during the course of the Council Meeting in
	December 2021/January 2022 the Elected Members by
	resolution proposed to reinsert the wording for the Bearna
	Golf Club which is subject to Material Alteration. The Chief
	Executive considers that this Policy Objective is not
	required.
Material Alteration 10.1	
The submission welcomes the amendment to	Noted.
Biodiversity and Environmental Justice.	
Material Alteration 10.2	Noted.
The submission welcomes the amendment to	
the Delivery of All Ireland Pollinator Plan.	
Masterial Alternation 11.2	
Material Alteration 11.2	
The submission strongly supports the inclusion	Noted.
of Recognised Special Needs.	

<u>Material Alteration 11.4</u> The submission proposes the following amendments to Policy Objective SRA 3 High Quality cycle and walking network "To facilitate the development of the Oranmore to Bearna coastal cycleway as a major resource for local people and visitors and to assist a quantum shift in commuter behaviour within the MASP away from vehicular transport"	It is not considered warranted to include the additional wording as requested. The Policy Objective SRA 3 is encompassing all such cycleways and walkways referenced in the submission.
Material Alteration 13.3 The submission strongly supports the inclusion of Linguistic Impact Statement for housing proposals for two or more houses in Gaeltacht areas.	Noted.
Material Alteration 14.2 The submission objects the last sentence of Policy Objective FL8 and recommends the following revision: "Application for developments in coastal areas and associated assessments shall also consider wave topping, coastal erosion, coastal flooding and climate change modelling."	Noted. It is considered that the wording is appropriate as per Material Alteration. It should be noted that there is a suite of policy objectives in Chapter 14 Climate Change, Energy and Renewable Energy that references flooding and climate change.
Material Alteration 14.3 The submission objects to the amendment as written, however would support the amendment if the wording was revised to "Consult with the OPW in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are	The spirit of the policy objective is to consult with OPW as the statutory agency in dealing with flood risk management and therefore consultation will occur with the OPW in relation to proposed development in vicinity of drainage channels and rivers.

responsible and retain a minimum 10 metres	
strip on either side of such channels where	
required, to facilitate maintenance access	
thereto. In addition, promote the sustainable	
management and uses of water bodies and	
avoid culverting or realignment of these	
features."	
Natorial Alteration 15.2	
Material Alteration 15.2	It is considered that the wording as proposed in the
This submission objects to this amendment as written, however would support if the wording	It is considered that the wording as proposed in the Material Alterations 15.2 is appropriate and references site
in Column 3 of Row 2 of replacement to Table	suitability. In addition, there is a new Policy Objective CGR
15.1 to 'MASP Settlement' in Town	7 Building Heights included in the Draft Galway County
Centre/Infill/Brownfield' locations is revised to	Development Plan which require consultation with key
"30 or Site Specific up to a maximum of 30 with	stakeholders in the preparation of a building heights study.
buildings height restrictions defined in Table	1 1 3 3 ,
3.1.1 Village Core Framework in the Bearna	
Local Area Plan 2007-2017'	
Material Alteration 15.5	It should be noted that the additional wording was
This submission objects to this amendment and prefer the original Draft County	It should be noted that the additional wording was proposed by resolution by the Elected Members during the
Development Plan wording.	course of the Council Meetings in December/January 2022.
Development rian wording.	The Chief Executive is of the opinion that the additional
	wording is not required.
Material Alteration 15.17	
This submission strongly objects to the	The proposed Material Alteration was as a result of a
inclusion of the sentence "Irish Water is not	submission received from Irish Water and that a full
responsible for the management or disposal of	analysis of their commentary was taken into account in the
storm water or ground water". The submission	modification of DM standard 37: Public Water Supply and
requests it be removed as it will lead to	Wastewater Collection.
confusion and inefficiencies.	
Material Alteration 15.21 This submission supports this amendment for the provision of e-charging points.	Noted.
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<u>Material Alteration Bearna MA 1</u> The submission strongly objects to Material Alteration Bearna MA 1. The submission provides a rationale for increasing the building setback from 50m on best practice, safety and community development grounds, stating that the wording in the CDP should be revised to state "Ensure a building setback of 50m from the foreshore boundary wall, between Lacklea and Mags Boreen." The submission outlines a number of issues as a rationale for the increased setback.	During the Council Meeting in December 2021 /January 2022 the Elected Members by resolution amended this policy objective and reduced the buffer zone from 30m to 15m. The Chief Executive is not in favour reducing this buffer zone. It is considered that the 30m buffer zone as per the Draft Plan should be re-instated as it is considered that this is an appropriate buffer zone.
Material Alteration MASP LUZ Bearna 2.1a Submission suggests that this zoning is modified to be consistent with a 50m building setback from the foreshore boundary wall, with the 50m setback area zoned as Open Space/Recreation & Amenity.	The lands subject to Material Alteration 2.1a was zoned Town Centre in the Draft Galway County Development Plan 2022-2028. It was as a result of a Notice of Motion the lands were re-zoned Town Centre Infill/Residential. It is considered that these lands should be zoned Town Centre.
<u>Material Alteration MASP LUZ Bearna 2.1b</u> The submission fails to see how the change in zoning from Open Space/Recreation & Amenity to TCI represents good planning practice given that the area sits on top of a flood zone and contradicts the Strategic Flood Risk Assessment guidelines.	It should be noted that the lands subject to Material Alteration 2.1b was zoned Open Space/Recreation & Amenity based on the Stage 2 Flood Risk Assessment. During the course of the Council Meeting in December2021/January 2022 the Elected Members by resolution amended the zoning on these lands to Town

	Centre/Infill Residential. The Chief Executive is of the opinion that the rezoning of these lands is not appropriate. The OPR has recommended that these lands would revert to Open Space/Recreation & Amenity.
Material Alteration MASP LUZ Bearna 2.4 The submission fails to see how the change in zoning from Open Space/Recreation & Amenity to TCI represents good planning practice given that the area sits on top of a flood zone and contradicts the Strategic Flood Risk Assessment guidelines.	It should be noted that the lands subject to Material Alteration 2.4 was zoned Open Space/Recreation & Amenity based on the Stage 2 Flood Risk Assessment. During the course of the Council Meeting in December/January 2022 the Elected Members by resolution amended the zoning on these lands to Town Centre/Infill Residential. The Chief Executive is of the opinion that these lands should not be rezoned. The OPR has recommended that these lands would revert to Open Space/Recreation & Amenity.
	 Chief Executive's Recommendation Revert Development Management Standard 8 (Material Alteration 15.5) as per Draft Galway County Development Plan 2022-2028:
	DM Standard 8: Site Selection and Design
	The scale, form, design and siting of the development should be sensitive to its surroundings and visually integrate with the receiving landscape.
	Simple design forms and materials reflective of traditional vernacular should be used.
	 Have regard to the scale of surrounding buildings. A large house requires a large site to ensure

 area identified as "Protected Views/Scenic Routes" in the Landscape Character Assessment of the County or in Class 3 and 4 designated landscape sensitivity areas. The design, siting and orientation of a new dwelling should be site specific responding to the natural features and topography of the site to best integrate development with the landscape and to optimise solar gain to maximise energy efficiency. The siting of new development shall visually integrate with the landscape, utilising natural features including existing contours and established field boundaries and shall not visually dominates the landscape. (Cutting and filling of sites is not desirable). The siting of new development shall visually integrate with the landscape, utilise natural field boundaries and shall not visually dominate the landscape. 	~	effective integration into its surroundings (either immediately or in the future, through planned screening- Potentially required to be removed A visual impact assessment <mark>/photo montage</mark> may be required where the proposal is located in an
dwelling should be site specific responding to the natural features and topography of the site to best integrate development with the landscape and to optimise solar gain to maximise energy efficiency. > The siting of new development shall visually integrate with the landscape, utilising natural features including existing contours and established field boundaries and shall not visually dominates the landscape. (Cutting and filling of sites is not desirable). The siting of new development shall visually integrate with the landscape. (Cutting and filling of sites is not desirable) and shall not visually dominates the landscape. (Cutting and filling of sites is not desirable) the landscape, utilise natural features including		area identified as "Protected Views/Scenic Routes" in the Landscape Character Assessment of the County or in Class 3 and 4 designated
integrate with the landscape, utilising natural features including existing contours and established field boundaries and shall not visually dominates the landscape. (Cutting and filling of sites is not desirable). The siting of new development shall visually integrate with the landscape, utilise natural features including existing contours and established field boundaries and shall not visually dominate the landscape. (Cutting and filling of sites is not desirable but may		dwelling should be site specific responding to the natural features and topography of the site to best integrate development with the landscape and to optimise solar gain to maximise energy
		integrate with the landscape, utilising natural features including existing contours and established field boundaries and shall not visually dominates the landscape. (Cutting and filling of sites is not desirable). The siting of new development shall visually integrate with the landscape, utilise natural features including existing contours and established field boundaries and shall not visually dominate the landscape. (Cutting and filling of sites is not desirable but may

			 Lands subject to Material Alterations 2.1a should revert to Town Centre as per Draft Galway County Development Plan 2022-2028;
			 See OPR Recommendation 8 (MASP LUZ Bearna 2.1 & 2.4) See Recommendation to Galway City Council submission in relation to Bearna Material Alteration MA1 (Policy Objective BSMP 9-Coastal Setback)
GLW-C20-106	lan Foley	A detailed submission was made in relation to Material Alterations.	Chief Executive's Response
		In relation to Material Alteration Bearna MA 1 to reduce the coastal setback from 30m to 15m, there is significant opposition to this amendment for a number of reasons, summarised below.	The request to increase the building setback to 50m has been considered. It should be noted that the Draft Galway County Development Plan 2022-2028, under Policy Objective BSMP 9 Coastal Setback had indicated a 30m setback. During the Council Meeting in December 2021 /January 2022 the Elected Members, by resolution,

0	ssion notes that it is lat the Councillors would al advice on the matter, and obligation not to do so.	
minimum setback 100m, Norway 20 Article 8 of the Mediterranean and are referenced, ald storms and storm up to 15 metres fr simply unnecessar the Council Counci 1.3 IPCC Report A Notes that the February 2022 sta	s that many countries have zones, including Germany at 200m, and Denmark 300m. e ICZM Protocol for the nd the 2007-2017 Bearna LAP ong with frequency of violent surges, stating that building rom the sea wall boundary is ry, reckless and negligent of cillors.	

1.4 Conflict with BMSP 7 Coastal Amenity	
Park	
Notes Bearna's unique opportunity to avoid	
issues encountered in Salthill in trying to	
retrofit a cycle lane into an existing coastal	
setback area. 2007-2017 Bearna LAP public	
consultation highlighted the importance of the	
coastal zone for Bearna. Reserve sufficient	
space to allow public amenities to enhance the	
area and reducing the setback to 15m negates	
any realistic or meaningful coastal amenity	
park and conflicts with a stated existing	
objective in the development plan.	
1.5 Rezoning to Amenity/ Recreational Space	
The coastal setback zone needs to be fully	
protected against any developments and	
should be immediately rezoned.	
Material Alteration 8.1 Volume 1	Material Alteration 8.1
The amendment proposed by Fáilte Ireland is	
welcomed. Noted that the amended vision	Commentary regarding the support of Material Alteration
statement and inclusion of "seascapes" among	is welcomed
the county's most important assets must be	
protected. Reference is made to Bearna centre	
with historic pier and fishing village heritage.	
The importance of tourism is noted, further	
stating development within 15m of the	
foreshore boundary would destroy the	
character of the village.	

		 1.6 Protection of Biodiversity Habitat and Natural Environment Many birds and animals use and live in the area including the endangered Curlew. 1.7 Special Recommendation of Chief Executive to Extend Setback to 50 Metres It is stated that given the new data that has emerged from the IPCC report and the measures for adaptation contained therein, there is legal scope for the Chief Executive to make recommendations for a minimum setback of 50 metres and to rezone the area to Amenity/Recreation Space. Notes a petition organised by SOS Bearna. It is requested that this amendment is rejected 	
		by the Chief Executive. The submission requests that the coastal setback is increased to 50m to protect this area for future generations and from the inevitable effects of sea level rise and climate change.	Chief Executive's Recommendation See Recommendation to Galway City Council submission in relation to Bearna Material Alteration MA1 (Policy Objective BSMP 9-Coastal Setback)
GLW-C20-182	Peter & Seona O'Fegan	This submission relates to Material Alteration no. MASP LUZ Bearna 2.1a and MASP LUZ	Chief Executive's Response The contents of the submission and the support for the
		Bearna 2.1b.	Material Alteration is noted.
		The submission welcomes MASP LUZ Bearna 2.1a.	The lands subject to Material Alteration 2.1a was zoned Town Centre in the Draft Galway County Development Plan 2022-2028. It was as a result of Notice of Motion the lands were re-zoned Town Centre Infill/Residential.

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	The submission supports MASP LUZ Bearna	It should be noted that the lands subject to Material
	2.1b however requests that the existing 'C1'	Alteration 2.1b was zoned Open Space/Recreation &
	Town Centre zoning is added to the northern	Amenity based on the Stage 2 Flood Risk Assessment.
	portion of the landholding. The submission is	During the course of the Council Meeting in December
	accompanied by an image clarifying the zoning	2021/January 2022 the Elected Members by resolution
	changes requested. Reference has been made	amended the zoning on these lands to Town Centre/Infill
	to the submission GLW-C10-651 that was	Residential.
	made on the Draft Galway County	
	Development Plan 2022-2028.	In relation to the specific request for additional Town
		Centre lands this did not form part of the request under
		submission GLW-C10-651 and it would be the
		recommendation of the Chief Executive that these lands
		would not be rezoned from Open Space/Recreation &
		Amenity to Town Centre due to the Stage 2 Flood Risk
		Assessment. There is no provision at this stage of the
		Development Plan process to increase the zonings as
		requested.
		Chief Executive's Recommendation
		• Lands subject to Material Alterations 2.1a should
		revert to Town Centre as per Draft Galway County
		Development Plan 2022-2028;

			 See OPR Recommendation 8 (MASP LUZ Bearna 2.1)
GLW-C20-215	A Better Bearna 4 All	A detailed and comprehensive submission has been made which raise a number of Material Alterations that have been made in Bearna and the Infrastructure Assessment Report:	Chief Executive's Response Submission noted.
		Bearna MA 1 (BMSP 9 Coastal Setback)	During the Council Meeting in December 2021 /January 2022 the Elected Members by resolution amended this policy objective and reduced the buffer zone from 30m to 15m. The Chief Executive is not in favour reducing this buffer zone. It is considered that the 30m buffer zone as per the Draft Galway County Development Plan 2022-2028 should be re-instated as it is considered that this is an appropriate buffer zone.
		MASP LUZ Bearna 2.1a	These lands were zoned Town Centre in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the

	Elected Members by resolution rezoned the lands subject to MASP LUZ Bearna 2.1a to Town Centre Infill Residential. It is considered that these lands would revert to Town Centre as per the Draft Galway County Development Plan 2022-2028.
MASP LUZ Bearna 2.1b	It should be noted that the lands subject to Material Alteration 2.1b was zoned Open Space/Recreation & Amenity based on the Stage 2 Flood Risk Assessment. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution amended the zoning on these lands to Town Centre/Infill Residential.
MASP LUZ Bearna 2.2	These lands were not zoned as part of the Draft Galway County Development Plan 2022-2028. During the course of the Council Meetings in December 2021/January 2022 the Elected Members by resolution proposed this rezoning of Residential Infill.
MASP LUZ Bearna 2.4	It should be noted that the lands subject to Material Alteration 2.4 was zoned Open Space/Recreation & Amenity based on the Stage 2 Flood Risk Assessment. During the course of the Council Meeting in December/January 2022 the Elected Members by resolution amended the zoning on these lands to Town Centre/Infill Residential.
In relation to the Infrastructure Audit there is concern expressed that it does not meet the requirements of the NPF. It is stated that there	The Material Alterations that were made by the Elected Members were not included in the Infrastructure Audit. It should be noted that the Galway County Development Plan

was no assessment of the pollution problems associated with the Material Alterations.	2022-2028 is subject to a full SEA/AA assessment and in relation to a number of the Material Alterations identified the updated environmental reports have made a number of recommendations on these Material Alterations.
It is considered that there was no assessment of the Bearna Relief Road.	The Bearna Relief Road was permitted under Part 8 (Ref. no. LA 27/06) at a meeting of Galway County Council on the 23 rd of October 2006.
It was considered that there was an abuse of the democratic process during the Council Meetings and reference to Council Minutes not being available	The reference to how the meetings were operated and the publication of the minutes does not relate to the Material Alterations.
Reference to Judicial proceedings Reference to Infill Residential-Extract from Council Meeting of the 5 th January 2022 and reference to the legal definitions of Infill.	The reference to judicial proceedings is noted. The Chief Executive considers the additional Infill residential zonings as per Material Alterations is not in accordance with the proper planning and development of the Bearna area.
	 Chief Executive's Recommendation Lands subject to Material Alterations 2.1(a) should revert to Town Centre as per Draft Galway County Development Plan 2022-2028;

			 See OPR Recommendation No.2(MASP LUZ Bearna 2.2) See OPR Recommendation 8 (MASP LUZ Bearna 2.1 & 2.4) See Recommendation to Galway City Council submission in relation to Bearna Material Alteration MA1 (Policy Objective BSMP 9-Coastal Setback)
GLW-C20-218	Gabriel McGoldrick	Same as GLW-C20-215 above.	Chief Executive's Response & Recommendation Same as GLW-C20-215 above.
GLW-C20-181	Freeport Landowners	This submission relates to Material Alteration Bearna MA 1 (BMSP 9 Coastal Setback). A detailed and comprehensive submission has been made on behalf of the Freeport Landowners which supports the reduction of the setback from 30m to 15m. The submission outlines a concept design for a coastal promenade and cycleway and is accompanied	Chief Executive's Response The contents of the submission have been noted. Whilst it is acknowledged from the submission that there is support from the Material Alteration to reduce the 30m setback to 15m. It should be noted that the Draft Galway County Development Plan 2022-2028 that was published included a setback of 30m from the foreshore field boundary. During the Council Meeting in December 2021 /January 2022 the

		by a sketch concept of the coastal amenity park. The submission provides a detailed response to a previous submission made on the Draft Plan under GLW-C10-589.	Elected Members by resolution amended this policy objective and reduced the buffer zone from 30m to 15m. The Chief Executive is not in favour reducing this buffer zone. It is considered that the 30m buffer zone that was included in the Draft Galway County Development 2022- 2028 should be re-instated as it is considered that this is an appropriate buffer zone. Chief Executive's Recommendation See Recommendation to Galway City Council submission in relation to Bearna Material Alteration MA1 (Policy Objective BSMP 9-Coastal Setback)
		Oranmore	
GLW-C20-1	Hugh Hamill	A significant number of submissions (99) were	Chief Executive's Response
GLW-C20-2	Fiona Joyce	received in relation to this Material Alteration	The significant number of submissions received have been
GLW-C20-3	Adam Leadbetter	(MASP LUZ Oranmore 3.14). All the	noted. The points raised in each of the submissions have
GLW-C20-6	Jill Holtz	submissions listed in this section are in support	been considered. The subject lands were zoned Residential
GLW-C20-7	James Cawley	of the proposed Material Alteration and	Phase 1 in the Draft Galway County Development Plan
GLW-C20-8	Helen Lynch	rezoning lands from Residential Phase 1 to	2022-2028. During the course of the Council Meeting in
GLW-C20-9	Carol O'Connor	Open Space/ Recreation & Amenity. Whilst the	December2021/January 2022 the Elected Members by
GLW-C20-14	Steven Muir	submissions are not verbatim of each other,	resolution proposed the rezoning of these lands to Open
GLW-C20-15	Frances Cooke	the support of the rezoning and Material	Space/Recreation & Amenity. The Chief Executive is
GLW-C20-16	Danny Cremin	Alteration is clear.	concerned regarding this rezoning as there is not
GLW-C20-17	Patrick Costello		justification for same with a live planning application on the
GLW-C20-18	Daniel McCormack	The supporting rationale for the rezoning has	subject lands. Based on the OPR Recommendation No. 2 it
GLW-C20-19	Aurelie Bolly	been outlined:	is considered that these lands should revert to Residential
GLW-C20-20	Simona Alekseine	• Number of housing units which are	Phase 1 zonings as per the Draft Galway County
GLW-C20-21	Celine Graham	either in the planning process or under	Development Plan 2022-2028.
GLW-C20-22	Teresa Browne	construction in the area;	
GLW-C20-23	Karl Dooher	• The existing open spaces are small and	
GLW-C20-24	Joseph Browne	poorly graded. It is noted that	
GLW-C20-25	Barbara Ellen Folan	residents often have to travel to	

GLW-C20-26	Anne Carroll	Renville Park to avail of public	Chief Executive's Recommendation
GLW-C20-27	Sean Murphy	amenities there.	See OPR Recommendation No. 2 (MASP LUZ Oranmore
GLW-C20-28	Gareth Murphy	 The lands are in close proximity to the 	
GLW-C20-29	Éadaoin O Callaghan	Athlone-Galway cycleway, so it can be	
GLW-C20-31	Sean Grealey	easily incorporated.	
GLW-C20-32	Karen Canavan	 Another concern raised in the 	
GLW-C20-33	Maureen Donohoe	submissions is that many children play	
GLW-C20-34	Ruth Shanahan	on the roads, driveways or small green	
GLW-C20-35	Paul Rigney	areas which have been left over for	
GLW-C20-36	Joanne Leenane	landscaping and this poses a safety	
GLW-C20-37	Giselle Marrinan	risk.	
GLW-C20-38	Siobhan Stack	• It is noted that the amenity space	
GLW-C20-39	Olivia Dalton	would benefit residents of Oranhill as	
GLW-C20-40	Regina Luft	well as the wider community.	
GLW-C20-41	Krisha Azim		
GLW-C20-42	Orla Hynes	Other issues mentioned are:	
GLW-C20-44	Frank Cusack	Car dependency;	
GLW-C20-48	Marcus Quinlan	 Shift to remote working; 	
GLW-C20-49	Rodolphe Rabasse	• The need for a playground or place to	
GLW-C20-50	Brian Lenehan	walk/play/run or for outdoor sporting	
GLW-C20-51	Caitriona O'Connor	activities;	
GLW-C20-54	Laura Gleeson	• The subject lands are currently a	
GLW-C20-55	Alan Carney	potential safety hazard;	
GLW-C20-56	Eoin de Blacam		
GLW-C20-57	Pat Mitchell		
GLW-C20-58	Jana Mingita		
GLW-C20-59	Diarmuid Carney		
GLW-C20-60	Niamh Duignan		
GLW-C20-61	Tom Burke		
GLW-C20-62	William Chadwick		
GLW-C20-64	Karina Doyle		
GLW-C20-66	Brian Geraghty		
GLW-C20-67	Brian O'Connor		

GLW-C20-68	Anne-Marie Collins	
GLW-C20-69	Eric Roche	
GLW-C20-70	Eleanor Leadbetter	
GLW-C20-72	Susan McCurtin	
GLW-C20-77	Tony Dundon	
GLW-C20-78	John Beardmore	
GLW-C20-79	David Ronan	
GLW-C20-80	Maria Cifuentes	
GLW-C20-81	Mihael Arcan	
GLW-C20-82	Aisling Jones	
GLW-C20-84	John Scarry	
GLW-C20-85	Angelika Romel	
GLW-C20-86	David Romel	
GLW-C20-87	Geraldine Herrick	
GLW-C20-97	Alma O'Reilly	
GLW-C20-103	Regina Delaney	
GLW-C20-104	Martha O'Toole	
GLW-C20-107	Danielle McCarthy	
GLW-C20-108	Niamh Doyle	
GLW-C20-109	Brian Doyle	
GLW-C20-110	Siobhan McDonnell	
GLW-C20-111	Dorothy McCrave	
GLW-C20-124	Sinead Glynn	
GLW-C20-127	Sean Kelly	
GLW-C20-132	Ramsay Stewart	
GLW-C20-133	Jane Tormey	
GLW-C20-134	Catherine Keane	
GLW-C20-135	Barbara Seoighe	
GLW-C20-145	Grainne Keogh	
GLW-C20-146	Maisie Lee	
GLW-C20-147	Alison Guckian	
GLW-C20-148	Monica Igoe	
GLW-C20-149	Dovile Janusauskaite	

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GLW-C20-150	Shane Long		
GLW-C20-151	June Barrett		
GLW-C20-155	Orla Farrell		
GLW-C20-160	Derek Morley		
GLW-C20-165	Derek Garvey		
GLW-C20-169	David Barrett		
GLW-C20-170	Susan Healy		
GLW-C20-172	Corinne Kelly		
GLW-C20-173	Grainne Cotter		
GLW-C20-183	Vladimir Arsic		
GLW-C20-196	Mairead McManamon		
GLW-C20-197	Anna Cotter		
GLW-C20-202	Paul McCarthy		
GLW-C20-204	Ó Tuairisg Associates Ltd		
GLW-C20-46	Darragh Guinnane	This submission objects MASP LUZ Oranmore	Chief Executive's Response
		3.5 which proposes the rezoning of lands at	It should be noted that these lands were not part of the
		Oranmore, outside the Plan Boundary, to	Draft Galway County Development Plan 2022-2028. During
		Residential (Phase 2) and requests that the site	the course of the Council Meeting in December
		be rezoned to Residential (Phase 1).	2021/January 2022 the Elected Members by resolution
			added these lands and zoned them Residential Phase 2
		The submission outlines the reason for this	
		objection due to the site's close proximity to	The Chief Executive has concerns regarding the inclusion of
		many educational facilities; public utilities and	these lands into the Oranmore settlement boundary. As per
		footpath access to Oranmore Town Centre.	OPR Recommendation No.8 it is considered that these
			lands should revert to unzoned lands as per the Draft
		The submission requests that the Strategic	Galway County Development Plan 2022-2028.
		Flood Risk Assessment Condition be removed	
		from Material Alteration MASP LUZ Oranmore	
		3.5. According to the submission, this was	
		previously addressed in a planning application	
		from April 2020, in which flooding was deemed	
		"Not Applicable." The flood assessment from	
		the previous planning application is detailed in	
		The previous planning application is detailed in	

		the submission, including Flood Information tables.	Chief Executive's Recommendation See OPR Recommendation No.8(MASP LUZ Oranmore 3.5)
GLW-C20-126	Sean McDonnell	The submission welcomes the Material Alteration MASP LUZ Oranmore 3.4a & 3.4b which proposes the rezoning of lands at Carrowmoneash, Oranmore from Business & Technology to Business & Enterprise.	Chief Executive's Response These lands were zoned Business and Technology and Open Space/ Recreation & Amenity in the Draft Galway County Development Plan 2022-2028. The Elected Members by resolution amended the zoning on these lands. It is considered the zoning as per Material Alteration is justified based on the established adjoining business uses. Chief Executive's Recommendation No Change.
GLW-C20-143	Mark Coffey	This submission states that it is appropriate to have the lands outlined in the submission zoned Recreation and amenity. The submission states that the site is suitable for this type of development for the following reasons;	Chief Executive's Response Noted. This submission received does not relate to a Material Alteration that was on display. Therefore, the contents of same cannot be considered as part of this stage of the Development Plan process.
		 The site is strategically located at the junction of primary route which serves south and north. Within walking distance of Village core. A Galway Rugby Club has expressed interest in the site for 2 rugby pitches and has support from local bodies. There are currently no other rugby facilities in Oranmore. 	Chief Executive's Recommendation No Change

		5. All services are readily available to this site.Proposed zoning is consistent with Section 7.3 of the RSES entitled "Healthy Places".	
GLW-C20-184	Roykeel Ltd	The submission welcomes Material Alteration MASP LUZ Oranmore 3.15a and 3.15b. The submission refers to the Oranmore LAP 2012- 2022 in which the entire site was zoned Residential Phase 1 and queries whether there was a mapping error in the Oranmore land use zoning map for Material Alterations as there appears to be an element of Open Space/Recreation & Amenity zoning remaining to the north of the Community Facilities zoning under MASP LUZ Oranmore 3.15a. The submission requests that the zoning map is updated to reinstate the Residential Phase 1 zoning in its entirety on this site, removing the area of what appears to be Open Space/ Recreation & Amenity.	Chief Executive's Response Noted. The lands subject to this Material Alteration significantly reflects the current zoning in the Oranmore LAP 2012-2022. As per the Material Alteration there was reconfiguration of the lands from Open Space/Recreation and Amenity to Community Facilities and the removal of Residential Phase 1 lands. This removal of Residential Phase 1(0.32ha) is positioned underneath the remaining Open Space/Recreation and Amenity lands(0.189ha). The Chief Executive did a review of the Material Alteration and subject lands and notes that there is no increase in zoning of Residential Phase 1 lands at this location. It is considered that the errata of the Open Space/Recreation & Amenity zoning be removed, and the Residential Phase 1 lands clearly illustrated. Chief Executive's Recommendation Amend the zoning to reflect the removal of the errata Open Space/Recreation & Amenity to Residential Phase 1.

		Briarhill	
GLW-C20-121	Briarhill School	 This submission relates to Material Alterations MASP LUZ Briarhill 4.2 & 4.1. There is concern regarding the configuration of the green corridor and that the amended shape of the green corridor would facilitate one pitch. The submission states that although the land designations do have similar dimensions in total area (the original Green Corridor measured 5.465 Ha and the newly proposed Green Corridor will be 5.536 Ha) it is considered that this new layout is of a poor configuration. It is requested to revert to the Draft Galway County Development Plan 2022-2028 in this 	Chief Executive's Response During the Council Meetings on deliberations on the Draft Galway County Development Plan 2022-2028 in December 2021/January 2022 the Elected Members by resolution amended the configuration of the green corridor. The indicative green corridor has been amended to elongate the corridor from one side of the framework area to the other. The Chief Executive is concerned regarding this revised configuration. The original layout as per the Draft Galway County Development Plan 2022-2028 of the green corridor was considered appropriate as the development potential of these lands would evolve and would play a fundamental part in the connectivity and all of the different uses envisaged in this area.

		instance, as it is a much better use of space and much more user-friendly.	Chief Executive's Recommendation Revert to the configuration and layout of the Green Corridor as per the Draft Galway County Development Plan 2022-2028.
GLW-C20-191	Brid Gardiner	This submission relates to Material Alteration	Chief Executive's Response
		MASP LUZ Briarhill 4.1. There is concern raised in relation to the revised configuration of the	During the Council Meeting on deliberations on the Draft Galway County Development Plan 2022-2028 in December
		"indicative green corridor" and the potential	2021/January 2022 the Elected Members by resolution
		connectivity between the nodal centre and the	amended the configuration of the green corridor. The
		lands subject to Material Alteration MASP LUZ Briarhill 4.2.	indicative green corridor has been amended to elongate the corridor from one side of the framework area to the other.
		It is specifically requested that the green	
		corridor would be retained as per the Draft Development Plan 2022-2028	The Chief Executive is concerned regarding this revised configuration. The original layout as per the Draft Galway County Development Plan 2022-2028 of the green corridor
			was considered appropriate as the development potential

The submission acknowledges that the original Green Corridor adjoins a school and the provision of a facility adjoining a primary school provides benefits for future generations of the area as it allows scope for playing pitches etc. It is stated that the current proposal for a	part in the connectivity and all the different uses envisaged
narrow site with roads nearby would present safety concerns for parents in the area. It is considered that the indicative Green Corridor as per Material Alteration MASP LUZ Briarhill 4.1 cannot achieve the level of amenities being	
provided to the local community as these would not be possible within a long narrow corridor. It is requested that the original plan relating to the Green Corridor of one block be restored as per Draft Galway County Development Plan 2022-2028.	Revert to the configuration and layout of the Green
	Corridor as per the Draft Galway County Development Plan 2022-2028:

GLW-C20-205	Áine Ó Donnchadha	 The submission relates to Material Alteration MASP LUZ Briarhill 4.1. The submission acknowledges the Council's approach to the provision of an Indicative Green Corridor and the underlying zoning of the lands to facilitate flexibility in the next phase of the process i.e., development of a Masterplan for the Briarhill area. The submission requests the following: That Galway County Council commit to the reallocation of Residential Phase 1 lands to the location identified in the event that the positioning of the Indicative Green Corridor is formalised as part of the Master Plan process. That Galway County Council confirm that there will be consultation on the Briarhill Master Plan and specifically with the Briarhill landowners. 	Chief Executive's Response Submission noted. The purpose of the Green Corridor is indicative and as the development of these lands progresses a full review of all developable lands will occur. As the Briarhill Framework plan evolves and subsequent Masterplans are developed full consultation with all landowners and statutory stakeholders will take place. Chiefs Executive's Recommendation No Change
GLW-C20-175	Martin Coyne	 This submission relates to the Proposed Material Alteration No's MASP LUZ Briarhill 4.2 & 4.1. The submission requests the following zoning changes for two tracts of land, Parcel A and Parcel B: 1) Material Alteration MASP LUZ Briarhill 4.2: It is requested to Rezone 1.48ha of land identified as Parcel A from R-Residential Phase 1 to R-Residential Phase 2. As a conquest it is requested to rezone 1.8ha of land identified as 	Chief Executive's Response The request for rezoning lands as per the submission relating to Material Alteration 4.2 has been examined and it is considered that the configuration of Residential Phase 1 and 2 as per the Material Alterations is considered appropriate and reflects the aspirations of the Briarhill Framework. Therefore, it is considered that the configuration of lands should not be amended. In relation to Material Alteration 4.1 the indicative Green Corridor is indicative and as such is not a zoning.

		 Parcel B from Residential Phase 2 to Residential Phase 1. 2) Material Alteration MASP LUZ Briarhill 4.1: It is requested that the Land Use Zoning Map is updated to clarify that the "Indicative Green Corridor" is not a zoning category. This submission covers a variety of sub-topics all relating to the justification of this rezoning of lands. The submission is accompanied by maps indicating Parcel A & B. 	 Chief Executive's Recommendation No Change to Material Alteration MASP LUZ Briarhill 4.2 In relation to Material Alteration 4.1 Footnote to be included as follows: The Indicative Green Corridor is not a Land Use zoning.
		Oughterard	
GLW-C20-185	Hyman Properties Ltd.	This submission relates to lands in Oughterard and Material Alteration SGT LUZ Oughterard 9.3 and 9.2.	Chief Executive's Response
		In relation to Material Alteration SGT LUZ Oughterard 9.3 this additional zoning of Residential Phase 1 lands is welcomed however it is queried as to the inclusion of the "Strategic Flood Risk Assessment Notification" to the Plan. According to the Galway County Development Plan, the OPW Catchment Flood Risk Assessment for Oughterard, and the	In relation to Material Alteration 9.3, these lands were not zoned or within the Draft Galway Development Plan 2022- 2028. During the Council Meeting in December 2020/January 2021, the Elected Members by resolution zoned these lands Residential Phase 1. There is reference to the "Strategic Flood Risk Assessment Notification" is required as it is unclear as to the access arrangements of these lands and these are adjacent to a flood zone.

				OPW's Western CFRAM Mapping, there is no flood risk on this portion of the subject lands. It is stated that they are unaware of any recent flooding at this specific location. For these reasons, the submission requests that the "Strategic Flood Risk Assessment Notification" be removed from the area of land behind Scoil Chuimín & Caitríona. In relation to Material Alteration SGT LUZ Oughterard 9.2, this submission acknowledges that the alteration calls for the subject lands to be downzoned from Residential Phase 1 to "Open Spaces/Recreational and Amenity," as well as the inclusion of the "Strategic Flood Risk Assessment" Notification designation. The submission has requested that the subject lands have a zoning objective that allows vehicular access to the landholding via Glann Road. This additional objective will aid in the beneficial development of the larger landholdings at this Residential Phase 1 zoned location.	In relation to Material Alteration 9.2 these lands were initially zoned Residential Phase 1 lands by the Elected Members at the Draft Plan stage. There was an amendment by the Elected Members during the consideration of submissions received on the Draft Plan and these lands were zoned Open Space/ Recreation & Amenity to address the flood risk element on these lands
					Chief Executive's Recommendation No Change (Please note the whilst the comments made by the submitter are acknowledged, a number of Material Alterations are inextricably linked, and any alteration would impact on the R1 Allocation in the Core Strategy).
GLW-C20-128	Padraic Tierney	and	Sandra	The submission relates to lands in Oughterard and subject to Material Alteration SGT LUZ Oughterard 9.4. The submission welcomes the alteration and requests that LUZ Oughterard	Chief Executive's Response In relation to Material Alteration SGT LUZ Oughterard 9.4, these lands were not zoned or within the Draft Plan Boundary. During the course of the Council Meeting in

		9.4, zoning of lands at Glann Roads as "Residential Infill", is adopted in the Development Plan.	December 2021/January 2022, the Elected Members proposed these lands to be zoned. The Chief Executive considers that these lands should not be zoned Residential Infill or included in the Oughterard Small Growth Town boundary. Chief Executive's Recommendation See OPR Recommendation No.2(SGT LUZ Oughterard 9.4)
		Portumna	
GLW-C20-176	Pat and Marian Treacy	This submission relates to Material Alteration SGT LUZ Portumna 10.3. The Material Alteration is welcomed however the submission notes that it does not recognise the development potential of the overall land (0.8ha) to which their submission on the Draft Plan related. The submission is accompanied by maps indicating the entire landholding and requests that an adjustment be made to the extent of the land zoned 'Residential (Infill)'. The submission provides a justification for the zoning of these lands, including strategic location, Draft Development Plan Guidelines (2021) which refer to the ability of Councils to avail of 'Additional Provision' of residential zoned lands in each settlement (this provision shall not exceed 20-25% of the required quantum of zoned land and sites in settlements in any planning authority area as a whole). The submission outlines a justification to apply this 'Additional Provision' to the 0.8ha site in Portumna. Submission clarifies that they	Chief Executive's Response: Noted. These lands were zoned Residential Phase 2 in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members proposed by resolution to change the zoning from Residential Phase 2 to Infill Residential. The Chief Executive agreed in principle to change the zoning on the lands subject to Material Alteration SGT LUZ Portumna 10.3 from Residential Phase 2 to Residential Infill. The request for the increase of additional zonings at this location is contrary to Section 12(10) of the Planning and Development Act 2000(as amended).

		are requesting an extension to the 'Residential	
		(Infill)' zoning.	
		An Cheathrú Rua	
GLW-C20-192	Grúpa Pobail Céibh an	This submission relates to Material Alteration	Chief Executive's Response
	tStrutháin	RSA LUZ 19.1 Sruthán Quay. The submission strongly urges the adoption of the proposed alteration. Appendix A and Appendix B to the submission support the adoption of this amendment.	The subject lands were not zoned in the Draft Plan as during the course of the Council Meeting in December 2021/January 2022, the Elected Members by resolution zoned these lands Open Space, Recreation & Amenity. The Chief Executive considers that there is no justification for the zoning of these lands as they are remote and isolated
		The submission notes there is an error in An Cheathrú Rua settlement plan. The submission states that Section 12.3.3 of An Cheathrú Rua settlement plan references An tSean Chéibh while there is no mention of Céibh an tSrutháin.	from the village centre. This Material Alteration is not supported by the Planning Authority. Chief Executive's Recommendation See OPR Recommendation No. 9
GLW-C20-201	Grúpa Pobail Céibh an tStrutháin	Same as GLW-C20-192 above.	Chief Executive's Response Same as GLW-C20-192 above. Chief Executive's Recommendation See OPR Recommendation No. 9
GLW-C20-195	Grúpa Pobail Chéibh an tStrutháin	This submission relates to a 100m setback for all new wastewater treatment plants in An Cheathrú Rua. It further highlights that there is plenty of evidence for "established planning justification for this amendment". The submission urges the adoption of a similar provision for An Cheathrú Rua as proposed.	Chief Executive's Response The reference to Policy Objective WW9 Municipal Wastewater Treatment Plant in An Cheathrú Rua and the 100m buffer is not subject to a Material Alteration as this policy objective was published as part of the Draft Galway County Development Plan 2022-2028.

		The submission highlights Galway's previous	
		record on 100m buffer zones, which were	
		established <u>'from the site'</u> <u>'to provide and</u>	
		protect' in the previous Local Area	
		Development Plans for villages and towns in	Chief Executive's Recommendation
		County Galway, such as Gort, Tuam etc.	No Change
		An Spidéal	
GLW-C20-177	Joe Hynes	This submission relates to Material Alteration	Chief Executive's Response
		SGV LUZ An Spidéal 12.1 and 12.2.	Noted. The Chief Executive does not consider the zoning
			proposed under SGV LUZ An Spidéal 12.1 and 12.2 to be
		The submission notes that the rezoning makes	appropriate. Under Material Alteration SGV LUZ An Spidéal
		little to no use of the existing infrastructure	12.1 the lands have been zoned Open Space/Recreation
		i.e., estate road and services in respect of the	and Amenity and under SGC LUZ An Spidéal 12.2 the lands
		Ard na Speire development. The submission	have been zoned Residential Infill. These lands were not
		includes a map and has outlined a further area	included or zoned in the Draft Galway County Development
		in red as alternative for zoning of additional	Plan 2022-2028. During the Course of the Council Meeting
		lands.	in December 2021/ January 2022, the Elected Members by
			resolution included these lands in the settlement boundary
			and zoned Open Space/Recreation & Amenity and
			Residential Infill. The indication that alternative lands
			should be zoned is noted, the request for the increase of
			additional zonings within the settlement boundary is
			contrary to Section 12(10)(c) of the Planning and
			Development Act 2000 (as amended). The Chief Executive
			considers that the land subject to Material Alterations SGV
			LUZ An Spidéal 12.1 and 12.2 is not appropriate and in line
			with the OPR Recommendation on the Material Alteration
			12.2 should revert to unzoned lands.
			The OPP has accommonded that the length of the test
			The OPR has recommended that the lands subject to
			Material Alteration 12.2 would revert to the Draft Galway
			County Development Plan 2022-2028.

			 Chief Executive's Recommendation Remove lands subject to Material Alteration SGV LUZ 12.1 to unzoned lands as per Draft Galway County Development Plan 2022-2028: Governmendation See OPR Recommendation No. 2 (Material Alteration SGV LUZ 12.2)
GLW-C20-212	Joe Hynes	This submission relates to Material Alteration SGV LUZ An Spidéal 12.1 and 12.2. It is very similar in content to the submission GLW -C20- 177 above. This submission specially refers to the fact that alternative serviced lands were not considered for residential development.	Chief Executive's Response: As per GLW-C20-177 above Chief Executive's Recommendation: As per GLW-C20-177 above
GLW-C20-213	Baile Bhruachlain Teoranta & Baile Eamoinn Teoranta	A comprehensive submission was received which refers to Material Alteration in Maigh Cuilinn, An Spidéal and An Sruthan Quay.	Chief Executive's Response Noted.

Material Alteration 8.5a, 8.5b and 8.5c The support of Material Alteration No's. 8.5a, 8.5b and 8.5c is expressed and reference to sequential development and the proper planning and sustainable development of Moycullen.	In relation to Material Alterations referenced (8.5a,8.5b and 8.5 c) in Maigh Cuilinn the Chief Executive agreed with these rezonings based on reconfiguration of lands.
<u>Material Alteration 8.5d Maigh Cuilinn</u> It is queried as to the rezoning of lands such as under Material Alteration 8.5d from Agricultural to Residential Phase 1. The submission has been accompanied with a map highlighting other available lands which are sequentially closer to the centre of Maigh Cuilinn and more appropriate for residential development in the interest of proper planning and sustainable development. It is noted that the submission believes Material Alteration 8.5d is not in accordance with the principles of Compact Growth or Draft Development Plan Guidelines 2021. In addition, the submission provides justification as to why this alterative zoning is more appropriate due to access to utilities, Irish Water connections and lands being within closer proximity to the town centre. Ultimately, the submission requests that Residential (Phase 1) lands for Maigh Cuilinn are further reconsidered with more appropriate lands already zoned, and the principles of sequential development, compact growth and proper planning and sustainable	These lands were reviewed as part of the deliberations on submissions received on the Draft Galway County Development Plan and the Chief Executive considers that it was appropriate to propose this change in zoning. These lands are in close proximity to additional residential developments. The indication that alternative lands should be zoned is noted, the request for the increase of additional zonings at this location is contrary to Section 12(10)(c) of the Planning and Development Act 2000(as amended.
development are applied to the future	

residential development of lands with the town of the emerging plan period. <u>Material Alteration SGV LUZ An Spidéal 12.2</u> <u>and 12.3</u> There is concern expressed in relation to Material Alteration SGV LUZ An Spidéal 12.2 and 12.3. The submission makes reference to sequential development and compact growth of the An Spidéal, suggesting that sites which are contiguous to the villages centre on serviced or serviceable lands are developed ahead of lands which they consider to be less appropriate including in 12.2 and 12.3.
Material Alteration SGV LUZ An Spidéal 12.2 and 12.3Under Material Alteration SGV LUZ An Spidéal 12.2 lands have been zoned Residential Infill and under SGC LU and 12.3. The submission makes reference to sequential development and compact growth of the An Spidéal, suggesting that sites which are contiguous to the villages centre on serviced or serviceable lands are developed ahead of lands which they consider to be lessUnder Material Alteration SGV LUZ An Spidéal 12.2 LUZ An Spidéal 12.2 and 12.3. The submission makes reference to Sequential development and compact growth of the An Spidéal, suggesting that sites which are contiguous to the villages centre on serviceable lands are developed ahead of lands which they consider to be lessUnder Material Alteration SGV LUZ An Spidéal 12.2 the Material Alteration SGV LUZ An Spidéal 12.2 the Spidéal 12.3 the lands have been zoned Residential Infill and under SGC LUZ An Spidéal 12.3 the lands have been zoned Residential Infill These lands were not included or zoned in the Draft Galw County Development Plan 2022-2028. The Chief Executi does not consider the zoning proposed under SGV LUZ A Spidéal 12.2 and 12.3 to be appropriate.
and 12.3Under Material Alteration SGV LUZ An Spidéal 12.2There is concern expressed in relation to Material Alteration SGV LUZ An Spidéal 12.2Under Material Alteration SGV LUZ An Spidéal 12.2and 12.3. The submission makes reference to sequential development and compact growth of the An Spidéal, suggesting that sites which are contiguous to the villages centre on serviced or serviceable lands are developed ahead of lands which they consider to be lessUnder Material Alteration SGV LUZ An Spidéal 12.2 tands have been zoned Residential Infill and under SGC LU An Spidéal 12.3 the lands have been zoned Residential Infil These lands were not included or zoned in the Draft Galw County Development Plan 2022-2028. The Chief Executi does not consider the zoning proposed under SGV LUZ An Spidéal 12.2 and 12.3 to be appropriate.
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are contiguous to the villages centre on does not consider the zoning proposed under SGV LUZ A serviced or serviceable lands are developed ahead of lands which they consider to be less
serviced or serviceable lands are developed Spidéal 12.2 and 12.3 to be appropriate. ahead of lands which they consider to be less
ahead of lands which they consider to be less
In the submission there is reference to lands in
An Spidéal village removed from these lands
subject to the Material Alteration. It is
requested that these lands would be zoned
village centre.
Material Alteration DCA 1117 Stuthén Quay 10.1
Material Alteration RSA LUZ Sruthán Quay 19.1
This submission welcomes the rezoning of The subject lands were not zoned in the Draft Galw
lands at Sruthán Quay. However, the County Development Plan 2022-2028. These lands a
submission has concerns over the proposed removed from the settlement boundary of An Cheath
designation of 'OS' – Open Space element of Rua. During the course of the Council Meeting in Decemb
the zoning, with the overall zoning being 'OS' – /January 2022, the Elected Members by resolution zone
Open Space, which the submission considered these lands Open Space, Recreation & Amenity. The Chi
to be wholly inappropriate at this location as Executive considers that there is no justification for the
currently shown in the draft maps. The zoning of these lands as they are remote and isolated fro
submission has outlined reasons for the lands the village centre. It is considered that these lands should be a submission has outlined reasons for the lands are submissed by the village centre. It is considered that these lands are submissed by the village centre. It is considered that these lands are submissed by the village centre. It is considered that these lands are submissed by the village centre. It is considered that these lands are submissed by the village centre. It is considered that these lands are submissed by the village centre. It is considered that these lands are submissed by the village centre. It is considered that these lands are submissed by the village centre. It is considered that the village centre is the village centre is the village centre is the village centre. It is considered that the village centre is the village ce
to be rezoned to a more appropriate 'T' – not be zoned as per Material Alteration RSA LUZ Sruth
Tourism given the unique cultural heritage of Quay 19.1.

		the Quay area and the current live application for a multiuse facility to include Tourism uses.	 Chief Executive's Recommendation See OPR Recommendation No.2 (Material Alteration SGV LUZ 12.2) Land subject to Material Alteration 12.3 (See Irish Water Recommendation) & Material Alteration 12.4 revert to unzoned lands as per Draft Galway County Development Plan 2022-2028: Material Alteration 12.4 Material Alteration 12.4 See OPR Recommendation No.9 (Material Alteration RSA LUZ Sruthán Quay 19.1)
		RSA LUZ Galway Airport 17.1	
GLW-C20-129	Timbletron	The submission relates to lands subject to Material Alteration RSA LUZ Galway Airport 17.1. It is requested that these lands at the former Steiner Premises, Carnmore as	Chief Executive's Response In relation to Material Alteration RSA LUZ Galway Airport 17.1 these lands were not zoned or included in the Draft Galway County Development Plan 2022-2028. The Elected Members by resolution zoned these lands during the

'Business & Enterprise	e' is adopted in the Council Meeting in December 2021/ January 2022. The OPR
Development Plan.	has recommended that these lands would revert to
	unzoned lands as per Draft Galway County Development
	Plan 2022-2028. During the course of the Council Meeting
	in December 2021/January 2022, these lands were
	proposed by resolution by the Elected Members to be
	zoned. The Chief Executive is concerned regarding the
	zoning of these lands removed from any settlement
	boundary. Based on the OPR Recommendation no. 7 it is
	considered that these lands were revert to unzoned lands
	as per Draft Galway County Development Plan 2022-2028.
	Chief Executive's Recommendation
	See OPR Recommendation No.7 (RSA LUZ Galway Airport
	17.1)





Appendix A Core Strategy

March 2022

Settlements Typology	Settlements	Population 2016	Population Allocation	Core Strategy 2022-2028 Population Allocation	Housing Allocation 2022-2028	Residential Units to be Delivered on Infill/Brownfiel d Sites	Residential Units to be Delivered on Greenfield Sites	Density	Quantum of Greenfield Land Required for Residential Development	Quantum of Brownfield Land Required for Residential Development	Population Allocation based on ESRI Household projections 2028- 2031
COUNTY GALWAY		179,390	100%	18,655	10,738	3,221	7,517	-	-	-	8400
	Baile Chláir	1,248	5	975	561	168	393	30	14.84 13.1 18.35 *	6	400
	Bearna	1,998	4	750	432	130	302	30	10.1	4	250
Metropolitan Area	Oranmore	4,990	8	1,540	886	222	665	30	22.2 20.0**	7	300
	Briarhill	0	5	977	562	0	562	35	16.1	0	300
	Garraun	0	7	1,258	724	0	724	35	20.7	0	250
Fotals		8,236	29	5,500	3,166	519	2,646	-	82.1	17	
Key Towns	Ballinasloe	6,662	11	1,999	1,151	345	805	35	23.0	10	999
Rey TOWIS	Tuam	8,767	14	2,630	1,514	454	1,060	35	30.3	13	1315
Fotals		15,429	25	4,629	2,664	799	1,865	-	53.3	23	
Strategic Potential	Athenry	4,445		1,350	777	233	544	25	21.8	9	810
Fotals		4,445		1,350	777	233	544	-	21.8	9	
Colf Custoining Tours	Gort	2,994	4	800	460	138	322	25	12.9	6	530
Self Sustaining Towns	Loughrea	5,556	8	1,400	806	242	564	25	22.6	10	700
Fotals		8,550	12	2,200	1,266	380	886	-	35.5	15	
	Clifden	1,597	2.5	470	271	81	189	16	11.8	5	235
	Headford	973	1.6	290	167	50	117	16	7.3	3	145
Small Growth Towns	Maigh Cuilinn	1,704	1.9	350	201	60	141	16	8.8	4	175
	Oughterard	1,318	1.9	350	201	60	141	16	8.8	4	175
	Portumna	1,450	1.6	300	173	52	121	16	7.6	3	150
Fotals		7,042	9	1,760	1,013	304	709	-	44.3	19	
	An Chearthrú Rua	781	0.8	150	86	26	60	11	5.5	2	75
	An Spidéal	237	0.3	55	32	9	22	11	2.0	1	30
	Ballygar	687	0.9	175	101	30	71	11	6.4	3	87
Small Growth Villages	Dunmore	600	0.6	120	69	21	48	11	4.4	2	60
	Glenamaddy	480	0.7	130	75	22	52	11	4.8	2	65
	Kinvara	730	1.1	200	115	35	81	11	7.3	3	100
	Moylough	518	0.7	125	72	22	50	11	4.6 3.0***	2	62
Fotals		4,033	5	955	550	165	385	-	35.0	15	
Rural Remainders	-	131,655	-	2,261	1,301	390+911 ****	911	-	-	-	1,187

Note. While it is estimated that 30% of County Galway housing need to be delivered on infill and brownfiled lands, due to existing constraints, this is reduced to 25% in Ornamore.

Changes to the Core Strategy Table on foot of Chief Executive's Report on Material Alterations:

- * ** Amendment to R1 lands in Baile Chláir as per below:
- > 18.35ha 3.51ha = 14.84ha (MASP LUZ Baile Chláir 1.2 & MASP LUZ Baile Chláir 1.6)
- ***The allocation of R1 Lands(2.6ha) subject to MASP LUZ Oranmore 3.14 was never re-allocated as the amended motion to reallocate this was voted down by the Elected Members

*** The Housing Allocation in Rural Remainders for residential units re-allocated to Greenfield sites from residential units on infill/brownfield sites (GLW-C10-205)

Remove Additional R1 lands in Woodlawn(Level 7 Rural Remainders) as per OPR Recommendation No.2

Chief Executive's Report on the Submissions received on Material Alterations on the Draft Galway County Development Plan 2022-2028





Appendix B Infrastructure Audit

March 2022

Tiered Approach to Land Zoning – Infrastructure Assessment

Appendix 3 of the National Planning Framework (NPF) introduces a new methodology for a two-tier approach to land zoning. National Policy Objective 72a requires Planning Authorities to apply a standardised, two-tier approach to differentiate between: zoned land that is serviced; and, zoned land that is serviceable within the life of the CDP.

• Tier 1 lands are serviced, and in general, part of or contiguous to the built-up footprint of an area.

• Tier 2 lands are not currently sufficiently serviced to support new development but have potential to become fully serviced within the lifetime of the CDP. Tier 2 lands may be positioned within the existing built-up footprint, or contiguous to existing developed lands, or to Tier 1 zoned lands.

• The CDP may include zoned lands which cannot be serviced during the lifetime of the Plan, by reference to the infrastructural assessment of the Planning Authority. This means that they cannot be categorised as either Tier 1 lands or Tier 2 lands, as per the above, and are not developable within the Plan period. Such lands should not be included within the Core Strategy for calculation purposes.

The NPF requires the CDP to carry out an assessment of the required infrastructure to support any Tier 2 lands identified for development. The assessment must be aligned with the delivery program of relevant infrastructure providers. The following sections set out an assessment of strategic enabling infrastructure requirements for Tier 2 lands across the County. The assessment focuses on the provision of infrastructure that is considered to be strategic in nature. The delivery of minor and/or local level infrastructure may be delivered through operational works of a service provider or developer-led and co-ordinated through the development management process. The assessment does not comprise an exhaustive list of requisite infrastructures across the County and while it is intended in inform, it is not to be relied upon for development management purposes. The purpose of the assessment is to demonstrate how lands zoned in the CDP with potential for residential development, are either sufficiently serviced (Tier 1) or have potential to become fully serviced within the timeframe of the Plan (Tier 2) (in compliance with Appendix 3 of the NPF). The assessment is point-in-time and it is acknowledged that infrastructure requirements may change. The full extent of requisite enabling infrastructure will continue to be assessed through the development management process whereupon detailed assessment will be undertaken.

Sector	Infrastructure Type	Assessment Overview
Transportation	Roads	Can the lands be accessed directly from the public road? Are the lands dependent on the construction of any Link Roads?
	Footpath	Is there a public footpath to the lands?
	Public Lighting	Is there public lighting to the lands?
Water Services	Water	Is there a public water main in proximity to the lands? Is there available capacity in the water supply to accommodate the development of the lands Is there capacity in the distribution network?
	Wastewater	Is there a public sewer in proximity to the lands? Is there capacity in the wastewater treatment plant the lands would discharge to? Is there capacity in the local foul sewer network to accommodate any additional loading?

s?			

Core Strategy Settlement			l Zoning Residential (R) l Employment (E)	Wastewater Capacity	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road requi lands
	Housing Land Requirement in hectares	Pop allocation	Undeveloped employment Land in hectares				

Core Strategy Settlement	y Pro		Proposed Zoning Residential (R) and Employment (E)		Water Capacity	Water Service Capital Investment Programme 2020-2024	Road & Transportation requirements of the particular lands	Tier 1 / Tier 2			
	Housing Land Requirement in hectares	Pop allocation	Undeveloped employment Land in hectares								
Metropolitan Area											
Baile Chláir	13	(975)	1.77	Adequate Capacity	Adequate Capacity		Good Road network. Connectivity to all TC and R1 lands. Completion of the Surface Water Drainage scheme and Advancement of the relief road would be of great benefit for all road users.	Tier 1			
Bearna	10	(750)		Limited Capacity	Limited Capacity	Drainage Area Plan will identify network issues and needs. Provision for medium and long-term growth will be considered as part of Greater Galway Area Drainage Strategy. Water supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands Surface Water Drainage design. Completion of the Relief Road.	Tier 1			
Briarhill	16.1	(977)	34.41	Limited Capacity	Adequate Capacity		Urban Framework Plan-Detailed Guidance to be developed further as part of overall scheme	Tier 1			
Oranmore	22.2	(1540)	105.98	Limited Capacity	Adequate Capacity	A local network reinforcement project in Galway city will improve existing capacity constraints at Oranmore main pumping station. Drainage Area Plan will identify network issues and needs. Provision for medium and longterm growth will be considered as part of Greater Galway Area Drainage Strategy.	Good Road network. Connectivity to all TC and R1 lands. The implementation of	Tier 1			

Core Strategy Settlement			Proposed Zoning Residential (R) Wastewater and Employment (E) Capacity		Water Capacity	Water Service Capital Investment Programme 2020-2024	Road & Transportation requirements of the particular lands	Tier 1 / Tier 2
							the recently commissioned LTP will greatly enhance traffic movement and accessibility for all road users.	
Garraun	20.7	1258	2.69	Limited Capacity	Adequate Capacity	A local network reinforcement project in Galway city will improve existing capacity constraints	Plan-Detailed Guidance to be as part of overall scheme. URDF for improvements of rail network.	Tier 1
Key Towns								
Ballinasloe	23.0	1,999	55.99	Adequate Capacity	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands	Tier 1
Tuam	30.3	2,630	113.21	Adequate Capacity	Adequate Capacity		LAP to be reviewed Q1 of 2022 The implementation of the LTP will greatly enhance accessibility for all. The completion of the Ring Road will improve traffic	Tier 1

Core Strategy	Proposed Zoning Residential (R)	Wastewater	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road &	Tier 1 /
Settlement	and Employment (E)	Capacity			Transportation requirements of the particular	Tier 2
					lands	
					movement within the town.	
Strategic Potential			·			

been com commend been com com com com com com com com com com

Self Sustaining Towns

Gort	12.9	800	30.54	Adequate Capacity	Limited Capacity	Provision of storage underway.	LAP t An a Moto Impr Drair
Loughrea	22.6	1,400	37.82	Limited Capacity	Limited Capacity	Extension of Tuam RWSS Ext to Loughrea due for completion early 2021. Wastewater network hydraulic study to be undertaken.	LAP 1 LTP i

P to be reviewed Q1 of 2022 P to be created in 2022. It should shlight many areas requiring provements for all road users. e completion of the Athenry Ring ad will improve traffic movement d accessibility	Tier 1
P to be reviewed Q1 of 2022 additional connection to the otorway would be advantageous. provements to Surface Water ainage.	Tier 1
P to be reviewed Q1 of 2022. P in 2022 to highlight area of	Tier 1

Core Strategy	Proposed Zoning Residential (R) Wastewater	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road 8
Settlement	and Employment (E)	Capacity		Ŭ	Transp requir the pa lands
					impro

Clifden	11.8	470	Adequate	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan.	Good all TC surfac requi

Core Strategy	Core Strategy Proposed Zoning Residential (R)		Wastewater	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road &	Tier 1 /				
Settlement		and	Employment (E)	Capacity		Programme 2020-2024	Transportation requirements of the particular lands	Tier 2			
							improvement for all road users.				
Small Growth Towns											
Clifden	11.8	470		Adequate	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands Improvements to surface water drainage and FRS required.	Tier 1			
Maigh Cuilinn	8.8	350		Adequate Capacity	Limited Capacity	NR 2 Key Roads Infrastructure Developments To support the delivery of the Galway City Ring Road (N6GCRR), N59 Maigh Cuilinn Bypass and the Galway – Clifden (N59) Schemes.	Good Road network. Connectivity to all TC and R1 lands Surface Water Design and FRS to be implemented	Tier 1			
Oughterard	8.8	350		Adequate Capacity	Adequate Capacity	Short Term Water supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands The provision of the proposed new Road Bridge will improve safety for all road users.	Tier 1			
Portumna	7.6	300		Limited Capacity	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan. Capacity constrained in Green Isle P.S. catchment, P.S. upgrade under consideration.	Good Road network. Connectivity to all TC and R1 lands	Tier 1			

Core Strategy	Propose	d Zoning Residential (R)	Wastewater	Water Capacity	Water Service Capital Investment Programme 2020-2024	Roa
Settlement	an	d Employment (E)	Capacity			Tran requ the land
Headford 7.3	290		Adequate Capacity Adequate Capacity Small Growth			Goo netv Con TC a The impl a LT traff and for a

Core Strategy		Proposed	Zoning Residential (R)	Wastewater	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road &	Tier 1 /
Settlement		and	Employment (E)	Capacity			Transportation requirements of the particular lands	Tier 2
Headford	7.3	290		Adequate Capacity Adequate Capacity Small Growth			Good Road network. Connectivity to all TC and R1 lands The implementation of a LTP will improve traffic movements and accessibility for all Road Users.	Tier 1
Villages								
An Cheathrú Rua	5.5	150		Sea Outfall No Treatment	Adequate Capacity	Short-Term Project to provide new WWTP at detailed design stage. Water supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands	Tier 1
An Spidéal	2.00	55		Sea Outfall No Treatment	Adequate Capacity New WWTP scheduled to commence construction 2021.		Good Road network. Connectivity to all TC and R1 lands	Tier 1
Ballygar	6.36	175		Limited Capacity	Adequate Capacity	Wastewater Infrastructure Improvements- expected. Waste Water Treatment Plant upgrade to be progressed via IW Small Town and Villages Growth Programme.	to all TC and R1 lands	Tier 1
Dunmore	4.4			Adequate Capacity	Adequate Limited Capacity	Waste supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands The proposed improvements to bridge street will	Tier 1
		120						

Core Strategy Settlement			Zoning Residential (R) Employment (E)	Wastewater Capacity	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road & Transportation requirements of the particular lands	Tier 1 / Tier 2
							greatly enhance safety and connectivity for all road users.	
Glenamaddy	4.8	130		Adequate Capacity	Adequate Limited Capacity	Waste supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands FRS for the Creggs road is required to prevent continuous flooding	Tier 1
Kinvara	7.3	200		Adequate Capacity	Adequate Capacity		Good Road network. Connectivity to all TC and R1 lands LTP being created will greatly enhance safety and connectivity for all road users. The provision of public parking and the implementation of parking restrictions will improve congestion The completion of the Relief Road will improve connectivity	Tier 1
	1		1	1	1	1	1	1
Moylough	4.6	125		Adequate Capacity	Adequate Limited Capacity	Waste supply options will be assessed in the National Water Resource Plan.	Good Road network.	Tier 1

Core Strategy Settlement			Zoning Residential (R) Employment (E)	Wastewater Capacity	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road & Transportation requirements of the particular lands	Tier 1 / Tier 2
							Connectivity to all TC and R1 lands The requirement for a traffic calming to improve safety	
TOTAL	261.31	16394	512					