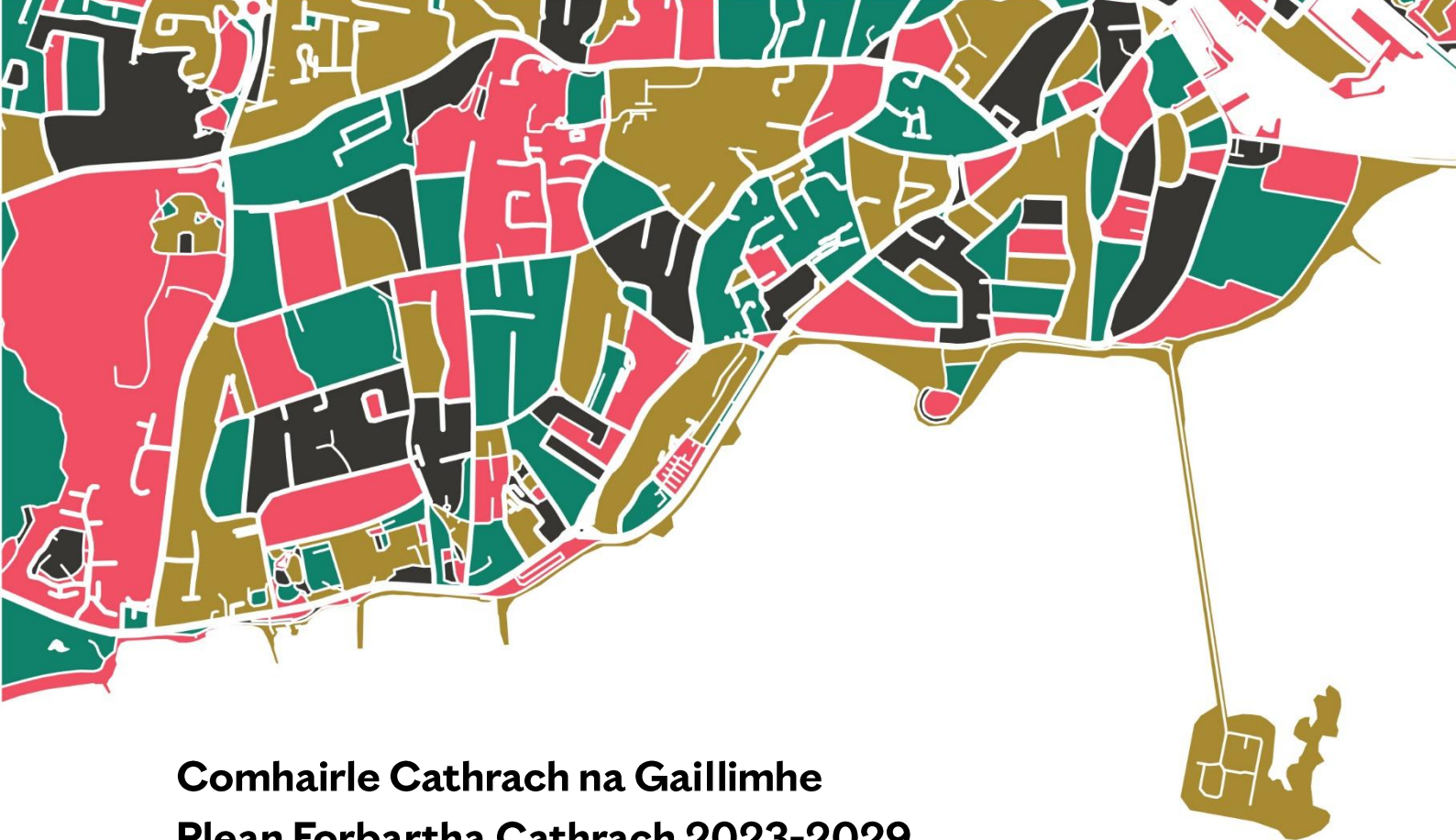




**Comhairle Cathrach na Gaillimhe
Plean Forbartha Cathrach 2023-2029**

**Galway City Council
City Development Plan 2023-2029**

Variation No. 3

**Under Section 58 of the Planning and Development Act
2024 (as amended)**

5 June 2026

Variation No. 3 of the Galway City Development Plan 2023-2029

The following variation to Galway City Development Plan 2023-2029 was made by the members of the Council at the Special Meeting on the 05 June 2026, in accordance with Section 58 of the Planning and Development Act 2024 (as amended).

Variation No. 3 is set out hereunder and consists of:

Part 1: Summary Schedule of the Changes to the Galway City Development Plan

Part 2: Changes to the Galway City Development Plan Written Text

Part 3: Changes to the Galway City Development Plan Maps

Part 1: Summary Schedule of the Changes to the Galway City Development Plan

Changes to the Galway City Development Plan Written Statement:

Ref	Section	Page	Description of Amendment
A.1	Preface	12	Remove reference to Ardaun LAP
A.2	1.3.2 National Policy	17	Update NPF reference to First Revision 2025
A.3	1.3.2 National Policy	17	Add paragraph on NPF First Revision 2025 key changes
A.4	Policy 1.2 National and Regional Framework	18	Add new objective on Revised NPF housing growth requirements
A.5	1.4.1 Preparation of Core Strategy	19-20	Update policy documents to include 2025 Housing Growth Requirements
A.6	1.4.2 Population Projections	20-21	Add text on Core Strategy update alignment
A.7	1.4.6 Housing Target for the Core Strategy	25-28	Replace Housing Supply Target with Housing Growth Requirements section
A.8	1.5.1 General	29	Remove reference to Ardaun LAP
A.9	1.5.2 Settlement Capacity Audit	29-30	Update references to Guidelines and remove references to LAPs
A.10	1.5.2 Settlement Capacity Audit	31	Add Settlement Capacity Audit Update
A.11	1.5.3 Core Strategy Statement	31-33	Add reference to Revised NPF 2025 and remove references to Ardaun LAP
A.12	1.5.3 Core Strategy Statement	34	Add Housing Growth Strategy section
A.13	1.6 Employment Development	34	Add reference to Revised NPF employment targets
A.14	1.9 Core Strategy Map and Core Strategy Table	39	Update references to Revised NPF and NPO 101 and remove references to Ardaun LAP
A.15	Policy 1.4 Core Strategy	42	Remove Objective 12 Review Ardaun LAP
A.16	3.1 Context	63	Remove reference to Ardaun LAP
A.17	Policy 3.1 Housing Strategy	67-68	Update references in Objectives 18 and 24
A.18	Table 3.1 Indicative Neighbourhood Areas	70	Remove reference to Ardaun LAP
A.19	3.4 Urban Context	72	Add text in relation to infill development
A.20	3.4 Residential Densities	72	Update references to 2024 Compact Settlements Guidelines
A.21	3.4 Residential Densities	72	Add new density ranges

A.22	Policy 3.3 Sustainable Neighbourhood Concept	73	Update reference to 2024 Compact Settlements Guidelines and add clarifying text with relation to infill development
A.23	3.5 Sustainable Neighbourhoods: Outer Suburbs	78/79	Remove references to Ardaun LAP
A.24	3.6 Sustainable Neighbourhoods: Established Suburbs	80	Amend text in relation to infill development
A.25	Policy 3.5 Sustainable Neighbourhoods: Established Suburbs	82	Amend text in relation to infill development
A.26	3.7 Sustainable Neighbourhoods: Inner Residential Areas	83	Amend text in relation to infill development
A.27	Policy 3.6 Sustainable Neighbourhoods: Inner Residential Areas	84	Amend text in relation to infill development
A.28	4.2 Land Use and Transportation	95	Remove references to Ardaun LAP
A.29	5.3.1 European Designated Sites	128	Add consideration for impact of increased visitor pressures
A.30	Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance	132-134	Add consideration for impact of increased visitor pressures
A.31	Table 6.1 Galway City and County Retail Hierarchy	176	Remove references to Ardaun LAP
A.32	6.5 Retail Hierarchy – Level 3: District Centres	180	Remove references to Ardaun LAP
A.33	7.5 Community Facilities – Education	201	Remove references to Ardaun LAP
A.34	8.8 Urban Design and Placemaking	219/220	Remove references to Ardaun LAP and add architectural policy
A.35	Policy 8.7 Urban Design and Placemaking	222	Remove Objective 5 Ardaun LAP implementation and add architectural policy
A.36	9.4 Water Services	233/235	Remove references to Ardaun LAP
A.37	Figure 10.6 Sandy Road Regeneration Site	261	Replace Figure 10.6 with updated map
A.37b	10.8 Sandy Road Regeneration Site	261	Add text in relation to Map amendment A.66 Sandy Road
A.38	10.X City Hall Site	270	Add City Hall Site Opportunity Site

A.39	10.24 Ardaun LAP	273	Remove references to LAP
A.40	Policy 10.5 Ardaun	273-274	Remove reference to LAP and add Objectives for Ardaun area
A.41	10.25 Murrough LAP	274-275	Remove reference to LAP and update section
A.42	Figure 10.22 Murrough LAP	275	Replace figure 10.22 Murrough LAP
A.43	Policy 10.6 Murrough	275	Amend Policy and add Objectives for Murrough Masterplan Plan
A.44	10.X Doughiska	275	Insert text and Policy for Statutory Area Plan in Doughiska
A.45	10.X Castlegar	275	Insert text and Policy for Statutory Area Plan in Castlegar
A.46	10.26 Specific Objectives	276	Update Specific Objectives for Ardaun and Murrough and add Objective for Doughiska
A.47	11.2.1 Institutional and Community CF	280	Insert Specific Objectives relating to CF lands at Ardaun
A.48	11.2.8 Residential R and Residential R2	289	Insert Specific Objectives relating to rezoned R lands
A.49	11.2.8 Residential R and Residential R2	292	Insert Specific Objectives relating to R lands at Merlin Park
A.50	11.2.8 Residential R and Residential R2	292	Remove objective relating to R2 lands at Roscam Pitch and Putt and Briarhill
A.51	Zoning Objective UVC	292	Update UVC Land Use Zoning Objectives and add Specific Objective relating to lands at Ardaun
A.52	11.3.1 (c) Amenity Open Space provision in Residential Developments	299	Amend text in relation to infill development
A.53	11.3.1 (j) Conversion and Subdivision of Dwellings	303	Insert text relating to public open space and car parking standards.
A.54	11.3.2 (c) Car Parking Standards	304	Add text in relation to infill development

Changes to the Galway City Development Plan Maps:

Ref	Site	Description
A.55	Murrough	Rezone to Residential (R) from unzoned / Local Area Plan / Natural Heritage, Recreation and Amenity (RA)
A.56/57	Rosshill	Rezone to Residential (R) from Residential (R2)
A.58	Merlin Lands	Rezone to Residential (R) from Natural Heritage, Recreation and Amenity (RA)
A.59	Junction of Doughiska and Dublin Road	Rezone to Residential (R) from Residential (R2)
A.60	Ardaun	Rezone to Urban Village Centre (UVC) from Natural Heritage, Recreation and Amenity (RA)
A.61	Ardaun LAP	Update reference in Key to Ardaun LAP boundary
A.62	Doughiska	Rezone to Residential (R) from Residential (R2)
A.63	Tuam Road	Rezone to Residential (R) from Residential (R2)
A.64	Mionlach (off Coolough Road)	Rezone to Residential (R) from Residential (R2)
A.65	City Hall	Rezone to Commercial / Industrial (CI) from Institutional and Community (CF)
A.66	Sandy Road	Extend the boundary of the Sandy Road Regeneration Site
A.67	Circular Road East	Rezone to Residential (R) from Natural Heritage, Recreation and Amenity (RA)
A.68	Letteragh	Rezone to Residential (R) from Agricultural (A)
A.69a	Circular Road (A)	Rezone to Residential (R) from Residential (R2)
A.69b	Circular Road (B)	Rezone to Residential (R) from Residential (R2)
A.69c	Circular Road (C)	Rezone to Residential (R) from Residential (R2)

Part 2: Changes to the Galway City Development Plan Written Text

In the interests of clarity, the changes to the written text are presented below in the order they would appear in the Galway City Development Plan 2023-2029. Where applicable, any changes proposed to the text are indicated in **green** (for new text) and ~~red with a strikethrough~~ (for removed text).

Preface

A.1 Amend Local Planning paragraph (page 12) as follows:

Where appropriate, the policies of the Plan will be developed in more detail at a local level through ~~Local~~**Priority** Area Plans, Area Plans ~~and or~~ Framework Plans.

Throughout this document these plans will be referred to as Area Plans. ~~A Local Area Plan is in place for Ardaun (2018-2024) with proposed Local~~**Statutory** Area Plans **are proposed** for ~~Murrough and~~ Headford Road, ~~area and area plans for~~ Castlegar, **Doughiska** and Menlough.

Chapter 1: Introduction, Strategic Context & Core Strategy

A.2 Amend text in Section 1.3.2 National Policy (page 17) as follows:

~~The NPF and the National Development Plan (NDP) combine to form Project Ireland 2040. The NPF sets the vision and strategy for the development of the country to 2040 and the NDP provides the investment program to implement the NPF strategy.~~ **The National Planning Framework – First Revision 2025 (Revised NPF) and the National Development Plan (NDP) combine to form Project Ireland 2040 (Revised). The Revised NPF updates Ireland's long-term spatial strategy to reflect significant demographic, environmental, infrastructural and housing changes since 2018. The Revised NPF sets the vision and strategy for the development of the country to 2040, with the NDP providing the investment programme to implement the Revised NPF strategy.** This combined long term strategy is aimed at enabling all parts of Ireland to achieve their full potential and to provide for more balanced regional development and reduce the growing economic dominance of Dublin and its associated region.

A.3 Add the following text in Section 1.3.2 National Policy after Figure 1.2 (page 17):

The National Planning Framework – First Revision 2025

The Revised NPF updates Ireland's long-term spatial strategy. Its overarching role remains to guide where and how Ireland should grow spatially, socially,

economically and environmentally over the coming decades. Key aims from the original framework carried through to the revision include balanced regional development, compact growth and sustainable urban development, co-ordinated infrastructure and services, economic development and job growth, as well as environmental protection and sustainability.

The Revised NPF retains the ten National Strategic Outcomes (NSOs) as the shared goals for every community across the country and continues to frame the revised strategy to ensure continuity of strategic direction. The revision updates and strengthens the original NPF, updating projections and increasing ambition in key areas. Key changes include:

- Updated population and housing projections to plan for approximately 6.1 million population by 2040
- Ambitious housing delivery target of roughly 50,000 new homes per annum
- Greater emphasis on climate transition, environmental protection and sustainability
- New and updated National Policy Objectives (NPOs)
- Guidance for zoning and land-use changes
- Stronger link to investment, infrastructure delivery and future-proofing growth
- New planning tools for implementation, digitalisation and monitoring.

A.4 Add the following Objective to Policy 1.2 National and Regional Framework (page 18):

4. Ensure that the future growth and spatial development of Galway City is in accordance with the revised population and housing growth requirements of the National Planning Framework – First Revision 2025, as implemented through the NPF Implementation Housing Growth Requirements – Guidelines for Planning Authorities 2025, and any subsequent updates, and that the Core Strategy is varied as necessary to give effect to these requirements.

A.5 Amend text in Section 1.4.1 Preparation of the Core Strategy (pages 19-20) as follows:

The quantitative analysis in preparing the Core Strategy has been guided by a number of national policy documents. These include the population and household targets that are set out in the **Revised NPF 2025**, the NPF Implementation Roadmap (2018), the RSES, the Section 28 ‘Housing Supply Target Methodology for Development Planning’

(2020), the NPF Implementation Housing Growth Requirements – Guidelines for Planning Authorities 2025, and the ~~follow up document~~ ‘Guidance on the Preparation of a Housing Need and Demand Assessment’ (2020), ~~together with~~ ~~and~~ the DHLGH methodology known as the HNDA Tool (2021). The output of the HNDA tool was used in the preparation of the Galway City Housing Strategy and Housing Need and Demand Assessment 2023-29. This supporting document has also been important in informing the Core Strategy with respect to annualised population projections and the associated housing need and likely household tenure mix.

A.6 Add the following text in Section 1.4.2 Population Projections 2016-2029 after the opening paragraph (pages 20-21):

The Core Strategy has been updated in accordance with the National Planning Framework – First Revision 2025, which sets national targets for population and housing growth, and the relevant implementation guidelines issued under Section 28 relating to housing growth requirements. This ensures the strategy remains aligned with current government policy while responding to local growth requirements.

A.7 Amend text in Section 1.4.6 Housing Target for the Core Strategy (pages 25-28) as follows:

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

~~It is acknowledged that these population forecasts are targets and are not likely to be achieved by the benchmarked years of 2026 and 2031, but regardless s~~ Strategic provision should be made to demonstrate how ~~these~~ **the population targets** can, with additional investment facilitate the opportunity for such growth in the longer term and reinforce the objectives for compact growth and accord with the overall MASP area as

shown in Figure 1.4. This will support the objectives of the **Revised** NPF and the RSES to deliver Galway Metropolitan Area as a national strategic growth area with the ability to accommodate the compact sustainable growth levels envisaged in the NPF to be reached by 2040.

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

Metropolitan Area – Galway City

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

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

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

The delivery of much of the housing in the MASP strategic growth area of Ardaun ~~LAP~~ will require significant investment and only a portion is envisaged to be delivered during the currency of this plan. However it is necessary to recognise the longer term scenario that is included for in the regional and national planning strategies and is accordingly being embedded and aligned with strategic investment in

the MASP area including that of the Galway Transport Strategy and ~~Irish Water~~ **Uisce Éireann** strategy. In addition the regeneration sites as shown in Table 1.7 will contribute to both the targeted number of housing unit delivery in the current plan period and for the longer, more strategic, period.

Housing Growth Requirements

The National Planning Framework – First Revision 2025 sets national targets for population and housing growth, with National Policy Objective 42 targeting the delivery of approximately 50,000 additional homes nationally per annum to 2040.

In July 2025, the Minister for Housing, Local Government and Heritage issued Section 28 Guidelines: NPF Implementation Housing Growth Requirements and accompanying circular. These Guidelines provide detailed guidance on how City and County Councils should review their statutory development plans in order to incorporate the updated targets of the Revised NPF. These Guidelines supersede the Housing Supply Target Methodology for Development Planning Guidelines 2020.

The Guidelines set annual housing delivery targets for each local authority. Policy and Objective 1 of the Guidelines requires these to be incorporated into City and County Development Plans, while Policy and Objective 2 allows for the provision of up to 50% over and above the housing growth requirement for each local authority.

The targets are based on population and housing demand projections undertaken by the Economic and Social Research Institute (ESRI) in 2024 incorporated into the Revised NPF, and on unmet structural housing demand since 2016. The Guidelines set a target of addressing this unmet demand in the near term and up to 2034.

For Galway City, the Guidelines set a new annual housing growth requirement of 790 homes to 2034, compared to the existing City Development Plan requirement of 739 units per annum. The Guidelines also allow planning authorities to provide for additional provision of up to 50% over and above the baseline requirement when zoning land and allocating settlement targets through Development Plan Core Strategies.

This Core Strategy incorporates a proportion of this additional provision allowance above the baseline requirement, giving further flexibility in the availability of zoned lands to support sequential, infrastructure-led development and housing choice across the city.

Housing Growth Requirement Table

The housing growth requirements set out in the NPF Implementation Housing Growth Requirements Guidelines run from 2025–2034. The following table outlines the total housing growth requirement for the City until 2034. The requirements for the years 2023–2024 have been calculated under the previous Housing Supply Target methodology. This combines with the revised annual requirement for 2025 onwards to produce the housing growth requirement.

Period	Housing Requirement	Additional Provision (50%)	Total Annual Units
2023-2024 (HST 2020)	739 per annum	-	739 per annum
2025-2034 (NPF 2025) (additional requirements)	790 per annum (+51 per annum)	395 per annum	1,185 per annum (+446 per annum)
Total (2023-2034)	13,328 units		
Total Housing Growth Requirement 2025-2034	4,460 units		

Galway City Housing Growth Requirements Table

In order to meet the future housing needs of Galway City as set out in the Table 1, Galway City Council has zoned an additional approximately 89 hectares of residential land. In a letter from the Department of Housing, Local Government and Heritage dated 20 February 2026 subject National Planning Framework (NPF) Implementation – Housing Growth Requirements, advice was given that realistic and deliverable residential density assumptions should be applied in accordance with the Guidelines for Sustainable Residential Development and Compact Settlements (2024), with net densities generally comprising 65-80% of the gross area required for zoning purposes, i.e. the difference between lower gross zoned and higher net planning application densities should be accounted for. The below table sets out the estimated number of additional housing units to be provided based on 75% of the gross area zoned and an average density of 75 units per hectare.

Total Combined Housing Growth Requirement 2025-2034	Quantity of additional lands zoned (ha)	Estimated No. of Housing Units
4,460	89	5,006*

Estimated Additional Housing Units

**using an estimate of 75% of the gross zoned area and an average of 75 units per hectare*

The settlement approach in the Core Strategy includes for phasing and strategic reserve. This will demonstrate that the longer-term spatial settlement strategy can ultimately accommodate housing for the targeted growth population for Galway City under the MASP, that is an increase of 35,000 persons from the recorded population levels in 2016, aligned with the revised NPF projections.

This approach aligns with the policy direction set out in both the Revised NPF and the MASP. It also reflects the national and regional requirement that at least 50% of all new homes planned for the regional cities, including Galway City, be delivered within the existing built-up footprint.

A.8 Amend text in Section 1.5.1 General (page 29) as follows:

In addition to reviewing the zoning objective in relation to zonings that support residential development, cognisance was also taken of the capacity for housing yield anticipated in ~~the Ardaun Local Area Plan 2018-2024. The preparation of this plan was driven by the need to give a framework to the urban extension of the city on lands designated for both settlement and development on the east side of the city.~~ Development at Ardaun is anticipated to be delivered in two phases south and north where the dividing boundary is determined by the M6/N6 and delivery is allied to the service programme for infrastructure.

A.9 Amend text in Section 1.5.2 Settlement Capacity Audit (pages 29-30) as follows:

With respect to the undeveloped residential zoned lands the yield was established using policy guidelines as provided for in **the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities 2024 (and the earlier Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (2009) where applicable for comparative purposes)** and the Galway Urban Density and Building Height Study **2021**, in combination with an audit of recent planning permission densities achieved on similar sites. Where site specific criteria was relevant and which impacted the suitability for housing this was factored into the estimation to ensure a level of robustness. This analysis showed 110ha being included in Tier 1, 11ha in Tier 2 and 13ha of land challenged mainly by virtue of specific site characteristic but adjoining existing developed lands and appropriately sequenced in land use terms. The latter have been included in the strategic reserve.

The Regeneration and Opportunities Sites which number 19 in total were reviewed individually. They include lands suitable for a mix of uses with capacity for residential delivery. The identification of these sites included legacy regeneration sites from Galway City Development Plan 2017-23 and a number of additional sites. Many of these sites generally have spatial advantages such as close proximity to the city core, a

location along an existing /planned high frequency bus route, good proximity and access to employment, services and amenities. Recognition of their relative suitability for development with a mix of residential use was factored into the assumptions applied at a site specific level in order to provide an estimation of yield. Where sites had the benefit of permissions for residential/part residential uses these were used in yield calculation. In general, otherwise an assumption of residential yield and density was arrived at which included application of recent densities achieved on comparable sites, site specific characteristics, and application of the **Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities 2024** ~~Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (2009)~~ and the Galway Urban Density and Building Height Study **2021**. More specific detail with regard to each of these sites and the policy direction for delivery of uses including housing is outlined in Chapter 10.

...

Essentially Tier 1 are serviced lands in the built-up footprint and Tier 2 are lands within the built-up footprint or contiguous. An additional category relates to lands that can be described as Strategic Reserve lands – these can include lands that have potential to be developed over a timescale greater than the single six year cycle of the plan. In this regard the lands **anticipated to be developed** ~~included~~ in Phase 2 (North) of the Ardaun ~~LAP~~ **area** would qualify as this strategic reserve, the subsequent delivery as identified for Phase 1 Ardaun ~~LAP~~. These lands are not scheduled to be fully supported by infrastructure before 2029, but it is important that it is included to provide for a strategic settlement portion of NPF/RSES/MASP 2040 population delivery and for a longer term infrastructure investment guide. The potential population yield from the staged delivery from the regeneration /opportunity priority sites as referenced and the non-prioritized regeneration/opportunity sites are considered to constitute approximately half of the estimated yield capacity, the balance is classified as strategic reserve. These are reasonable assumptions having considered land use, property dynamics, likely sequence of uses and additional local factors.

A.10 Add text at the end of Section 1.5.2 Settlement Capacity Audit (page 31) as follows:

Settlement Capacity Audit Update

Following the publication of the National Planning Framework First Revision 2025 and the NPF Implementation Housing Growth Requirements Guidelines, Galway City undertook a revised Settlement Capacity Audit to analyse the existing capacity of the City to accommodate additional residential development. This revised Settlement Capacity Audit is comprised of the Residential Zoned Lands in

Galway City Status Report by MKO (the MKO Report) and the Housing Need & Demand Assessment Interim Report by Forvis Mazars (Interim HNDA).

The MKO report provides a high-level assessment of residentially zoned lands in Galway City. It identified 165ha of land zoned residential which, as of September 2025 was undeveloped, comprising 96ha of tier 1 lands and 68ha of tier 2 lands. The report analysed the available lands, including Ardaun, Murrough and the identified Opportunity and Redevelopment sites. It concludes that the development potential of Galway City residential zoned land is currently constrained by key infrastructural deficits.

An Interim Housing Need and Demand Assessment has been prepared to inform variations to the Development Plan. A final version of the HNDA will be prepared once the HNDA model has been released by the Department of Housing, Local Government and Heritage and before the next review of the Development Plan. The Interim HNDA provides an evidence base to guide housing policy, land-use planning, and delivery mechanisms in line with the updated national and regional objectives. It identifies that Galway City will require significant activation of serviced land and the expansion of compact, higher density development, along with other measures including targeted interventions, strengthened social and affordable housing programme, and coordinated delivery mechanisms.

The two reports provide an evidence base to inform variations to the Galway City Development plan to accommodate the additional zoning necessary to effect housing growth of a scale set out in the Revised NPF and Housing Growth Requirements Guidelines.

A.11 Amend text in Section 1.5.3 Core Strategy Statement (pages 31-33) as follows:

The Core Strategy has been developed in line with the vision for Galway City as identified in the Strategic Goals. This focus envisions the city to sustainably develop, strengthen and nurture success, become a city of scale and continue to be a driver of regional growth. **The Core Strategy has been updated in accordance with the National Planning Framework – First Revision 2025 which sets national targets for population and housing growth, and the relevant implementation guidelines issued under Section 28 relating to housing growth requirements.**

...

The main urban extension of the city at Ardaun, which is a main focus of the settlement strategy is identified as a key enabler under the NPF strategic growth area in the MASP demanded detailed spatial guidance in the form of a Local Area Plan which was adopted in 2018 **and expired in 2024 – as a document it remains as guidance and**

informative for the future development of Ardaun. This area has potential to be a major new residential and employment settlement in the city. It provides a continuous link out from the city and is integrated with the transport strategy and capable of benefiting from planned investment in bus connects, active mode networks and commuter rail investment at Garraun. It will provide opportunities for high density residential development structured and co-ordinated with other essential community services. It is well placed to develop good employment opportunities having close physical links with the existing technology parks at Mervue, Ballybrit / Parkmore and strategic IDA sites at Oranmore and Athenry. It is also well placed to link in with and take advantage of the proximity of the higher level institution at Atlantic Technological University (ATU) and the significant health institutions at Merlin Park Hospital and the Galway Clinic.

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

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

The Core Strategy has, as demonstrated in Table 1.9 ensured that sufficient lands are available to meet the targeted growth and allow for a reasonable level of additional provision and identify long term reserve lands. The lands available

constitute a mix of consolidation of existing residential lands which has capacity to deliver 4,861 homes. Regeneration/opportunity sites are recognised as having significant potential to contribute to sustainable compact growth, particularly those sites as prioritised in the MASP and Core Strategy. These sites are targeted to deliver up to 1,590 housing units during the plan period. Ardaun ~~LAP~~-area, as referenced, a strategic growth area is targeted to deliver 500 units during the currency of this plan. These targets have been aligned with the indicative neighbourhood areas as identified in Figure 3.1, showing the proportionate split between anticipated housing targets delivered from residential zoned lands and those identified as regeneration / opportunity (infill sites). There is an excess of targeted housing units provided for over the quantum arrived at from the estimation of housing need demand assessment (Table 1.4). This has been allowed for in the context of a need for “additional provision”. It is being used to ensure that there is sufficient zoned lands to meet the identified targeted housing needs and to allow for an element of choice and to recognize that the time gap that exists between grants of permission and construction which can result in delivery in subsequent plan periods.

A.12 Add the following text after Table 1.9 in Section 1.5.3 Core Strategy Statement (page 34):

1.5.4 Housing Growth Strategy

Following the publication of the National Planning Framework First Revision 2025 and the NPF Implementation Housing Growth Requirements Guidelines Galway City Council has developed a targeted, plan-led strategy to meet the Government’s revised housing growth requirements and to deliver additional housing in the short, medium and long term in line with Ministerial Guidelines. The strategy focuses on four key areas:

1. Regeneration lands

This includes the identification of City Hall and its environs and an adjustment to the Sandy Road Regeneration Site to improve viability and connectivity.

2. Infill densification in inner suburban and public transport adjacent locations (with clearer development management standards),

Changes have been made to the Development Plan written statement to provide clearer guidance on Galway City’s approach to appropriate infill development, including clearer Development Management Standards.

3. Targeted greenfield zoning

This includes a first phase review at Ardaun and a new transport-orientated coastal community at Murrough (capacity up to 2,500 homes, sequenced with rail crossing, wastewater and flood resilience works), with additional lands to be zoned at Merlin, Rosshill and Letteragh.

4. Statutory Area Plans

These are proposed for Castlegar and Doughiska to provide guidance on land use, density and enabling infrastructure.

This integrated approach ensures sustainable growth, compact development, and strategic regeneration while aligning with guidelines on flexibility, phasing, and infrastructure planning.

This approach is reflected predominantly in changes to Chapter 3, Chapter 10 and Chapter 11 and the land use zoning map. It is considered that this approach, along with the quantum of additional zoned lands set out in Table 1.10, will be sufficient to meet the housing growth needs of Galway City.

In order to support this strategy, and to meet the future housing needs of Galway City as set out in the Housing Growth Requirement Table, Galway City Council has proposed an additional approximately 89 hectares of residential land. In a letter from the Department of Housing, Local Government and Heritage dated 20 February 2026 subject National Planning Framework (NPF) Implementation – Housing Growth Requirements, advice was given that realistic and deliverable residential density assumptions should be applied in accordance with the Guidelines for Sustainable Residential Development and Compact Settlements (2024), with net densities generally comprising 65-80% of the gross area required for zoning purposes, i.e. the difference between lower gross zoned and higher net planning application densities should be accounted for. Table 1.10 sets out the estimated number of additional housing units to be provided based on 75% of the gross area zoned and an average density of 75 units per hectare.

Table 1.10 Additional Residential Zones Lands

Total Combined Housing Growth Requirement 2025-2034	Quantity of additional lands proposed for zoning (ha)	Estimate of Housing Units
4,460	89	5,006*

*using an estimate of 75% of the gross zoned area and an average of 75 units per hectare

**A.13 Add the following text after the opening paragraphs in Section 1.6
Employment Development (pages 34-35):**

The Revised NPF 2025 updates employment targets and growth ambitions for the Northern and Western Region. On a regional basis the Revised NPF scenario targets continued strong employment growth in the Northern and Western Region. It is anticipated that Galway as a key regional employment base, located centrally along the Atlantic Economic Corridor, will support employment opportunities for the targeted population increase for the Galway MASP and the significant employment catchment of the city, in accordance with the updated national policy framework.

A.14 Amend text in Section 1.9 Core Strategy Map and Core Strategy Table (page 39) as follows:

The designated Regeneration and Opportunity Sites are deemed critical to the delivery of a compact, livable city. These sites through regeneration, consolidation and delivery of a broad mix of uses can create new vibrant neighborhoods, supported by community infrastructure, new public spaces, an offer of choice in house types and tenures and demonstrate the advantages of sustainable urban living. Ardaun, an urban extension of the city, ~~with the benefit of a Local Area Plan~~ can in phase 1 support the **Revised NPF and MASP** target population and associated development for the plan period ~~also~~. Integrated in the plan with sustainable transport investment, proximate employment opportunities and community services, this planned urban extension will provide for structured growth at an appropriate location.

The approach being pursued has been prepared and informed by an infrastructure audit which is in accordance with the National Policy Objective **101 (formerly NPO 72(a))** of the **Revised NPF**, **differentiates** ~~differentiated~~ between Tier 1; serviced lands and Tier 2; serviceable **lands** within the life span of the plan. Longer term strategic lands are also referenced that will require infrastructure which is not committed to as of yet and can be classified as “additional provision” and support the continued realisation of the longer term RSES population targets for 2040. While the NPF tiered approach does not include for community infrastructure this is acknowledged as key to supporting sustainable neighborhoods and is included for in more detail in Appendix 1.

A.15 Amend Policy 1.4 Core Strategy (page 42) as follows:

12. Review **proposals for** Ardaun ~~Local Area Plan~~ to ensure consistency with the Core Strategy and policies and objectives of the 2023-29 Development Plan.

Chapter 3: Housing and Sustainable Neighbourhoods

A.16 Amend text in Section 3.1 Context (page 63) as follows:

As set out in the Core Strategy, the settlement strategy for the city is focussed on regeneration of brownfield and under-utilised sites which have scope for a significant quantum of residential development and development of sites identified for residential led development by reason of their optimum location proximate to existing services and public transport, cycle and pedestrian networks. It includes the Ardaun ~~LAP~~ area, a nationally designated Major urban Housing Delivery Site (MUHDS) and includes for consolidation within existing suburban housing areas, mainly located in Ballyburke, Ragoon, Castlegar and Doughiska.

A.17 Amend Policy 3.1 Housing Strategy (page 67-69) as follows:

18. Support the development of sustainable communities and ensure that all new housing developments – private, public and voluntary are carried out in accordance with the **Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities 2024** ~~DECLG guidelines Sustainable Residential Developments in Urban Areas (2009)~~ and where applicable to apartments, Section 28 Ministerial guidelines – Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, (2020), **and any other relevant Section 28 Ministerial guidelines**.
24. Ensure delivery of housing contributes to meeting the objectives for emission targets in line with national legislation, ~~and imminent the~~ **National Climate Action Plans and Galway City Council's Climate Action Plan 2024-2029**.

A.18 Amend Table 3.1 Indicative Neighbourhood Areas in Galway (page 70) as follows:

Outer Suburbs	Established Suburbs	Inner residential Areas	City Centre Residential
East	East	East	City Core
Ardaun LAP area	Renmore	Bohermore	Woodquay
Doughiska	Mervue	College Road	Bowling Green

Roscam	Ballybaan	Lough Atalia	Long Walk
	Dublin Road		Henry Street Area
West	West	West	
Knocknacarra	Dangan	Claddagh	
Ballyburke	Salthill	Shantalla	
Ballymoneen	Taylor's Hill	Newcastle	
Letteragh	Westside	Fr. Griffin Road	
North	North		
Castlegar	Tirellan		
Tuam Road	Ballinfoile		

A.19 Amend text in Section 3.4 Urban Context (page 72) as follows:

New residential development in both existing and new neighbourhoods will need to have regard to the surrounding context. In certain cases, residential development by virtue of scale or location, may be able to create its own character. In cases of infill, new residential development will need to **respect and respond positively to the character of the area and** have regard to the wider context including the existing pattern of development, plots, blocks, streets and spaces ~~of the area~~.

Of importance also are the linkages between new housing and local services, the green network, public transport and active travel network. New residential development will need to consider the layout of adjoining developments supporting opportunities for connections between streets and open spaces, while establishing its own character and legibility.

Within existing neighbourhoods, designated residential open spaces which have a high amenity value and which are allied to existing residential developments will be protected for such use. Exceptions to allow for infill development **on designated residential amenity open spaces** will only be considered on underutilised lands which do not contribute positively to the urban structure and form and lack community value. Such infill development will only be considered where it contributes to placemaking and community, improves the quality of the neighbourhood and can enhance the built environment with better informal supervision of the public realm.

A.20 Amend text in Section 3.4 Residential Densities (page 72) as follows:

To support population increases and reflect national policy on compact growth and in order to render efficiencies from infrastructural investment, higher residential densities are required at appropriate locations, especially in conjunction with public transport facilities and active travel networks. Well designed and located high density housing can enhance the viability of services, reduce energy demand and add to the vitality and vibrancy of existing neighbourhoods and provides greater housing choice.

Guidance with regard to higher density residential development is set out in the **Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities 2024** ~~SRD guidelines~~ and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2020).

A.21 Add the following text at the end of Section 3.4 Residential Densities (page 72):

For Galway City, net residential densities will generally be in the range 50–200 dwellings per hectare (dph) in central and inner urban neighbourhoods, and 35–100 dph in suburban and urban extension locations, in accordance with the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities 2024. Higher densities will normally be sought at public transport nodes and along high-capacity public transport corridors. On strategic residential lands identified in the core strategy, a target density range of approximately 60–80 dph will normally be sought, subject to design quality, site context and infrastructure capacity.

Application of density standards will be balanced with general criteria such as standards of layout and design, architectural quality and provision of open space. In the established neighbourhoods, residential densities will be required to be balanced with protection of existing residential amenity and character of these areas.

A.22 Amend Policy 3.3 Sustainable Neighbourhood Concept (page 77) as follows:

7. Ensure the design of residential developments have regard to the **Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities 2024** and, where applicable, the earlier Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), **the Planning Design Standards for Apartments, Guidelines for Planning**

Authorities, 2025, and demonstrate compliance with the Urban Design Manual–A Best Practice Guide and the Design Manual for Urban Roads and Streets (2019).

9. Ensure designated residential amenity open spaces, which are in use and reflect high residential value and are allied to existing residential developments are protected for such use. Exceptions to allow for infill development **on designated residential amenity open spaces** will only be considered on underutilised lands which do not contribute positively to the urban structure and form and lack community value. Such development will only be considered where it contributes to place making and community, improves the quality of the neighbourhood and can enhance the built environment with better informal supervision of the public realm and can, where housing is part of the proposal, provide a mix in size and type of housing units.

A.23 Amend text in Section 3.5 Sustainable Neighbourhoods: Outer Suburbs (page 78/79) as follows:

The outer suburbs of the city are areas which have accommodated the greatest population growth in the city in recent years. As indicated in the Core Strategy, there is opportunity to further consolidate these neighbourhoods through the development of existing serviced and zoned residential land and through development of ~~the Ardaun LAP area~~. New residential development will be required to adhere to the principles for sustainable neighbourhoods set out in the previous section and development management standards set out in Chapter 11. The Council will work in conjunction with stakeholders to progress improvements such as provision of additional sports, recreation and community facilities. The Council will also progress measures to improve connectivity, supporting safe walking, cycling and greenways. A new Green Space Strategy and a social and community infrastructure audit will inform future sustainable development of these areas.

...

The development of Ardaun is a key urban extension on the east side of the city. It is part of the settlement strategy of the city with the capacity to accommodate significant growth and a new city neighbourhood. ~~The Ardaun Local Area Plan 2018-2024 sets out a range of policies and objectives to guide the future development of this area.~~

A.24 Amend text in Section 3.6 Sustainable Neighbourhoods: Established Suburbs (page 80) as follows:

Potential exists in the established suburbs for smaller infill development opportunities which can enhance the diversity of house type and contribute to local character. Infill development **must respect and respond positively to the character of the area and** will be required to have regard to the existing pattern of development, plots, blocks, streets and spaces. ~~It and~~ should not be of such a scale that represents a major addition to, or redevelopment of, the existing urban fabric, **and must protect the amenity of existing and future residents. Well-designed higher density infill development will be considered in suitable locations, as guided by the Galway Urban Density and Building Height Study (2021).** ~~The protection of existing residential amenity and character is a priority but must be balanced with opportunities for sustainable high quality regeneration and appropriately scaled infill.~~

A.25 Amend Policy 3.5 Sustainable Neighbourhoods: Established Suburbs (page 82) as follows:

1. Facilitate consolidation of existing residential development and densification where appropriate, ~~while~~ ensuring **new development responds positively to the character of the area and has regard to existing favourable local pattern, form and density, and protects the amenity of existing and future residents.** ~~a balance between the reasonable protection of the residential amenities and the character of the established suburbs and the need to provide for sustainable residential development and deliver population targets.~~

A.26 Amend text in Section 3.7 Sustainable Neighbourhoods: Inner Residential Areas (page 83) as follows:

Galway has a variety of house types in the inner residential areas, with a mix of private and public housing. Places such as Claddagh, Shantalla and areas of Bohermore provide valuable housing in strong sustainable communities close to the city centre. These areas are under pressure with demand for housing extensions and for limited infill development. They have also experienced considerable pressure from traffic and car parking which has reduced their residential amenity. It is recognised that these areas are dynamic and that potential still exists for some additional residential development which can make efficient use of existing public transport routes and social and physical infrastructure. New and infill development in these areas must be of high quality and designed to **respect and respond positively to the character of these areas.** ~~It is the priority of the Council to ensure that new development will not adversely affect the character of these areas. In this regard infill development and housing extensions~~ **As such they** should not be of such a scale that represents a major addition to, or redevelopment of the existing urban fabric. In this respect, infill development will have

regard to the existing pattern of development, plots, blocks, streets and spaces. Infill development will also have regard to the scale and proportion of existing buildings, building lines, massing and height of buildings in relation to the street.

~~The protection of existing residential amenity and character is a priority but must be balanced with opportunities for s~~

Sustainable high-quality regeneration and appropriately scaled infill **must be designed as to protect the amenity of existing and future residents**. Such development will be required to demonstrate a positive contribution to the urban fabric, respect and contribute to existing amenity and character and deliver sustainable benefits. Similarly where replacement dwellings are proposed, the sustainable benefits must be clearly demonstrated and any such development must make a positive contribution to the area's urban fabric and amenity and character.

A.27 Amend Policy 3.6 Sustainable Neighbourhoods: Inner Residential Areas (page 84) as follows:

1. Protect the quality of inner residential areas including Claddagh, Shantalla and Newcastle (to Quincentenary Bridge) **while encouraging appropriate high-quality by ensuring that** new development through consolidation, infill and redevelopment **that responds positively to the character of the area** ~~does not adversely affect their character~~ and has regard to the prevailing **local** pattern, form and density ~~of these areas~~.

Chapter 4: Sustainable Mobility and Transportation

A.28 Amend text in Section 4.2 Land Use and Transportation (page 95) as follows:

The Strategy for the city supports NPF policy and promotes the three key regeneration sites - Ceannt Station, Inner Harbour, the Headford Road Regeneration area and other opportunity sites. The Ceannt Station and the Inner Harbour offer a sequential solution to the expansion of the city centre, linked with a transportation hub, reinforcing the prime role of the city centre in both the city and the Metropolitan Area and the wider region. The consolidation of existing residential areas and development of Ardaun ~~LAP area~~ to the east of the city utilising this approach will help to create future sustainable residential neighbourhoods, where the reliance on private transport is reduced and where services are provided locally, allowing access by walking and cycling. The alignment of land use and transportation is also supported in the Retail Strategy where a hierarchy of centres encourages easily accessible shopping and essential services.

Chapter 5: Natural heritage, Recreation and Amenity

A.29 Amend text in Section 5.3.1 European Designated Sites (page 128) as follows:

It is critical that there is continued protection and sensitive management of these sites, so that the sites' intrinsic high ecological and biodiversity value is safeguarded and in some cases restored. The policies and objectives of the City Development Plan have been drafted taking cognisance of Article 6 of the Habitats Directive. **This includes requiring any development located within 1km of a European Site, any sensitive area found to have local importance for SCI species, or highly sensitive coastal habitat vulnerable to visitor pressures to have due consideration for the potential impact of any increase in visitor pressure.** All plans including lower tier plans and projects identified as having potential to impact on European Sites are required to adhere to the requirements of the Habitats Directive, to ensure no adverse impact on the integrity of European Sites.

A.30 Amend Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance (page 132-134) as follows:

16. Any development within 1km of:

- **a European site, and/or**
 - **an existing or proposed greenway/blueway connecting to any European site, and/or**
 - **any sensitive area found to have local importance as breeding, roosting or foraging sites for SCI species, and/or**
 - **a highly sensitive coastal habitat vulnerable to visitor pressures,**
- shall have due consideration for the potential impact of any increase in visitor pressure on any European site, alone and cumulatively with other existing and/emerging developments in the area. Issues to be considered include dog walking and waste management.**

Chapter 6: Economy, Enterprise and Retail

A.31 Amend Table 6.1 Galway City and County Retail Hierarchy (page 176) as follows:

Hierarchy Level	Type of Centre	Location
Level 1	Metropolitan Centre	Galway City Centre

Level 2	Town Centre	Tuam, Athenry, Loughrea, Ballinasloe, Gort
Level 3	District Centre	Doughiska, Knocknacarra, Westside
Level 3	District Centre (Planned)	Ardaun LAP
Level 3	Small Town Centres in Metropolitan Area	Oranmore, Claregalway, Barna.
Level 4	Small towns centres outside Metropolitan Area	Clifden, Moycullen, Oughterard.
Level 5	Neighbourhood Centre	Includes Salthill, Renmore Knocknacarra (Shangort), Doughiska (Doughiska Rd.) Road, Roscam; Mervue, Castlegar, Ballinfoile.
Level 5	Neighbourhood	Lower tier village settlements in the county
Level 6	Local Shops	Corner/Local shops the city and county.

A.32 Amend text in Section 6.5 Retail Hierarchy – Level 3: District Centres (page 180) as follows:

Ardaun is included in the Core Strategy as a future settlement area that can accommodate up to 5,386 persons during the plan period and an additional 7,235 persons in the longer time frame. It is classified as being designated as a Level 3 planned District Centre on the retail hierarchy. ~~It has the benefit of a Local Area Plan (2018-2024)~~ and is designated as a future settlement area that will cater for a significant population and also function as a business district that will attract a broad worker catchment. The vision for this area is to have a distinctive mixed use urban village that is design led, compact and walkable. It is anticipated that the village centre will support a range of services including retail, to support the neighbourhood population and also to cater for some of the immediate needs generated by the significant commuting population working nearby and the anticipated workforce that the area will attract. For these reasons it is designated as a location that can support a district centre in the ~~future which will be required to adhere to the framework provided~~

~~in the LAP – Ardaun Urban Design Strategy~~. The area has been subject to an Area Based Transport Assessment (ABTA) which recommended access improvements. Required improvements to deliver these upgrades and sustainable transport measures are being advanced through funding allocated under the URDF supports. These works, in addition to planned investment in public transport linkages and active transport modes in the area will help create a successful district centre at this location.

Chapter 7: Community and Culture

A.33 Amend text in Section 7.5 Community Facilities – Education (page 201) as follows:

The Council will also support urban-design schools, a model of carbon-neutral urban schools, as per DES Guidelines, including measures to facilitate reduced requirements for onsite parking and set-down and to support access to off-site public amenities and facilities. In order to encourage sustainable travel, maximise the sharing of facilities and ensure the development of sustainable residential neighbourhoods, the Council will encourage the location of schools adjacent to residential areas, public transport routes and community, cultural and recreational facilities. The provision of education, childcare and other community services will be an integral part of a new neighbourhood development and included for in ~~Local Area P~~ plans for new settlement areas such as Ardaun.

Chapter 8: Built Heritage, Placemaking and Urban Design

A.34 Amend text in Section 8.8 Urban Design and Placemaking (page 217/220) as follows:

Architecture, Urban Design and Placemaking Policy

Good urban design can enhance the character of Galway and convey a sense of what is unique about the city. It is essential in the creation of attractive, well-functioning, successful places. A range of national policy documents set out a framework and guidance for achieving good urban design including Design Manual for Urban Roads and Streets (2013) and (2019) update, **Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024)** ~~Sustainable Residential Development in Urban Areas (2009)~~, Urban Design Manual - A Best Practice Guide (2009), Retail Design Manual: A Companion document to the Retail Planning Guidelines for Planning Authorities (2012). The forthcoming National Policy on

Architecture will support a high quality, low carbon and more resilient built environment for future generations. The Plan seeks to actively promote the awareness and understanding of the contribution of good design to the general wellbeing of the city. It places emphasis on urban design and sustainable placemaking supporting high quality modern architecture and incorporating architectural heritage in a holistic integrated manner.

It is an objective to develop an Architectural Policy for Galway City. A City Architectural Policy will provide a unifying set of principles to guide how neighbourhoods evolve, ensuring that growth, renewal and intensification contribute positively to the city's identity and built environment. As Galway continues to consolidate through considered infill development and comprehensive activation of greenfield lands, a clear architectural policy will help shape places that are distinctive, legible and rooted in local character.

The policy will support high-quality design that responds to the grain of existing neighbourhoods, strengthen the city's varied architectural traditions and recognise conservation at the heart of sustainable development. It will recognise the value of Galway's industrial heritage, archaeology and historic urban layers, ensuring that new buildings and public spaces complement and celebrate these assets. By promoting coherent design principles—rather than prescribing stylistic outcomes—the policy will encourage innovation and a strong sense of place. It will help create well-designed streets, blocks and buildings that enrich the daily life of residents and visitors.

...

Sustainable Neighbourhoods and Placemaking

Galway City comprises of a number of neighbourhoods, each having their own distinct character and identity. It is policy to strengthen communities and neighbourhoods in the city and to support the development of new communities in areas such as at the planned urban extension at Ardaun ~~(LAP)~~ and on designated Regeneration and Opportunity areas.

Guided by the principles of the neighbourhood concept as included for in Chapter 3, the Urban Density and Building Height Study has set out a spatial strategy to ensure that additional development can assimilate well into area setting and takes account of a wide range of relevant issues including the context of the site, the character of the surrounding area, existing amenity value and the need for good quality, urban and building design to support successful placemaking and liveability.

It is the intention that the evolution and development of neighbourhoods will be guided by a Galway City architectural policy, which will ensure that growth, renewal and intensification contribute positively to the city's identity and built environment.

...

Within the framework of the City Development Plan, ~~an Local Area Plan (LAP)~~ can provide more detailed planning policies for areas where significant development and change is anticipated. ~~The Ardaun Local Area Plan (2018-2024) sets out a framework for a sustainable urban extension on the east side of the city. The LAP includes specific area based policies with particular emphasis on creating an attractive and accessible new urban village and a sustainable residential neighbourhood, well connected with the greater city and environs. It is envisaged that the LAP area will be developed on a phased basis. Phase 1 comprises the lands to the south of the M6/N6 and the longer term phase 2 comprises the lands to the north of the N6/M6.~~

~~LAPs~~ **Area Plans** are ~~also~~ proposed for ~~the~~ Murrough, ~~and~~ Headford Road, **Area Castlegar and Doughiska**. They will include for an urban design framework which will have a key role in translating at the local level, the policies included in Section 8.8 relating to architecture and urban design and provide guidance in relation to layout, density, diversity of uses, access and infrastructural provision, and the integration of green spaces/parks which will contribute significantly to achieving a high-quality place.

A.35 Amend Policy 8.7 Urban Design and Placemaking (page 222) as follows:

Architecture, Urban Design and Placemaking

- 1. To develop and adopt a citywide architectural framework that promotes high-quality design, supports the character and distinctiveness of Galway's neighbourhoods, and encourages development that responds creatively to local context, conservation principles, industrial heritage, archaeology and the wider built environment, ensuring that new buildings, places and spaces contribute positively to Galway's evolving urban identity.**

~~5. Progress the implementation of the Ardaun Local Area Plan 2018-2024.~~

Chapter 9: Environment and Infrastructure

A.36 Amend text in Section 9.4 Water Services (page 233/235) as follows:

A Drainage Area Plan (DAP) for the city is currently being prepared and is due for completion in 2023. This plan will assess the wastewater network in detail to identify issues and needs. In parallel with the DAP, a Network Development Plan will also be advanced as a high-level study to help inform servicing of undeveloped zoned sites within the city. The Council will continue to work with ~~Irish Water~~ **Uisce Éireann** to ensure that these plans are prepared in the context of planned city growth.

With particular reference to the Ardaun ~~LAP~~-area, work is ongoing to progress the design and delivery of wastewater services within the Phase 1 southern section. The project includes the provision of a crossing of the dual carriageway and a new wastewater storage tank at Merlin Park Pumping Station No.1. The DAP and Network Development Plan will consider how Phase 2 of Ardaun ~~LAP~~ will be serviced.

...

With regard to the Ardaun ~~LAP~~-area, ~~Irish Water~~ **Uisce Éireann** in conjunction with the City Council have identified water infrastructure requirements which are currently at the detailed design stage. They involve local network improvement and reinforcement. With regard to surface water drainage within Ardaun, preliminary design options for surface water discharge are being considered.

Chapter 10: Compact Growth and Regeneration

A.37 Replace Figure 10.6 Sandy Road Regeneration Site (page 261) with the following:



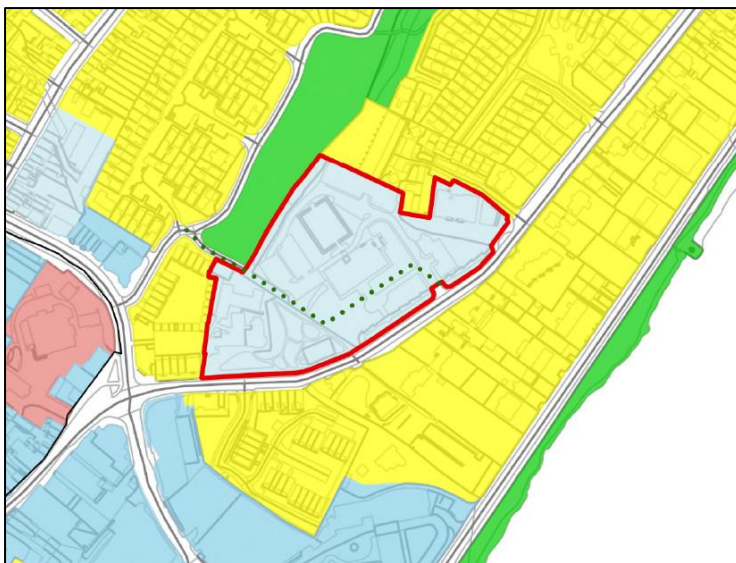
A.37b Add the following text to Section 10.8 Sandy Road Regeneration Site (page 261):

Additional Lands to the East of the Regeneration Site included by Variation No. 3

The extension of the boundary under Variation No. 3 to include additional lands to the east of the Sandy Road Regeneration Site is intended to facilitate the integrated and coordinated development of the wider Regeneration lands. In particular, as part of their development, these lands may provide for active travel and permeability connections to adjoining and future development areas within the Regeneration Site. The inclusion of these lands within the amended boundary does not preclude its development progressing in advance of the remainder of the Regeneration Site. The development of these lands to the east which can provide predominantly for residential uses, where it can be demonstrated that such development would not prejudice the comprehensive and coordinated development of adjoining lands subject to proper planning and environmental considerations.

A.38 Add Section 10.X City Hall Opportunity Site before Policy 10.2 (page 270) as follows:

10.X City Hall Opportunity Site



This site comprises the City Hall and potential adjacent lands, including Yeats School and other institutional properties, forming a consolidated regeneration block in proximity to Forster Court. The site occupies a key urban location adjacent to Forster Court, with direct access to civic, transport, and amenity cores, and forms part of a broader regeneration and opportunity area for the city centre.

The lands form part of the city's wider regeneration and opportunity framework, with the potential to deliver a more intensive mix of commercial, civic and complementary uses on a phased basis, aligned with the City Development Plan's compact growth and placemaking objectives.

- Redevelopment shall be subject to the preparation of an indicative masterplan for the consolidated regeneration site, inclusive of City Hall, Yeats School, and adjoining institutional lands, prepared in accordance with the Plan's policies for Strategic Regeneration and Opportunity Sites.
- The masterplan will identify phased development areas and set out an indicative phasing strategy, ensuring that the redevelopment of City Hall and adjoining sites proceeds in a coordinated manner, aligned with infrastructure delivery, public realm improvements and the continued functioning of civic uses during transition. The masterplan may be focused on the City Hall lands, but regard being had to adjoining lands. City Hall can be redeveloped independently of the adjoining lands.
- The masterplan will specify site-specific development objectives including the potential for buildings of a significant height, high-quality architectural design, and appropriate integration with the existing and emerging urban environment, having regard to townscape, heritage, and key views.
- The masterplan will secure new permeable pedestrian and cycle links, especially connections to Forster Court, and optimise the site's relationship with public transport, the rail and bus hubs, and core city amenities.
- Mixed uses will be promoted, with emphasis on active ground floor frontages, vibrant street edges, civic and cultural amenities, and excellence in placemaking and public realm design.
- The CI designation supports higher density and diverse city centre-related activities in accordance with the Development Plan objectives for regeneration and compact growth.

A.39 Amend Section 10.24 Ardaun LAP (page 273) as follows:

10.24 Ardaun ~~LAP~~

A key element of the settlement strategy for the city is the development of Ardaun to the east of the city. This is reflected in the Core Strategy with significant future population and residential growth planned for this area. In recognition of its strategic potential, it is identified as a key city growth enabler under the NPF and a Strategic Growth Area in the

RSES and MASP. It is also designated by central government as a Major Urban Housing Delivery Site (MUHDS) capable of significant housing delivery. This area measuring c164 hectares will provide opportunities for high density residential development structured and co-ordinated with other essential community services.

It is well placed to develop good employment opportunities having close physical links with the existing technology parks at Mervue, Ballybrit / Parkmore and strategic IDA sites at Oranmore and Athenry. It is also well placed to link in with and take advantage of the proximity of higher level institutes at ATU and University of Galway and the significant health institutions at Merlin Park Hospital and the Galway Clinic. Ardaun is integrated with the transport strategy and capable of benefiting from planned investment in the BusConnects programme, active mode networks and commuter rail investment at Garraun.

~~The Ardaun Local Area Plan 2018-2024 was adopted on 9th April 2018. It aims~~ **The objective for Ardaun is** to ensure that growth ~~in Ardaun~~ is focused around an attractive and accessible new urban village and residential neighbourhood that services the everyday needs of local people is designed to encourage sustainable transport modes, providing a variety of homes, community services, network of streets, quality green open spaces and public realm. ~~As set out in the LAP,~~ Ardaun is capable of delivering up to 4,640 homes, accommodating a population of up to 12,621. ~~The plan includes objectives for~~ **Objectives are included for the** provision of two multi-campus (primary and secondary level) school sites and potential of 40,000sq.m. of commercial, office and leisure uses, and 18 hectares of recreation and amenity lands.

The Ardaun area comprises two development phases. Phase 1 comprises the lands south of the M6/ N6 and a longer term phase 2 is the lands to the north of the M6/N6.

Through active land management, Galway City Council are working with stakeholders to support the delivery of development and supporting infrastructure, including Department of Housing, Local Government and Heritage, ~~Irish Water~~ **Uisce Éireann**, Department of Education and Skills, National Transport Authority and Galway County Council. To date significant funding has been received under the URDF to progress critical transport enabling infrastructure following on from the completion of an Area Based Transport Assessment (ABTA). This assessment determined the transport demand arising from the proposed land uses and the transport interventions required to facilitate this demand. It requires the upgrade of the Martin roundabout and associated link road to facilitate development of Phase 1, the southern section of Ardaun. It also recommends an additional new southern access to Ardaun from the R446. Work ~~is expected to be~~ **was** completed in 2023 on the signalisation of the Martin junction and plans are advancing to upgrade the primary access to Phase 1 section which includes for bus priority, pedestrian and cyclist facilities. Design work is also being advanced to progress the additional southern

access point. These works will facilitate public transport access into Ardaun and extension of the city pedestrian and cycle network into the lands.

A.40 Amend Policy 10.5 Ardaun (page 274) as follows:

Policy 10.5 Ardaun	
1.	Develop Ardaun, in accordance with the Local Area Plan taking a co-ordinated and phased approach that will contribute to the integration of land use, urban form and structure, transportation and natural heritage to create a new urban village and a sustainable living and working environment.
2.	Allow for the overall development to accommodate uses primarily of a residential nature ensuring that a significant proportion of the UVC land, equating to approximately 80% is dedicated to residential use.
3.	Consider a plot ratio with an upper limit of 2:1 in the village centre core and where campus type employment opportunities are proposed that would contribute to the urban design context, support sustainable employment uses and meet the goal of making Ardaun a people and business friendly location.
4.	Ensure that this core area is design led, located on the main movement route, has a strong residential content and accommodates public as well as private services, including the inclusion of an appropriately proportioned civic space forming a ‘village square’ enclosed by buildings that accommodate ground floor active frontages and defined by a fine urban grain.
5.	Encourage opportunities for employment in particular business/technology type uses and medical related services, building on the concentration of health care services in the area and facilitate the potential future expansion of Galway Clinic integrated with the development of the Urban Village Centre.
6.	Development will be required to show that a coherent, built form, streetscape and public realm with a coherent physical character is adhered to as far as practicable. This requires the adoption of complementary in building proportions, roof profiles, external materials, colours and tree/plant species.

7. Existing hedgerows, trees and stone walls shall be retained where feasible in developments. Only native species shall be used in landscaping schemes.

8. Ensure proposed developments incorporate SUDS measures into their design. Hydro-geological studies by a suitably qualified person with hydro-geological expertise will be required to support proposed methods of SUDS and surface water drainage management, where appropriate.

A.41 Amend Section 10.25 Murrough LAP (page 274-275) as follows:

10.25 Murrough ~~LAP~~

Murrough is an extensive area of semi-natural environment adjacent to developed areas east of the city, including Renmore, Ballybaan and Doughiska. The lands at Murrough have the distinction of being of substantial size (approximately 34 hectares) and located adjacent to the coastline, which is defined by a variety of features including beach and rocky shoreline. The area has direct pedestrian links to Ballyloughane Beach to the west and possibilities exist for coastal walks to Oranmore, to the east. The railway line and land reserved for a possible public transportation corridor form the northern demarcation of the lands.

The lands have road and pedestrian access from Ballyloughane Road and Murrough Road, and comprise a large bank of lands in a strategically important area on the edge of the Established Suburbs. It is considered that with the right infrastructure and investment, there would be significant potential to create a transport-oriented coastal community providing both additional housing growth in line with the Housing Growth Guidelines (2025) and significant additional educational facilities.

~~There is also road and pedestrian access from Ballyloughane Road and Murrough Road. Given the rapid expansion of residential development in the east of the city and having regard to the future development of Ardaun, there is a demand for coastal and recreation facilities on the east side of the city. This demand is further increased by the current imbalance of coastal amenity/recreational facilities in the city with the bulk of these facilities, Salthill and Silverstrand being located on the west side of the city. The Murrough area offers potential for the provision of coastal and recreation facilities. These will complement the improved facilities at Ballyloughane Beach. Given the possibility of good public transport links, there is also the opportunity for mixed use development for a portion of the area. Mixed use development would contribute to the~~

~~vitality of the area and provide a new residential neighbourhood. There is also potential for development, in particular sports and recreation facilities, allied to ATU who are landowners in this area and the owners of Murrough House a protected structure.~~

In recognition of this, the Council will, **in cooperation with relevant stakeholders including the NTA**, prepare a **LAP Masterplan and associated Local Transport Plan** for the Murrough area. The aim of the **LAP Masterplan** is to ensure the **appropriate development of the lands, phased with regard to required infrastructure upgrades in the area** ~~reservation of a substantial bank of lands for recreational purposes~~. The Plan will ~~allow for mixed-use development, which will maximize the development of recreation facilities and will create a vibrant area with efficient public transport links to the rest of the city. It will integrate with the amenity facilities at Ballyloughane beach~~ **address land use mix, phasing, transport integration, flood risk, coastal resilience and ecological safeguarding**. The plan will include for examination of options to address the access challenges associated with these lands. It will examine suitable options for vehicular access noting that the intensification of use of the existing level crossing is not appropriate. The Plan will take account of the sensitive ecological environment at this location and will incorporate appropriate measures to mitigate against flood risk. ~~In order to achieve the necessary recreational facilities, two thirds of the area will be reserved for this purpose.~~

~~Developments compatible with the G zoning which will not prejudice the aims of the LAP Masterplan will be open to consideration in advance of the adoption of the LAP Masterplan. In particular and i~~ **As part of the masterplan, provision shall be made for an over rail bridge connection to the southern portion of the lands, new coastal amenity and flood defence, a dual track rail line and commuter rail stop, and active travel links**. In view of the significant interest of ATU in lands at Murrough for the development of such uses, the Council will endeavour to work in partnership with the college **and other relevant stakeholders** to achieve a safe and suitable access to service the lands that will in turn facilitate their use for **educational**, sports and ancillary facilities.

A.42 Replace Figure 10.22 Murrough LAP (page 275) with the following:

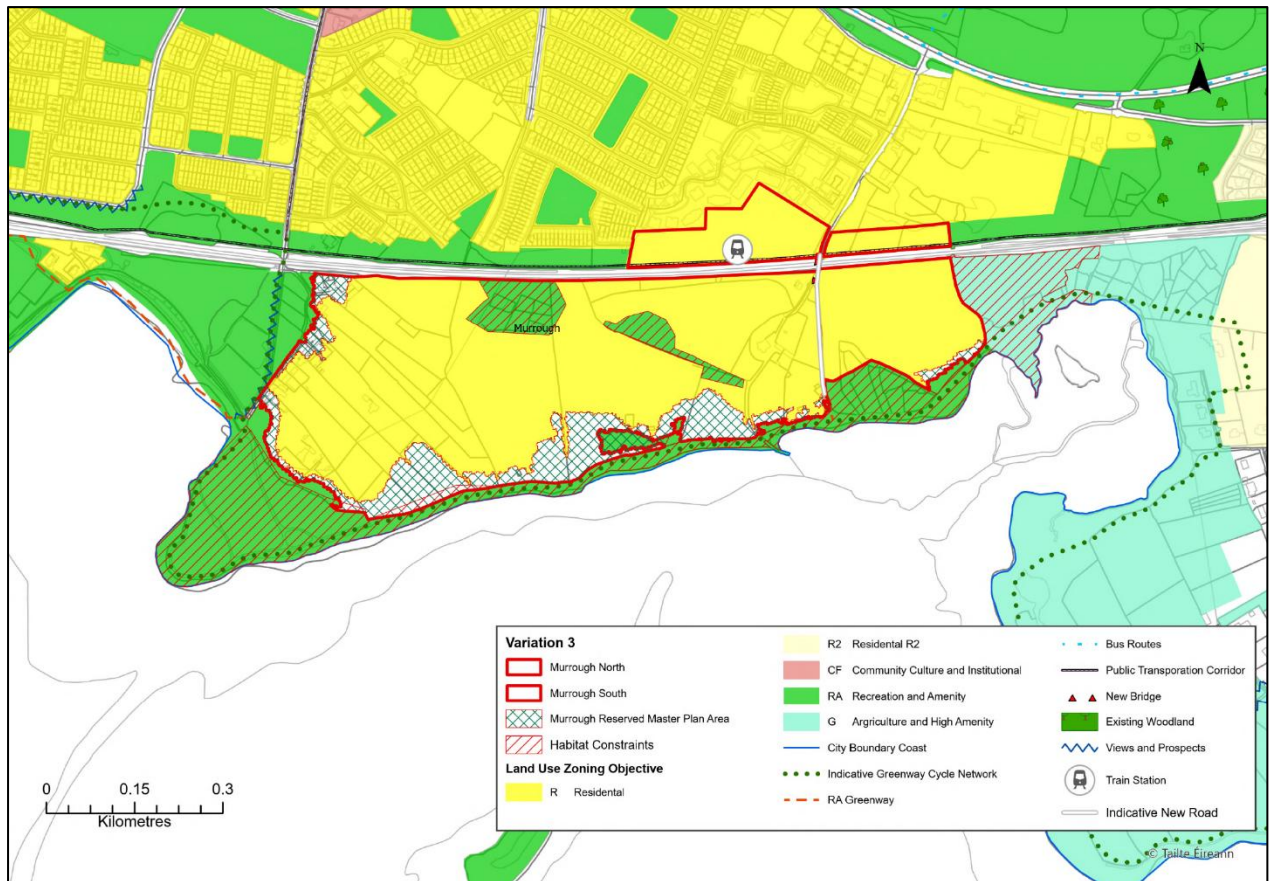


Figure 10.22 Murrough ~~LAP~~

A.43 Amend Policy 10.6 Murrough (page 275) as follows:

Policy 10.6 Murrough	
1.	Develop the Murrough area in accordance with a Local Area Plan a Masterplan which will reserve a substantial bank of land for recreational purposes, allow for public access and allow for mixed-use development which will create a sustainable neighbourhood and maximise the sustainable development of appropriate recreation facilities. addresses land use mix including provision for local retail, community and education facilities, phasing, transport integration, built heritage, biodiversity, flood risk, and coastal resilience. This Masterplan shall be the subject of an agreed stakeholder engagement and public consultation process.
2.	Provision shall be made for the following infrastructure:
a.	An over rail bridge connection to lands to the southern portion of the masterplan, this bridge shall be the principal vehicular connection serving the lands south of the railway line,

b. A new linear coastal amenity and flood defence, c. A dual track rail line and commuter rail stop north of the railway line, d. Active Travel links to Gleann na Rí and Gleann Rua estate to the north and connections west towards Ballyloughane, facilitating options for the proposed Greenway which will traverse east-west through the site, e. Access for bus and associated bus infrastructure through the area, and f. Associated water/wastewater and surface water.
3. Development will support compact growth, sustainable mobility, and high-quality placemaking as part of Galway City's long-term growth framework.
4. Ensure that Murrough House, and its principal elevation, is recognised through design, treatment and layout as a notable asset within the new Coastal Community with provision being made for a sustainable, long-term use for the building.
5. It is an objective to support the future development on the Murrough Lands in a manner that enables the enhancement and improvement of ATU and its ancillary facilities, providing for a landmark building set towards the Coast.
6. a. All proposed development within the Murrough Area must demonstrate how, in layout, density, design and connectivity, it will be consistent with the comprehensive development of a sustainable, transport orientated coastal community. b. All proposals to the western end of the Masterplan Area– adjacent to Ballyloughane and Renmore - shall positively respond to the established character of this area (transition to/from existing village setting), protecting third-party residential amenities as appropriate. This will be considered as part of a masterplan process.
7. Appropriate treatment, including set-backs and access management, will be required in appropriate areas to safeguard European Sites and areas identified as having particular biodiversity value. Development will support existing historical, ecological and environmental features.

8. a. Uses on Murrough lands within Flood Zones A and B shall be limited shall be limited to water compatible uses. This limitation shall take primacy over any other provision relating to land use zoning at these lands. b. Future applications for development in this location shall follow a precautionary approach, that seeks to avoid inappropriate locating of development, taking into account coastal change, any Coastal Erosion Risk Management Study undertaken, and any existing/proposed coastal defence infrastructure. c. Certain lands in the Murrough are identified by the OPW (refer to floodmaps.ie) as Coastal Areas Potentially Vulnerable to Wave Overtopping (CAPOs). Future applications for development in this location shall demonstrate that this vulnerability has been taken into account.
9. To safeguard the long-term development (beyond the Plan period 2023-2029) of the Murrough area, land within Corrib go Costa future scenario areas have been reserved for potential future Masterplan expansion. Uses in these areas shall be limited shall be limited to water compatible uses for the Plan period 2023-2029. This limitation shall take primacy over any other provision relating to land use zoning at these parts of the lands.
10. All appropriate uses will be considered for these lands during future reviews of and/or variations to the City Development Plan and associated Strategic Flood Risk Assessment processes, however these lands will be reserved for the current Plan period in order to enable future expansion where this is deemed appropriate.
11. Detailed, site specific Flood Risk Assessment will be required for any proposal for development within Flood Zones A or B or within the Corrib go Costa future scenario areas.

A.44 Insert text into Chapter 10: Compact Growth and Regeneration (page 275) as follows:

10.X Doughiska

Doughiska is the most recent suburban development in Galway and grew rapidly from the early 2000's during an unprecedented growth in the City and economy. It

is located in the east of the city, in proximity to Ballybaan and Roscam neighbourhoods, as well as the planned Ardaun neighbourhood and District Centre to the east.

Doughiska is designated as a Neighbourhood and District Centre with a medium-sized shopping centre at its northern end. It has good local services and is proximate to large employers, including Merlin Park Hospital, Galway Clinic and Briarhill/Parkmore employment hubs. The area is also served by a number of important community facilities including schools, places of worship and the Cumasú centre. The green network in the area includes Merlin Park Woods, recreation and amenity zoned lands, sports facilities, playgrounds, open spaces and playing pitches.

It is considered that there is potential for additional development on currently undeveloped land within Doughiska. The area of predominantly undeveloped land between Doughiska Road to the east, Ballybane to the west, Old Ballybrit Road to the north and Merlin Park Woods to the south has potential to deliver significant housing if approached correctly. The area's proximity to Merlin Park Woods to the south, provides both challenge and opportunity, in particular to provide new connections down to Merlin Park Woods and towards Merlin Hospital. Development here would be well situated to connect in to existing and proposed active travel networks. The existing overhead powerlines which approach the site from across Doughiska Road to the east and then head north are a potential obstruction to development and would likely need to be addressed, potentially through undergrounding or diverting them appropriately.

In recognition of this, the council will prepare a Statutory Area Plan for the predominantly undeveloped area between Doughiska Road, Ballybane, Old Ballybrit Road and Merlin Park Woods. The plan will allow for a residential led development building on to an existing Neighbourhood with good public transport and active travel connections. It will enable the identification and provision of necessary infrastructure, including appropriate access to the lands, and explore the potential for the undergrounding / diverting of nearby overhead powerlines. It will examine suitable options for vehicular access and provide for quality pedestrian and cycle connections with adjacent neighbourhoods and open space lands, integrating into existing and proposed active travel and green networks, and providing new connections through the site to Merlin Park Woods and towards Merlin Hospital. The plan will take into account the ecological environment at this location, in particular its proximity to Merlin Park Woods.

1. Develop the predominantly undeveloped lands in north Doughiska in accordance with a Statutory Area Plan, accompanied by a Local Transport Plan, which will allow for a residential led development which will integrate into existing and proposed active travel networks, provide connections into Merlin Park Woods, ensure appropriate design in this setting, and explore the potential for undergrounding/diverting of overhead powerlines.

A.45 Insert text into Chapter 10: Compact Growth and Regeneration (page 275) as follows:

10.X Castlegar

Castlegar village and surrounding lands are situated approximately 2.7km to the northeast of Galway City. The area is largely greenfield in nature and is identified as a Strategic Growth Area for Galway City. The lands accessed from the Tuam Road to the east and Bothar na Coiste to the west are zoned Residential (R) where there is a stated aim to *‘provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods*. These lands zoned in this plan would form initial phases of a comprehensive new neighbourhood and further phases will require a statutory area plan to allow more land and to assess and provide an infrastructure programme.

The development of these lands would accord with the principles of the revised National Planning Framework in relation to compact growth, support innovation, and the efficient provision of infrastructure. These lands are accessible to a range of local services and can encourage the use of public transport, walking and cycling, which will support the transition to a lower carbon society.

The statutory plan should have particular emphasis on movement. The proposed N6 Galway City Ring Road (GCRR) will run through the area and will be a large consideration in any plan. A comprehensive Active Travel assessment would consider the potential of existing laneways and boreens as the backbone of a new network that would seek to provide connectivity within the new neighbourhood, towards the City centre via existing green networks and east towards Ballybritt and Parkmore employment areas.

The Council will prepare a Statutory Area Plan for Castlegar and the wider area which will seek to provide an infrastructure and transport orientated programme

for the coordinated development of a new neighbourhood and thousands of more homes. This plan would enable the acceleration of residential growth in this area.

Policy 10.X Castlegar

1. Following from the initial phases provided for in this plan, develop the predominantly greenfield lands in Castlegar in accordance with a Statutory Area Plan, accompanied by a Local Transport Plan, which will allow for the coordinated provision of infrastructure to allow for transport-orientated, residential-led development of this strategic growth area.

A.46 Amend Section 10.26 Specific Objectives (page 276) as follows:

Ardaun

11. ~~Implement the Local Area Plan for Ardaun~~ Investigate the feasibility of designating Ardaun as an Urban Development Zone (UDZ) or preparing a Statutory Area Plan for the area, accompanied by a Local Transport Plan informed by GMATS.
12. Prepare a Landscape Management Strategy for Ardaun in consultation with the relevant stakeholders in order to guide and encourage the development of high standards, unified themes and distinction of public spaces – including streets, open spaces, parks and sensitive natural environments.
13. Support the implementation of a phased undergrounding of the high voltage overhead electricity transmission lines. In the interim, developments crossed by, or in the vicinity of, pylons and overhead lines, should be designed to minimise the visual impact of the overhead transmission lines in order to promote a quality environment.
14. Explore opportunities for the development of sustainable energy initiatives in conjunction with designers/developers and stakeholders particularly in construction practices and through the use of sustainable energy infrastructure.
15. In particular with respect to the area of open space north of Ardaun UVC which hosts the habitat of the Small white orchid (*Pseudorchis albida*) a protected species, the Planning Authority will explore opportunities to manage these lands

in conjunction with the relevant landowners and the NPWS with the objective of preserving the lands as a living habitat resource and a signature landscape area for Ardaun.

Murrough

~~12.16.~~ Prepare ~~a Local Area Plan~~ a Masterplan including supporting Local Transport Plan for Murrough within the period of this plan.

Doughiska

17. Prepare a Statutory Area Plan including supporting Local Transport Plan for Doughiska.

Castlegar

18. Prepare a Statutory Area Plan including supporting Local Transport Plan for Castlegar.

Chapter 11: Land use Zoning Objectives

A.47 Insert the following specific objectives in Section 11.2.1 Institutional and Community CF Land Use Zoning Objectives (page 280):

CF lands at Ardaun. The Council will reserve these lands primarily for educational use as a school campus. In the event that some of these lands become unnecessary, these lands can be used for uses compatible with the CF land use zoning.

A.48 Insert the following objectives in Section 11.2.8 Residential R and Residential R2 Land Use Zoning Objectives (page 289):

R zoned lands adjoining the M6 north of the Ardaun UVC zoning. Ecological impact assessment will be required as part of the development of residential zoned lands adjoining the south side of the M6 where appropriate, taking into consideration the ecological sensitivities of lands in this area.

R zoned lands in Letteragh between Letteragh Road and Circular Road. Any development shall ensure connections are provided through the site connecting to Letteragh Road in the south and Circular Road to the east. Development proposals shall include an assessment of transport requirements and any necessary enabling works, and shall provide for walking, cycling and bus

connectivity to support sustainable mobility and integration with the wider transport network.

R zoned lands at Coolough, off Coolagh Road, located north and east of Carraig Bán. Any development shall ensure active travel connections are provided through the site from Coolough Road in the east towards Headford Road in the west and to the outdoor recreational pitches to the south. Any development of these lands shall include protection of the mass path together with the original pre famine stone boundary walls and shall integrate this mass path into any development layout while preserving its historical integrity.

R zoned land between Circular Road, Tudor Lawn and Cherry Park. Any development shall make provision for high quality publicly accessible recreational amenities, including a Multi-Use Games Area (MUGA) and formal play areas and ensure permeability, providing connections to the surrounding estates and to Circular Road to the west and Thomas Hynes Road to the east. Development shall ensure appropriate boundary treatment with the public open space to the southeast.

R zoned land bounded by the railway line to the north and Rosshill Road to the south and east. A masterplan will be required in advance of any new development on site, and the masterplan will be subject to the assessment of transportation requirements and enabling works along with the assessment of environmental and ecological sensitivities. Development proposals shall facilitate options for the proposed Greenway which will traverse the site and provide active travel routes traversing east-west through the site. The proposed layout shall have regard to the sylvan character of the site and where appropriate the protection of the existing trees and Roscam Folly. Development will be phased in accordance with Uisce Éireann capacity and programme for investment.

A.49 Insert the following objectives in Section 11.2.8 Residential R and Residential R2 Land Use Zoning Objectives (page 292):

Figure 11.11 Merlin Park



- Residential development will be subject to detailed design, site-specific environmental assessment, and the provision of services and infrastructure in accordance with the City Development Plan and relevant standards.
- The implementation of the new road and its associated junction off the Dublin Road, designed as part of BusConnects, shall take place in tandem with or prior to the development, ensuring access to the wider catchment of R-zoned lands and supporting safe and efficient movement for all users.
- Development on the lands will contribute to compact urban growth, sustainable travel modes, and high quality placemaking, in line with the long-term growth and transport strategies for Galway City.
- Development proposals shall include an assessment of transport requirements and any necessary enabling works, and shall provide for walking, cycling and bus connectivity to support sustainable mobility and integration with the wider transport network.

A.50 Remove the following objectives in Section 11.2.8 Residential R and Residential R2 Land Use Zoning Objectives (page 292):

~~R2 lands at Roscam Pitch & Putt and adjacent lands / Rosshill House and adjacent lands. The maximum plot ratio density of 0.2:1 shall only be considered following agreement on an overall layout of the area. The layout will have regard to the sylvan character of the site and where appropriate the protection of the existing trees and~~

~~Roscam Folly. Development will be phased in accordance with Irish Water capacity and programme for investment.~~

~~R2 lands at Briarhill. A maximum density of 5 houses to the hectare shall only be considered following agreement on an overall layout of the area. Development shall be low profile single storey with a maximum ridge height of 5.5m above existing ground floor level.~~

A.51 Amend Zoning Objective UVC (page 292) as follows:

11.2.9 Urban Village Centre UVC Land Use Zoning Objectives

Zoning Objective UVC	
To provide for a residential led mix of uses particularly those that will support a people and business friendly urban village centre and contribute to establishing a high quality sustainable urban form.	
Uses which are compatible with and contribute to the zoning objective, for example:	— Refer to Ardaun Local Area Plan 2018-2024 - Residential - Retail - Residential institution - Outdoor recreational use - Local shops, local offices, licensed premises, banks, and other local services - Childcare facilities - Buildings for community, cultural or recreational use

Uses which may contribute to the zoning objectives, dependent on the location and scale of the development, for example:

- Offices of a type and scale appropriate to the function and character of the area

- Business/technology type uses

- Health care services

The following lands zoned UVC have the following specific development objective:

UVC zoned lands at Ardaun. A significant portion of the lands, equating to approximately 80% shall be dedicated to residential use. The Council will consider a plot ratio of 2:1 in the village centre core and where campus type employment opportunities that would contribute to the urban design context, support sustainable employment uses and meet the goal of making Ardaun a people and business friendly location. Existing hedgerows, trees and stone walls shall be retained where feasible in developments. Only native species shall be used in landscaping schemes.

A.52 Amend text in Section 11.3.1 (c) Amenity Open Space provision in Residential Developments (page 299) as follows:

All residential developments shall provide for amenity open space areas made up of the following ratios:

Communal Open Space:

Communal recreation and amenity space is required at a rate of 15% of the gross site area. It should be provided as multi-functional open space in new residential developments easily accessible to all, encouraging active and passive use for persons of all abilities regardless of mobility and/or age. **Subject to appropriate safeguards to protect residential amenity, reduced public open space may be considered for infill development. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of to publicly accessible open space.** ~~In small restricted infill sites, a minimum of 10% may be provided as public open space where a reduction in the standard is balanced with delivery of units.~~ Residential developments of 4 units or less may be exempt from the 15% open space provision on greenfield sites. The Council will determine on a case-by-case basis where it is demonstrated that the function of the space is not viable and can be better used as part of private open space.

A.53 Amend text in Section 11.3.1 (j) Conversion and Subdivision of Dwellings (page 303) as follows:

- Conversion or subdivision of ~~exceptionally~~ large residential units on relatively large sites to multiple units, without a dramatic alteration in the prevailing character of the area will be considered. Part conversion will only be considered when the building is adjacent to commercial premises, adjoining major traffic routes or located on particularly large sites, where the character of the area is not adversely affected. The assessment of such proposals would have to take into consideration ~~the established character of the area~~, residential amenity, recreation and amenity space, urban design, architectural integrity, parking and traffic considerations. Part conversion to commercial units will only be considered where it can be demonstrated that the proposed use serves a local need and/ or is located with an established commercial area.

- **Subject to appropriate safeguards to protect residential amenity, reduced public open space and car parking standards may be considered for proposals for dwelling sub-division or new multi-unit development replacing existing single-family units. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of existing public open space amenities. Car parking will be examined in the context of public transport and active travel provision and the proximity of services and facilities, including convenience retail, education and healthcare.**

A.54 Amend text in Section 11.3.2 (c) Car Parking Standards (page 304) as follows:

- 1 on-site per dwelling and 1 grouped visitor per 3 dwellings or,
- 1 space per dwelling if grouped.

A reduction in these standards for ACA's may be considered appropriate where the provision of car parking would adversely affect the architectural character of the area.

A reduction in these standards may be considered for infill development in established suburbs, where it can be clearly demonstrated that there is available public transport or active travel routes and a range of services and facilities, including convenience retail, education and healthcare in proximity.

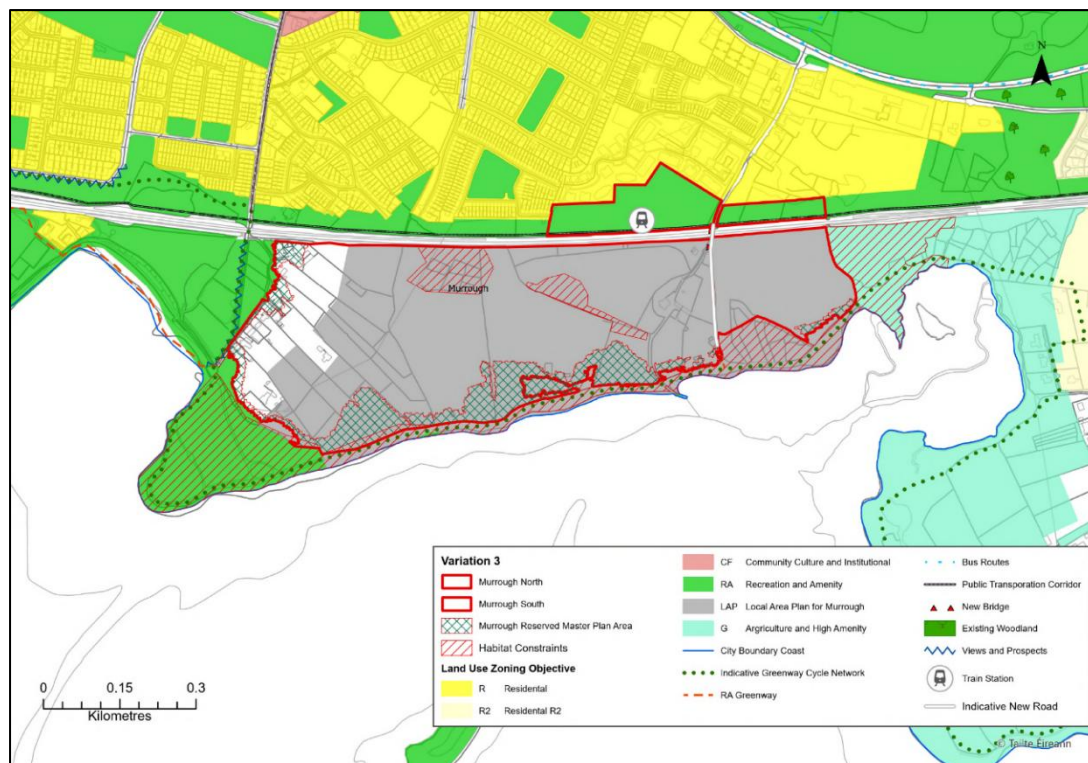
Generally, these standards should not be exceeded.

Part 3: Changes to the Galway City Development Plan Maps

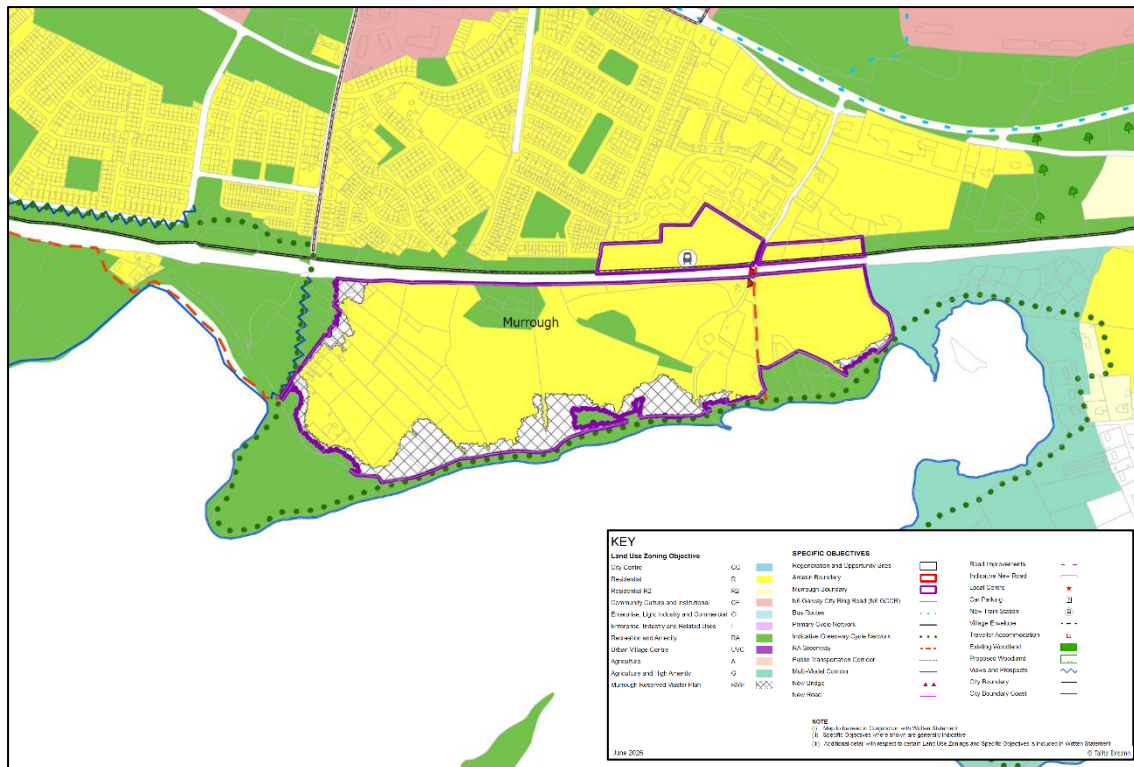
A.55 Murrough

Amend the Land Use Zoning and Specific Objectives Map to change the land use zoning of lands located in Murrough from from Unzoned lands, Murrough Local Area Plan & Natural Heritage, Recreation and Amenity (RA) to Residential (R) zoning and to include a requirement for a Masterplan / Area Plan prior to development.

Amend the Land Use Zoning and Specific Objectives Map to change the zoning of lands immediately outside of the Murrough red line boundary currently unzoned or zoned Local Area Plan for Murrough (LAP) to Natural Heritage, Recreation and Amenity (RA).



Drawing 1 – A.55 Murrough from Variation No. 3 showing previous land use zoning



Drawing 2 - Extract from the Land Use Zoning and Specific Objectives Map showing Murrough land use zoning varied as set out above.

It is an objective for these lands that:

1. Develop the Murrough area in accordance with a Masterplan which addresses land use mix including provision for local retail, community and education facilities, phasing, transport integration, built heritage, biodiversity, flood risk, and coastal resilience. This Masterplan shall be the subject of an agreed stakeholder engagement and public consultation process.
2. Provision shall be made for the following infrastructure:
 - a. An over rail bridge connection to lands to the southern portion of the masterplan, this bridge shall be the principal vehicular connection serving the lands south of the railway line.
 - b. A new linear coastal amenity and flood defence
 - c. A dual track rail line and commuter rail stop north of the railway line,
 - d. Active Travel links to Gleann na Rí and Gleann Rua estate to the north and connections west towards Ballyloughane, facilitating options for the proposed Greenway which will traverse east-west through the site.
 - e. Access for bus and associated bus infrastructure through the area.

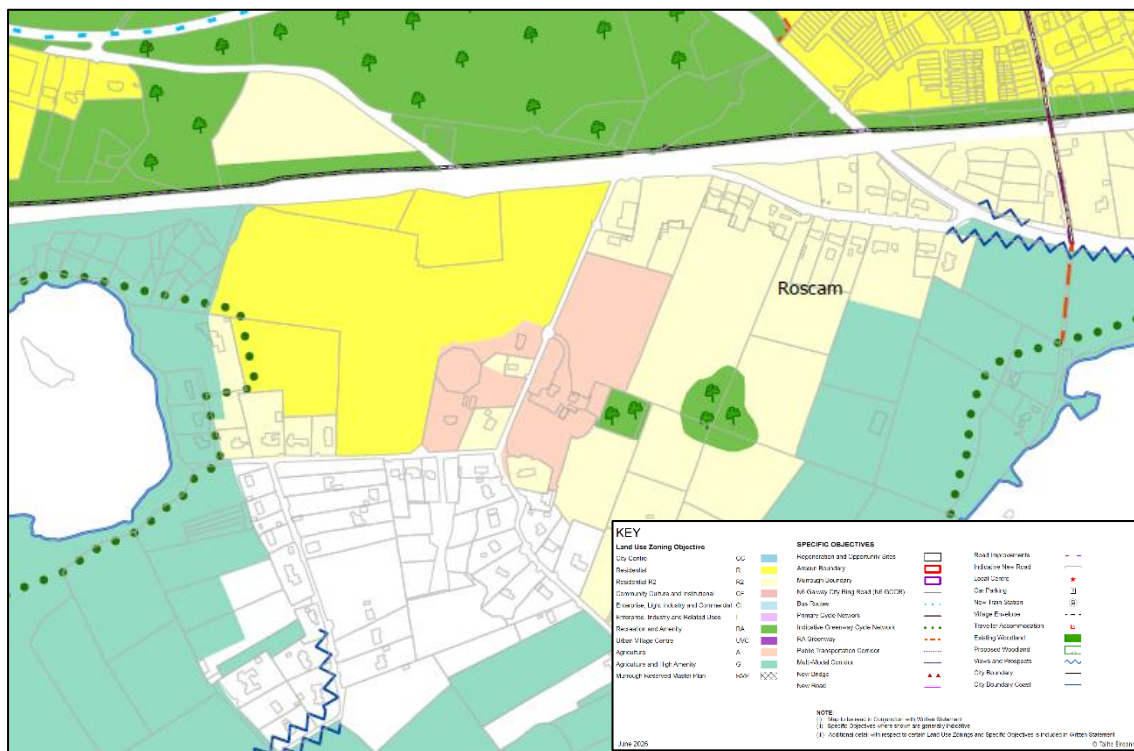
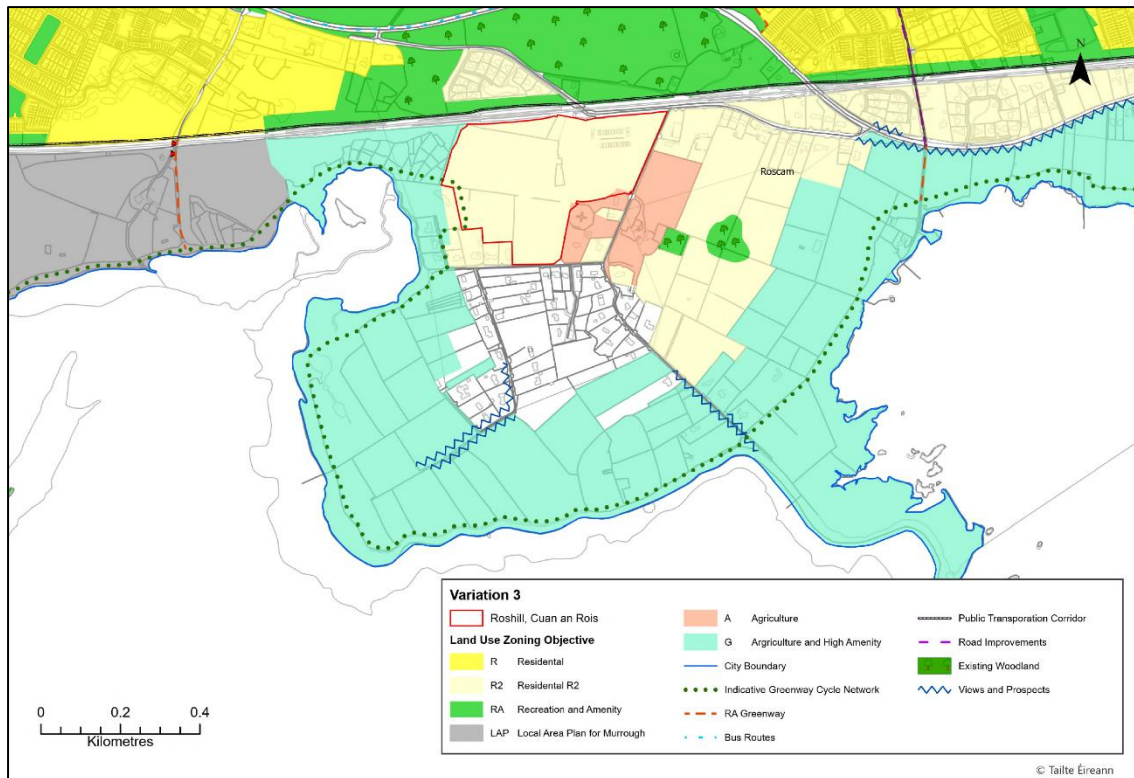
- f. and associated water/wastewater and surface water.
- 3. Development will support compact growth, sustainable mobility, and high-quality placemaking as part of Galway City's long-term growth framework.
- 4. Ensure that Murrough House, and its principal elevation, is recognised through design, treatment and layout as a notable asset within the new Coastal Community with provision being made for a sustainable, long-term use for the building.
- 5. It is an objective to support the future development on the Murrough Lands in a manner that enables the enhancement and improvement of ATU and its ancillary facilities, providing for a landmark building set towards the Coast.
- 6. a. All proposed development within the Murrough Area must demonstrate how, in layout, density, design and connectivity, it will be consistent with the comprehensive development of a sustainable, transport orientated coastal community.
b. All proposals to the western end of the Masterplan Area– adjacent to Ballyloughane and Renmore - shall positively respond to the established character of this area (transition to/from existing village setting), protecting third-party residential amenities as appropriate. This will be considered as part of a masterplan process.
- 7. Appropriate treatment, including set-backs and access management, will be required in appropriate areas to safeguard European Sites and areas identified as having particular biodiversity value. Development will support existing historical, ecological and environmental features.
- 8. a. Uses on Murrough lands within Flood Zones A and B shall be limited shall be limited to water compatible uses. This limitation shall take primacy over any other provision relating to land use zoning at these lands.
b. Future applications for development in this location shall follow a precautionary approach, that seeks to avoid inappropriate locating of development, taking into account coastal change, any Coastal Erosion Risk Management Study undertaken, and any existing/proposed coastal defence infrastructure.
c. Certain lands in the Murrough are identified by the OPW (refer to floodmaps.ie) as Coastal Areas Potentially Vulnerable to Wave Overtopping (CAPOs). Future

applications for development in this location shall demonstrate that this vulnerability has been taken into account.

9. To safeguard the long-term development (beyond the Plan period 2023-2029) of the Murrough area, land within Corrib go Costa future scenario areas have been reserved for potential future Masterplan expansion. Uses in these areas shall be limited shall be limited to water compatible uses for the Plan period 2023-2029. This limitation shall take primacy over any other provision relating to land use zoning at these parts of the lands.
10. All appropriate uses will be considered for these lands during future reviews of and/or variations to the City Development Plan and associated Strategic Flood Risk Assessment processes, however these lands will be reserved for the current Plan period in order to enable future expansion where this is deemed appropriate.
11. Detailed, site specific Flood Risk Assessment will be required for any proposal for development within Flood Zones A or B or within the Corrib go Costa future scenario areas.

A.56/57 Rosshill

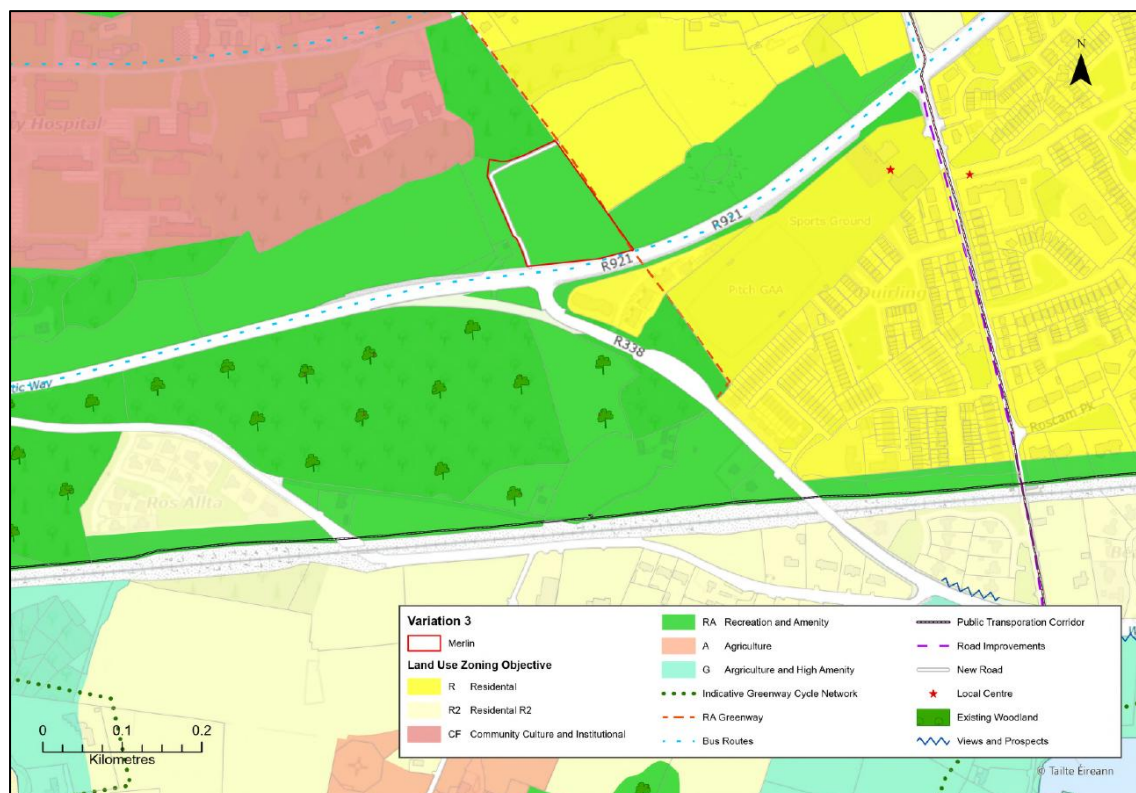
Amend the Land Use Zoning and Specific Objectives Map to change the zoning of lands at Rosshill from Residential (R2) to Residential (R).



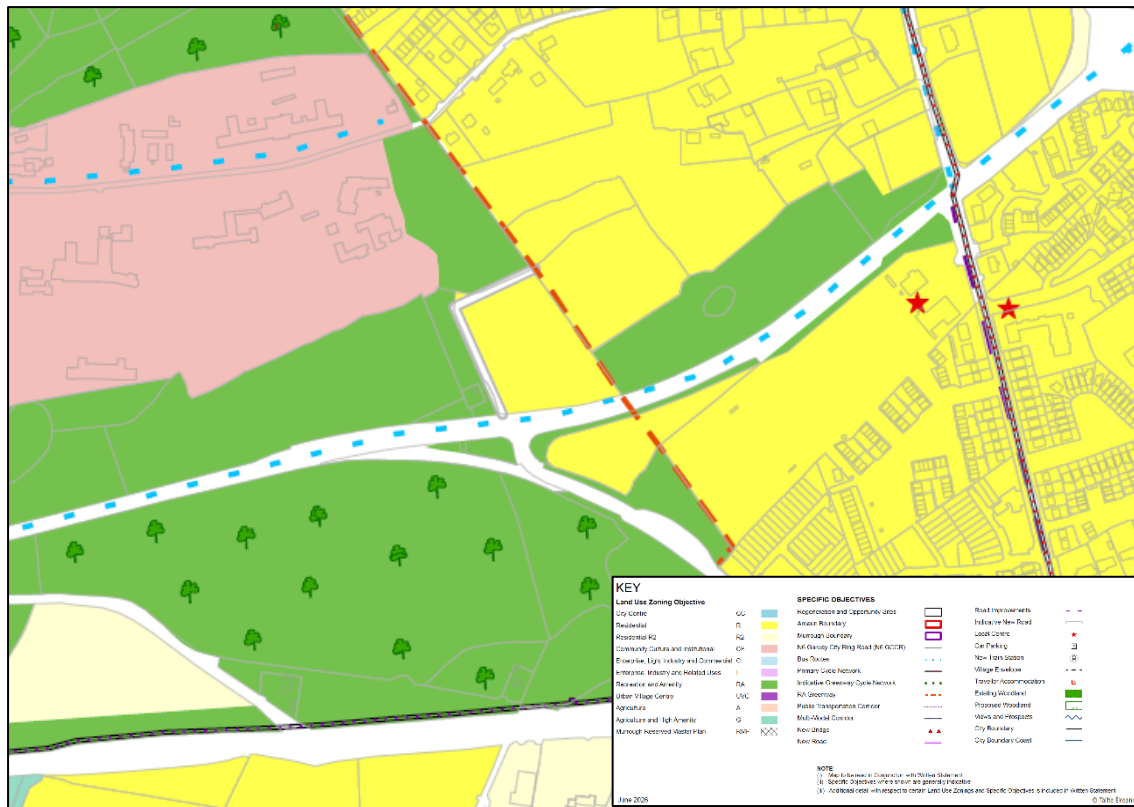
A masterplan will be required in advance of any new development on site, and the masterplan will be subject to the assessment of transportation requirements and enabling works along with the assessment of environmental and ecological sensitivities. Development proposals shall facilitate options for the proposed Greenway which will traverse the site and provide active travel routes traversing east-west through the site. The proposed layout shall have regard to the sylvan character of the site and where appropriate the protection of the existing trees and Roscam Folly. Development will be phased in accordance with Irish Water Uisce Éireann capacity and programme for investment.

A.58 Merlin Lands

Amend the Land Use Zoning and Specific Objectives Map to change the zoning of lands at Merlin from Natural Heritage, Recreation and Amenity (RA) to Residential (R).



Drawing 5 – A.58 Merlin Lands from Variation No. 3 showing previous land use zoning



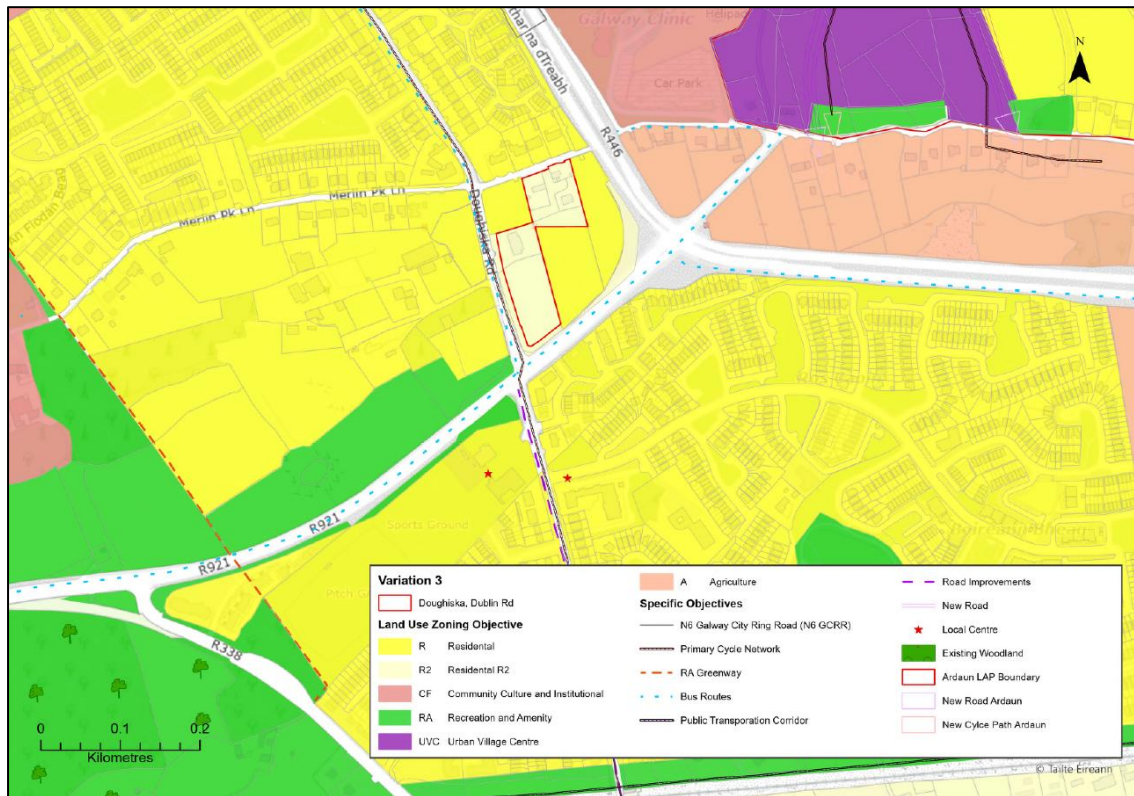
Drawing 6 - Extract from the Land Use Zoning and Specific Objectives Map showing Merlin Lands land use zoning varied as set out above.

It is an objective for these lands that:

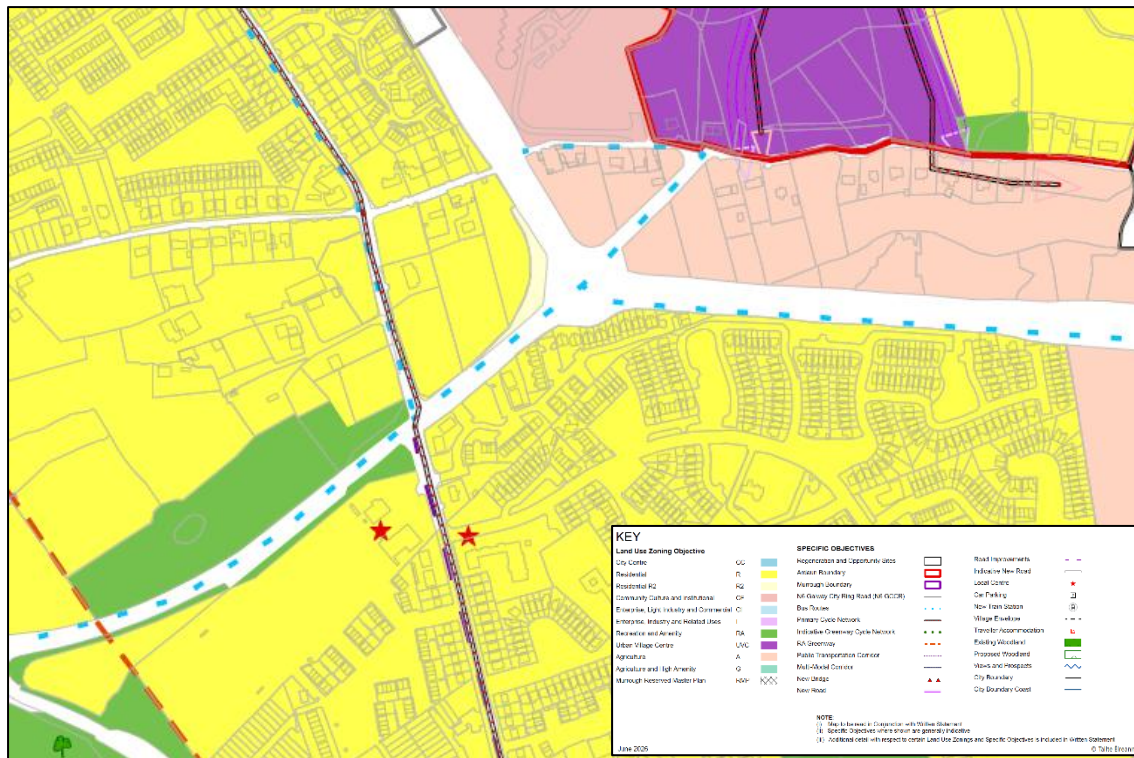
- Residential development will be subject to detailed design, site-specific environmental assessment, and the provision of services and infrastructure in accordance with the City Development Plan and relevant standards.
- The implementation of the new road and its associated junction off the Dublin Road, designed as part of BusConnects, shall take place in tandem with or prior to the development, ensuring access to the wider catchment of R-zoned lands and supporting safe and efficient movement for all users.
- Development on the lands will contribute to compact urban growth, sustainable travel modes, and high quality placemaking, in line with the long-term growth and transport strategies for Galway City.
- Development proposals shall include an assessment of transport requirements and any necessary enabling works, and shall provide for walking, cycling and bus connectivity to support sustainable mobility and integration with the wider transport network.

A.59 Junction of Doughiska and Dublin Road

Amend the Land Use Zoning and Specific Objectives Map to change the zoning of lands at the junction of Dublin Road and Doughiska Road from Residential (R2) to Residential (R).



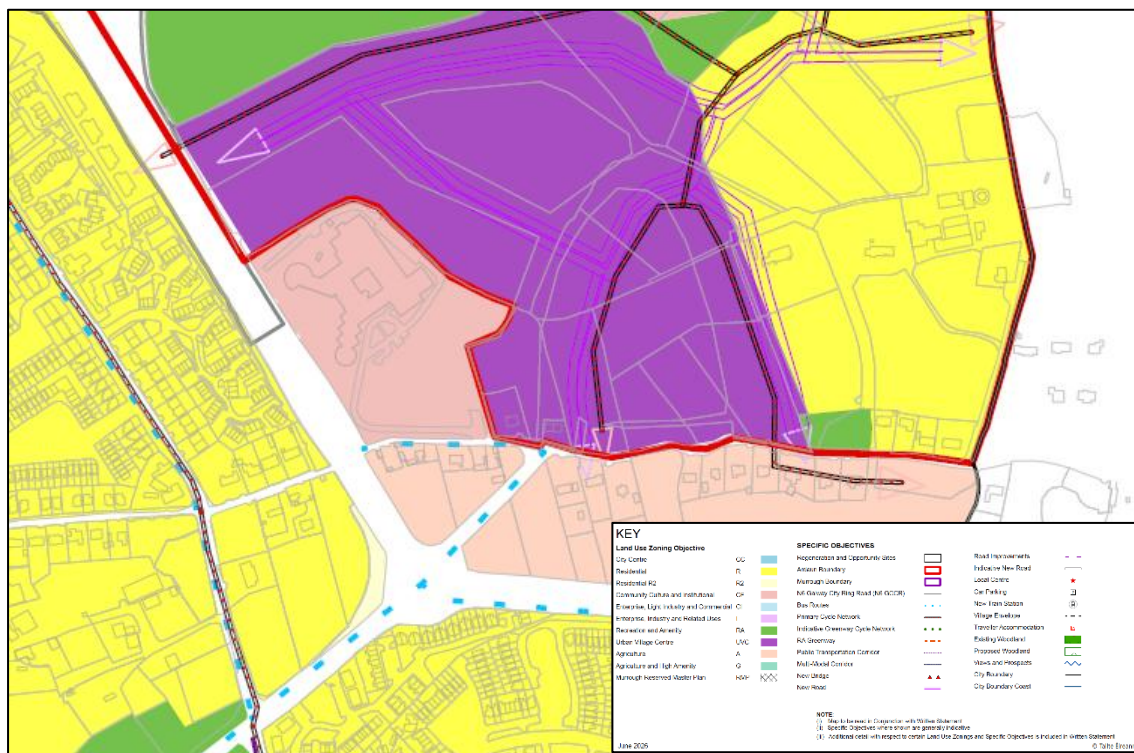
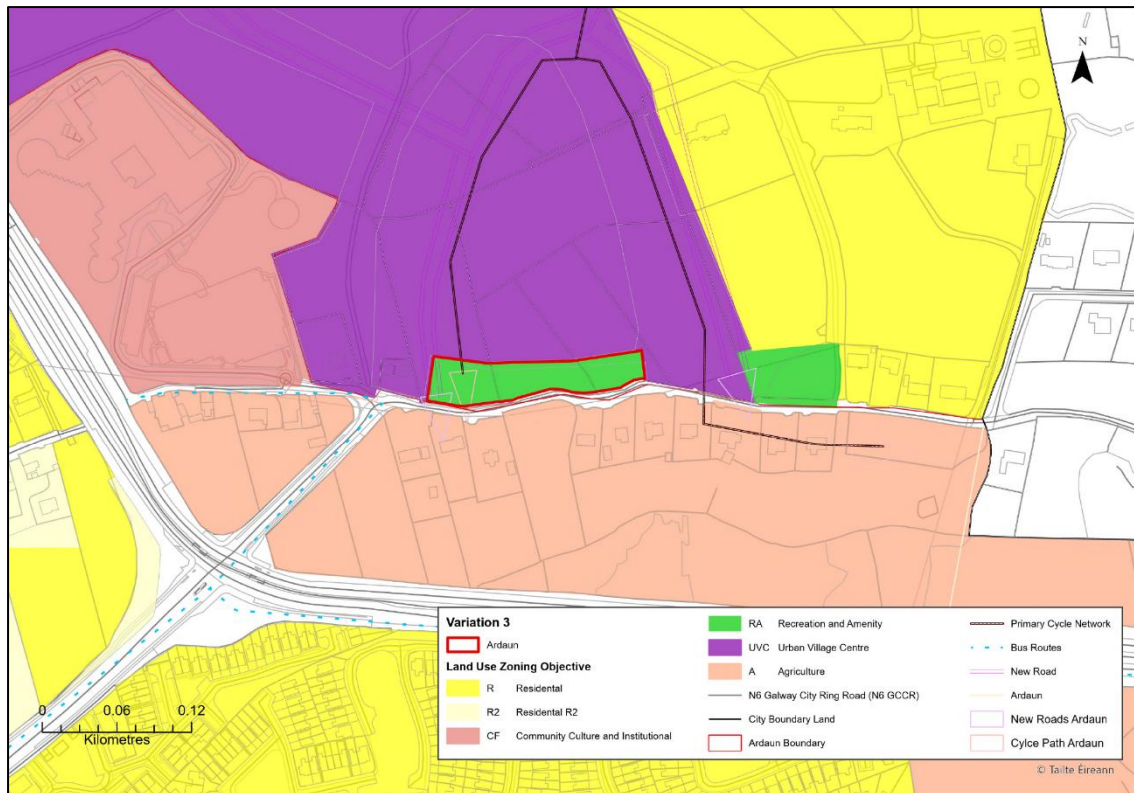
Drawing 7 – A.59 Junction of Doughiska and Dublin Road from Variation No. 3 showing previous land use zoning



Drawing 8 - Extract from the Land Use Zoning and Specific Objectives Map showing the Junction of Doughiska and Dublin Road land use zoning varied as set out above.

A.60 Ardaun

Amend the Land Use Zoning and Specific Objectives Map to change the land use zoning of the subject lands at Ardaun, currently zoned for Natural Heritage, Recreation and Amenity (RA), to Urban Village Centre (UVC) zoning.



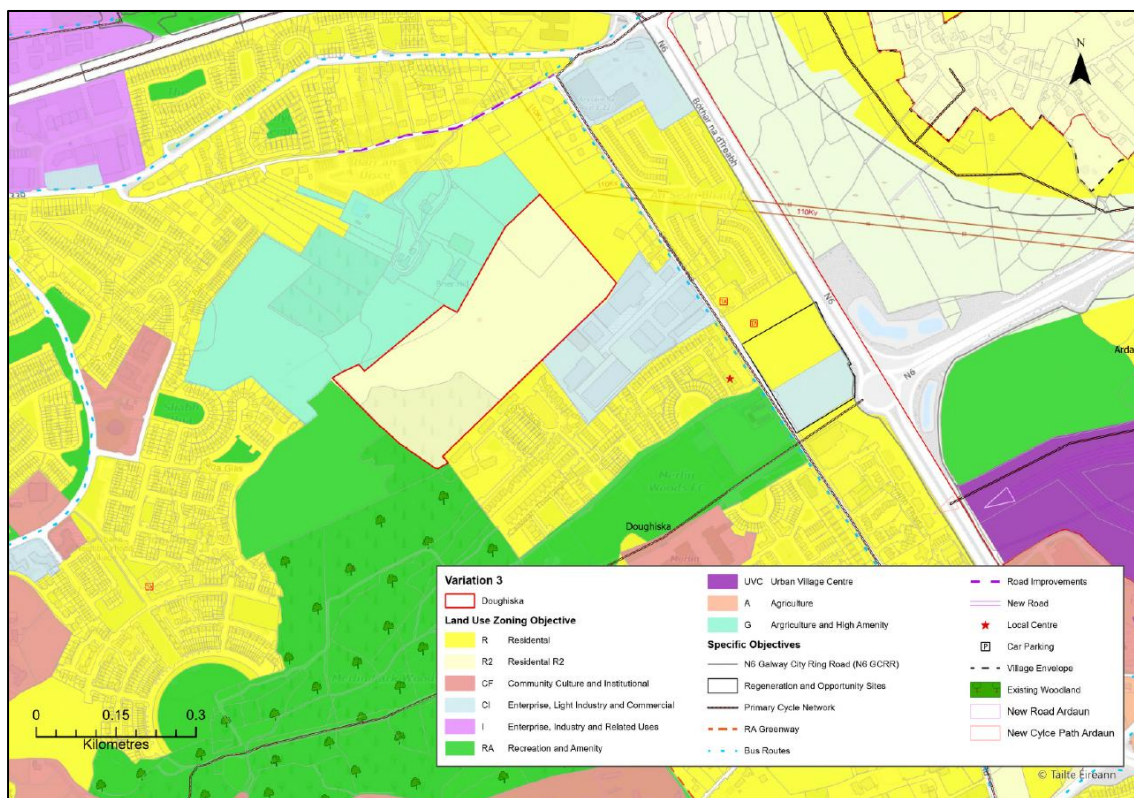
A.61 Ardaun LAP

Update the Development Plan Map Key to replace the text **Ardaun LAP boundary** with the text **Ardaun Boundary**.

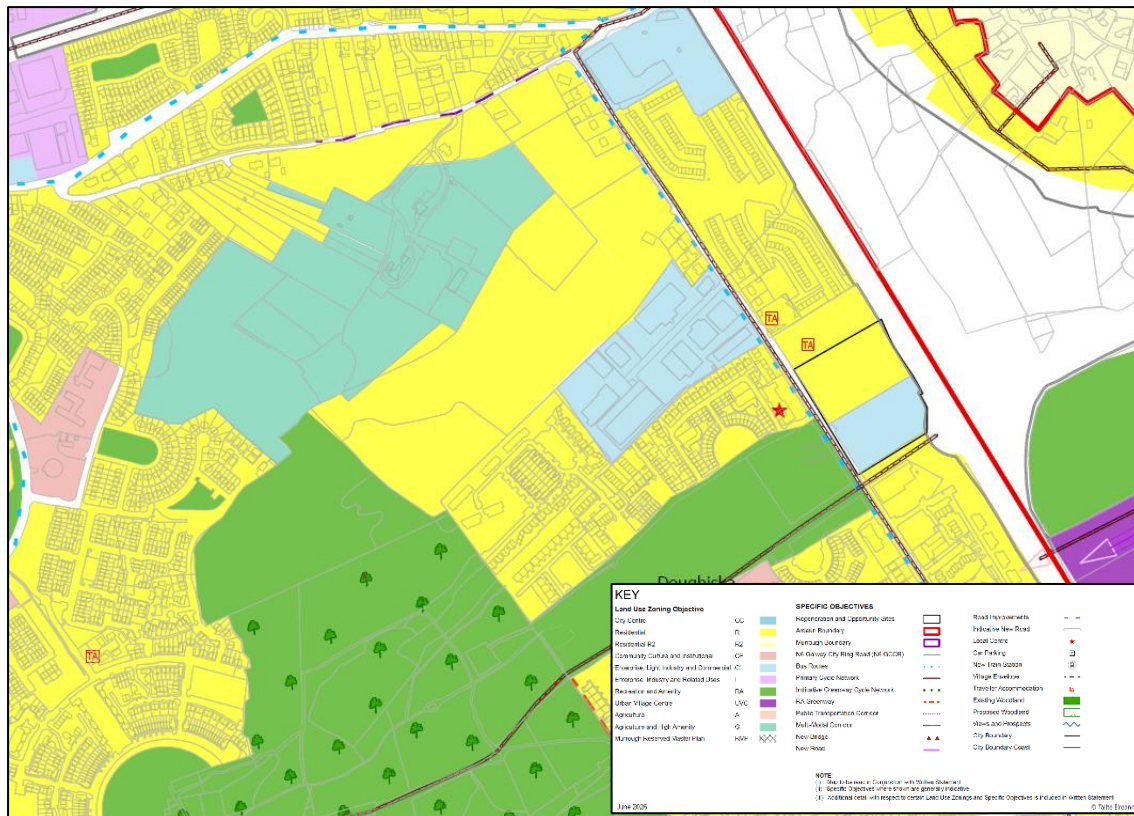
Note that this amendment does not propose any alterations to the land use zoning designations.

A.62 Doughiska

Amend the Land Use Zoning and Specific Objectives Map to change the zoning of lands at Doughiska from Residential (R2) to Residential (R).



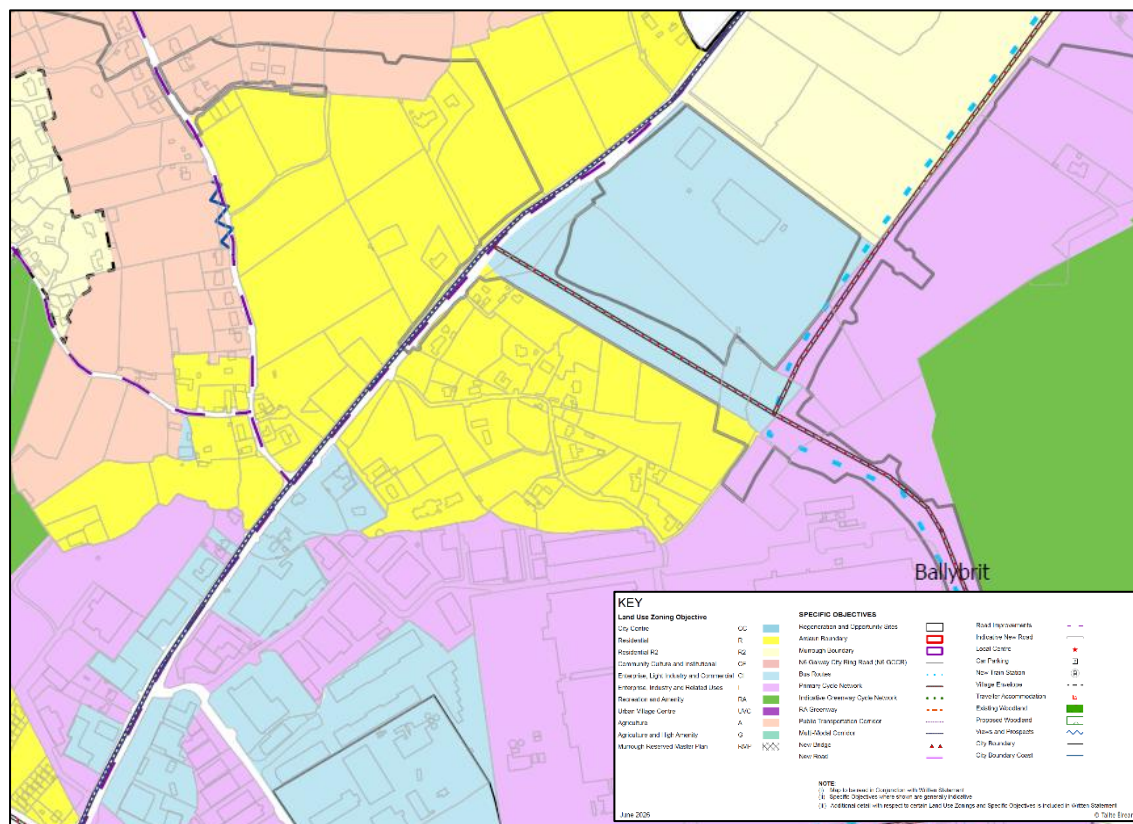
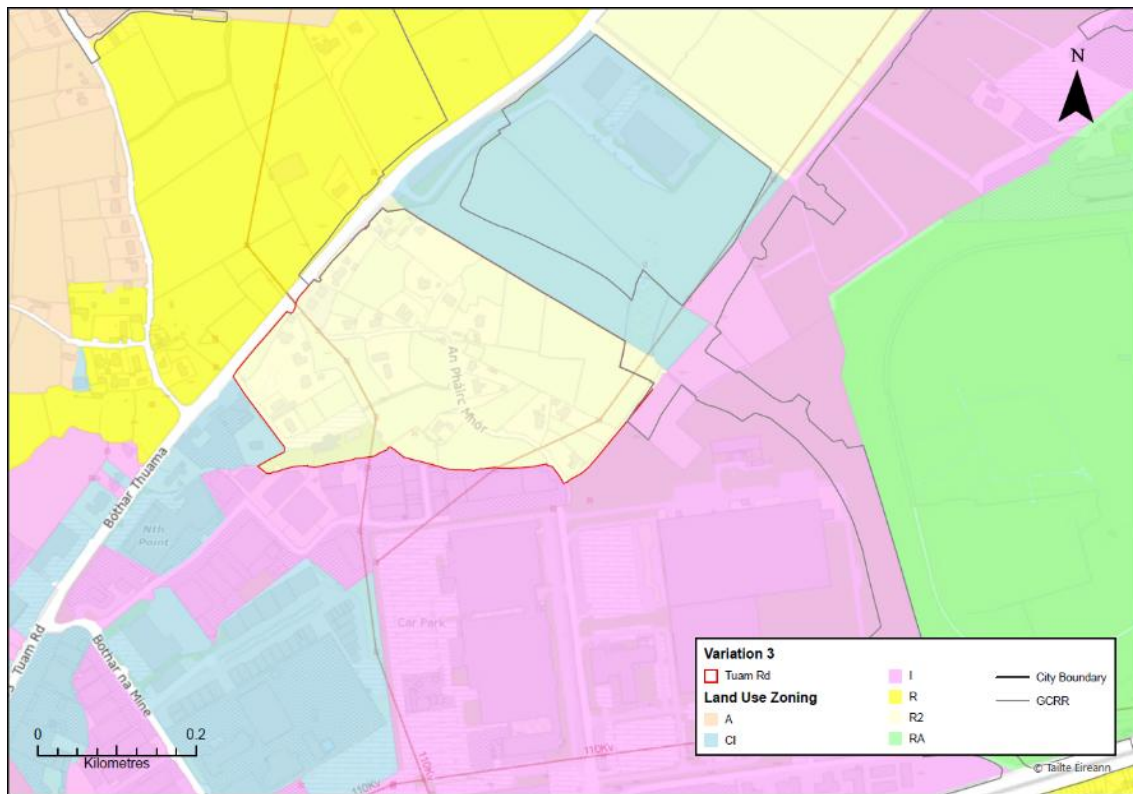
Drawing 11 – A.62 Doughiska from Variation No. 3 showing previous land use zoning



Drawing 12 - Extract from the Land Use Zoning and Specific Objectives Map showing Doughiska land use zoning varied as set out above.

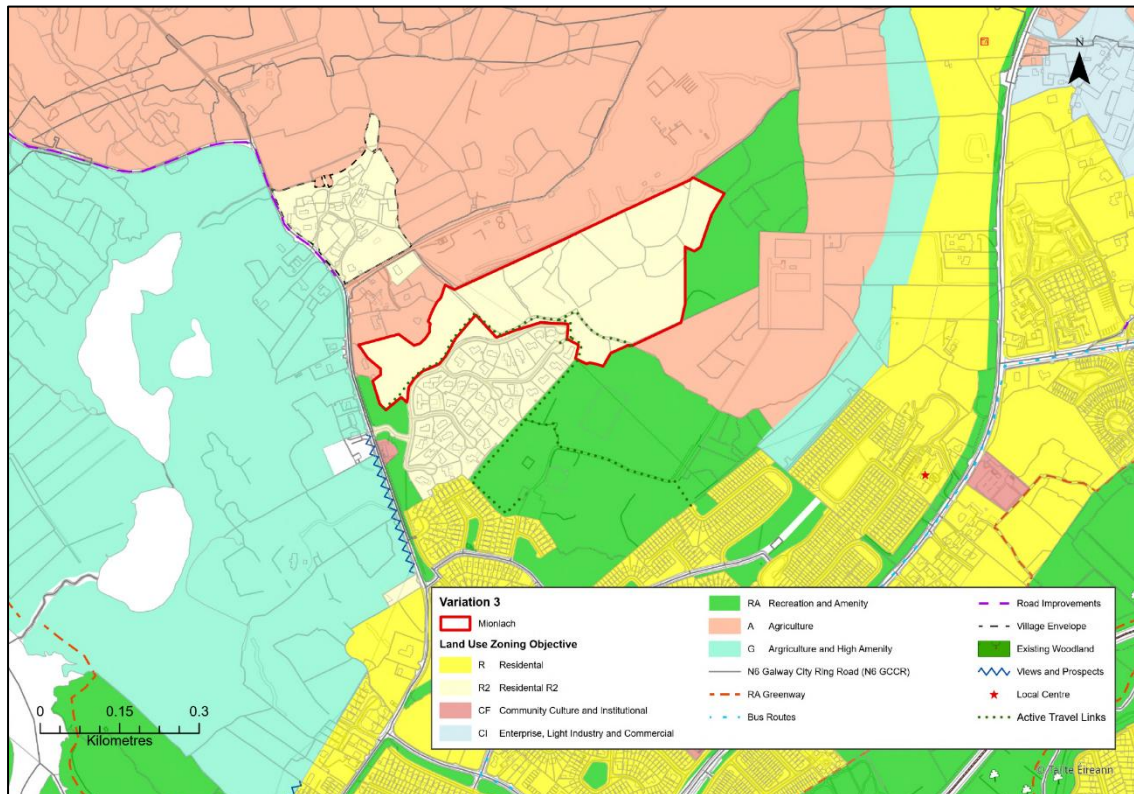
A.63 Tuam Road

Amend the Land Use Zoning and Specific Objectives Map to change the zoning of lands at Tuam Road from Residential (R2) to Residential (R).

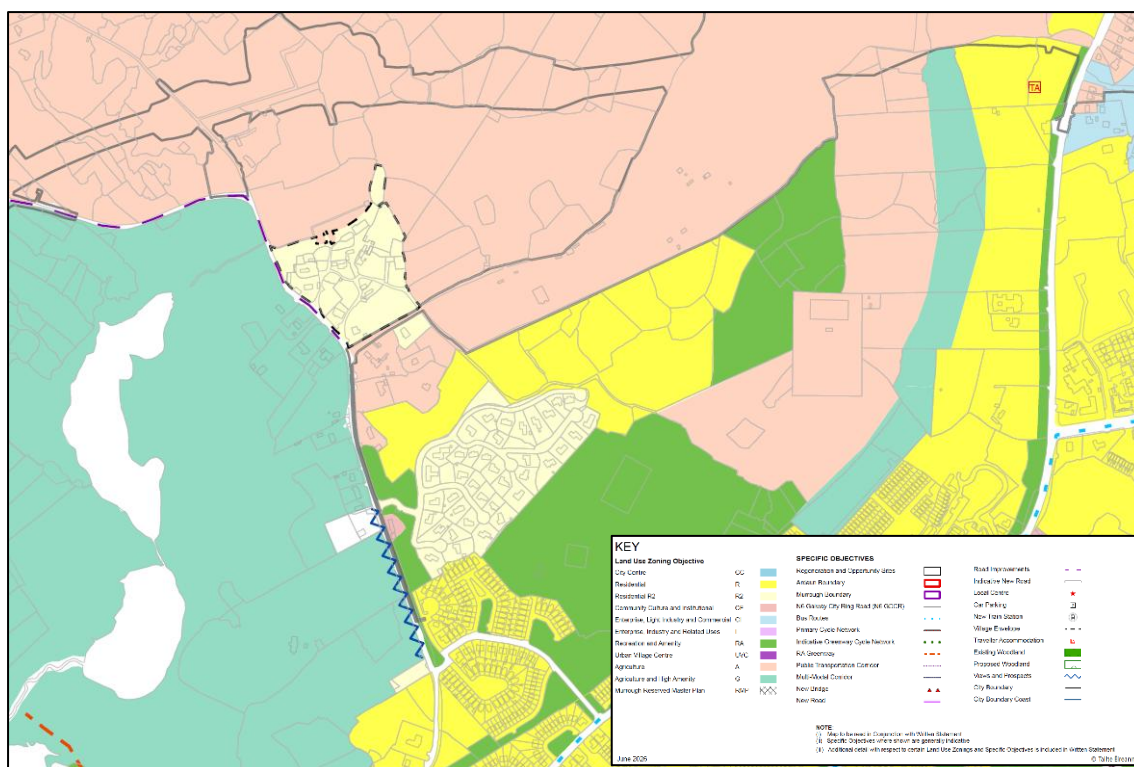


A.64 Coolough

Amend the Land Use Zoning and Specific Objectives Map to change the zoning of lands at Coolough from Residential (R2) to Residential (R).



Drawing 15 – A.64 Coolough from Variation No. 3 showing previous land use zoning



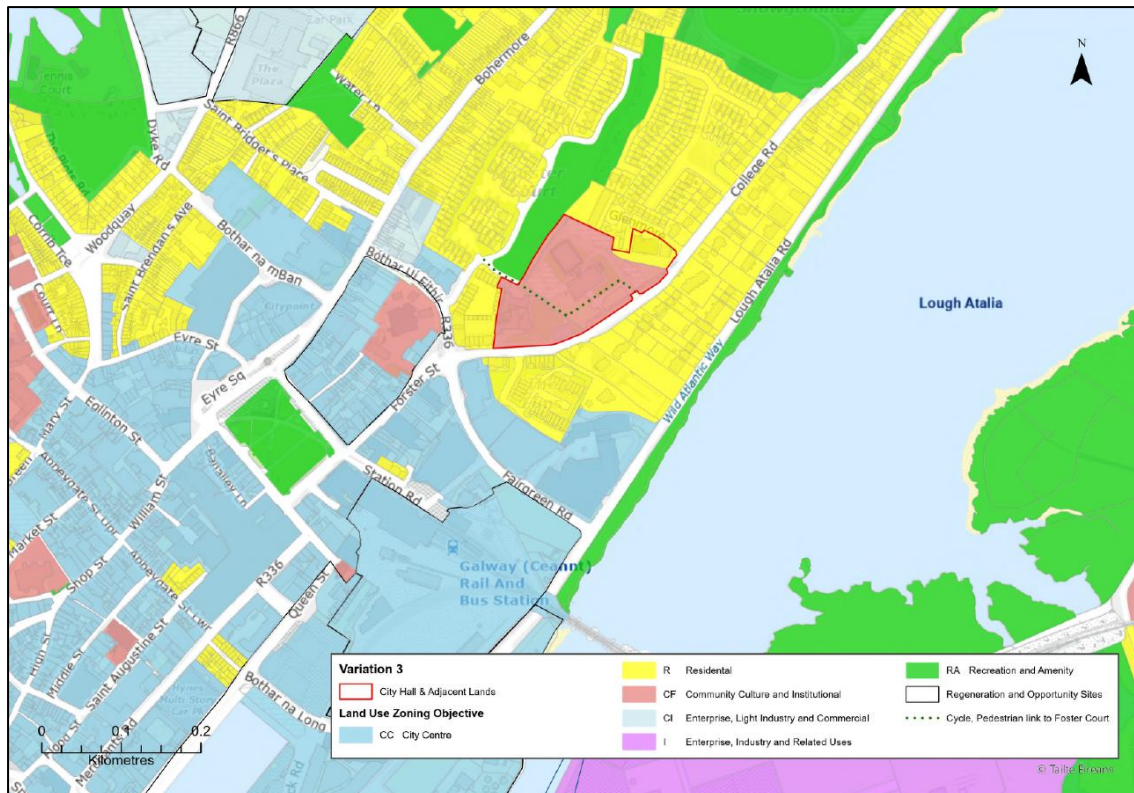
Drawing 16 - Extract from the Land Use Zoning and Specific Objectives Map showing Coolough land use zoning varied as set out above.

It is an objective for these lands that:

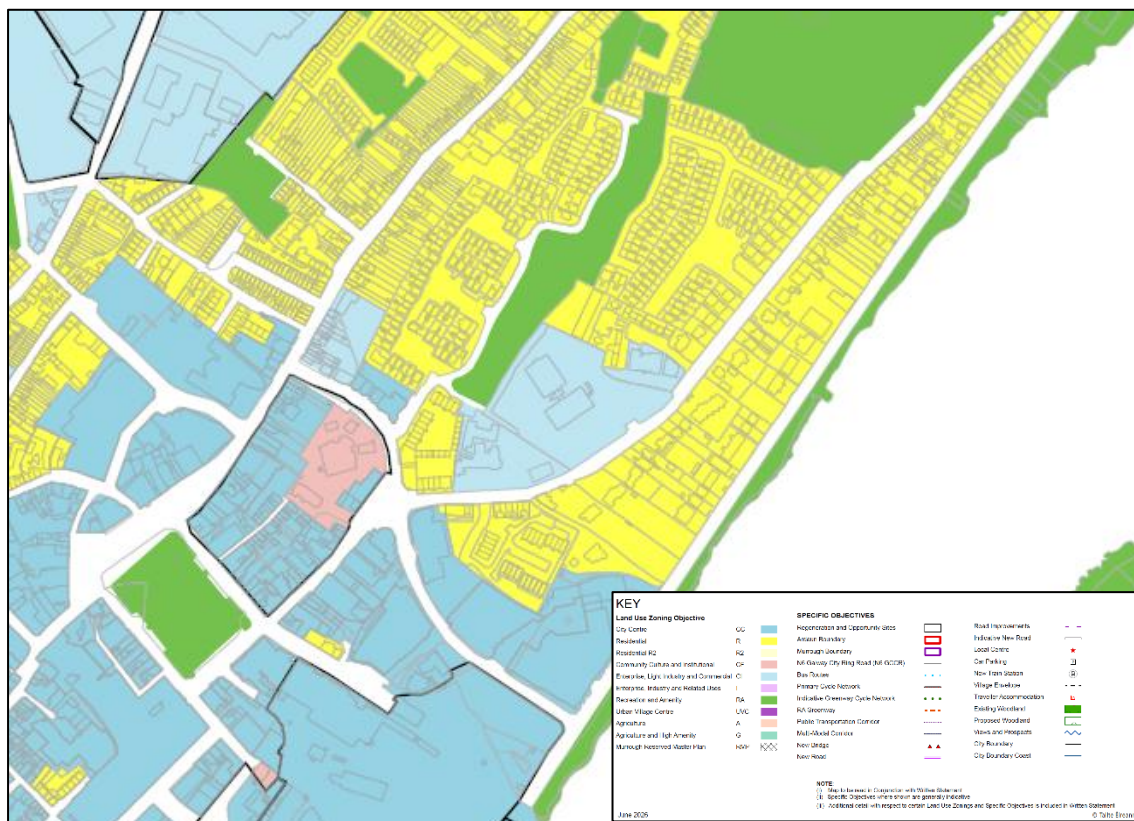
Any development shall ensure active travel connections are provided through the site from Coolough Road in the east towards Headford Road in the west and to the outdoor recreational pitches to the south. Any development of these lands shall include protection of the mass path together with the original pre-famine stone boundary walls and shall integrate this mass path into any development layout while preserving its historical integrity, allowing only for limited, clearly justified crossing points where required to secure a coherent layout and an active travel network.

A.65 City Hall

Amend the Land Use Zoning and Specific Objectives Map to change the zoning of the lands comprising City Hall, Yeats School, and adjoining institutional properties from Community and Institutional (CI) to Commercial / Industrial (CI).



Drawing 17 – A.65 City Hall from Variation No. 3 showing previous land use zoning



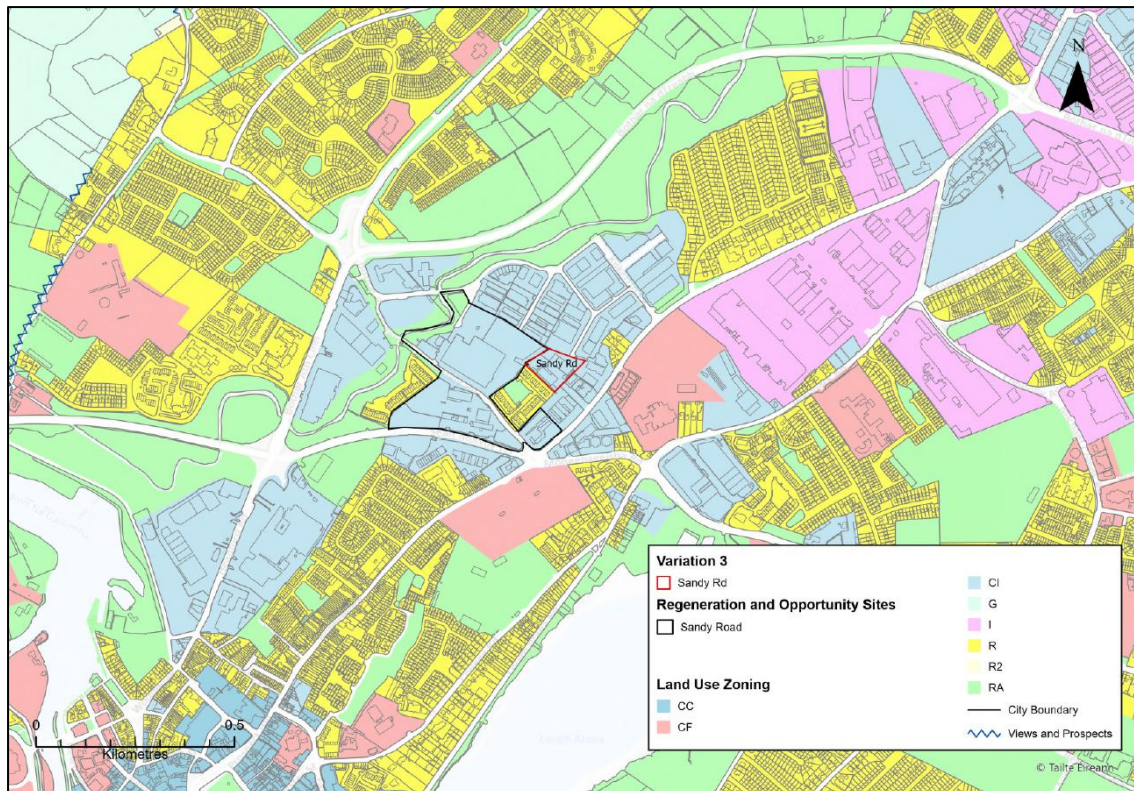
Drawing 18 - Extract from the Land Use Zoning and Specific Objectives Map showing City Hall and environs land use zoning varied as set out above.

It is an objective for these lands that:

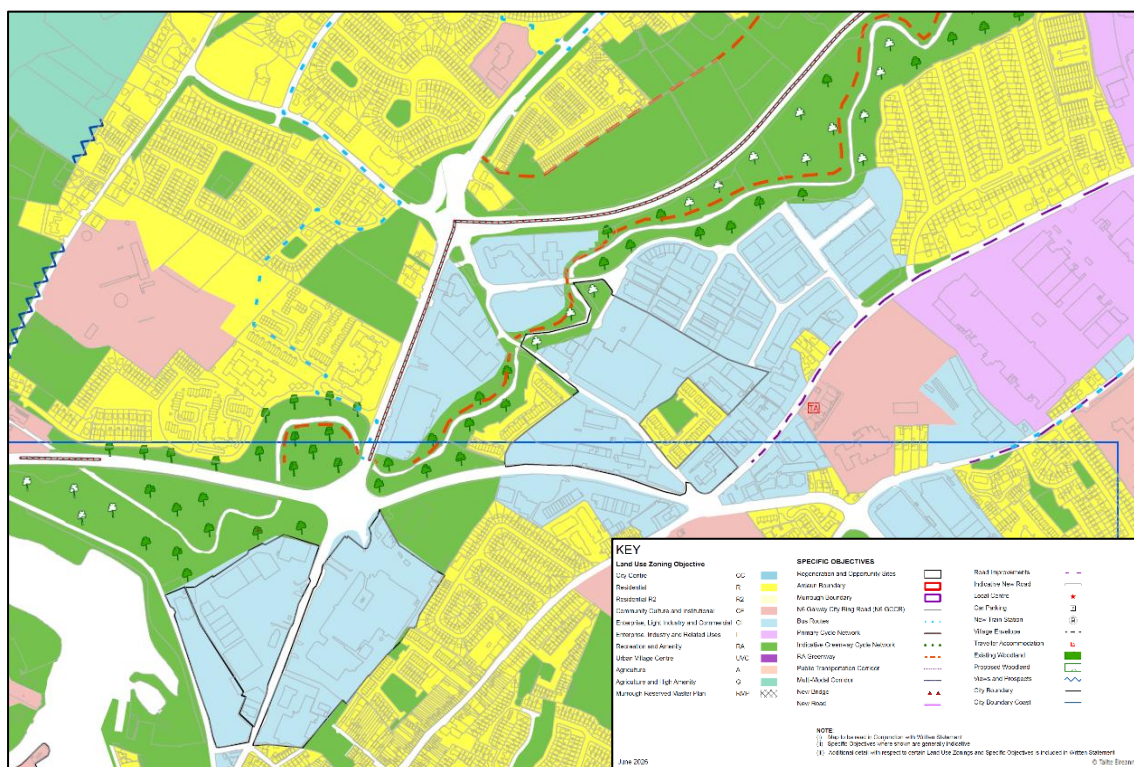
- Redevelopment shall be subject to the preparation of an indicative masterplan for the consolidated regeneration site, inclusive of City Hall, Yeats School, and adjoining institutional lands, prepared in accordance with the Plan's policies for Strategic Regeneration and Opportunity Sites.
- The masterplan will identify phased development areas and set out an indicative phasing strategy, ensuring that the redevelopment of City Hall and adjoining sites proceeds in a coordinated manner, aligned with infrastructure delivery, public realm improvements and the continued functioning of civic uses during transition. The masterplan may be focused on the City Hall lands, but regard being had to adjoining lands. City Hall can be redeveloped independently of the adjoining lands.
- The masterplan will specify site-specific development objectives including the potential for buildings of a significant height, high-quality architectural design, and appropriate integration with the existing and emerging urban environment, having regard to townscape, heritage, and key views.
- The masterplan will secure new permeable pedestrian and cycle links, especially connections to Forster Court, and optimise the site's relationship with public transport, the rail and bus hubs, and core city amenities.
- Mixed uses will be promoted, with emphasis on active ground floor frontages, vibrant street edges, civic and cultural amenities, and excellence in placemaking and public realm design.
- The CI designation supports higher density and diverse city centre-related activities in accordance with the Development Plan objectives for regeneration and compact growth.

A.66 Sandy Road

Amend the Land Use Zoning and Specific Objectives Map to extend the Sandy Road Regeneration and Opportunity Site, as detailed under Figure 10.6 of the Galway City Development Plan 2023 – 2029, to include the site detailed below in Drawing No. 16 (outlined with a red line boundary).



Drawing 19 - Map showing area of land to be included in the Sandy Road Regeneration Site as set out above.

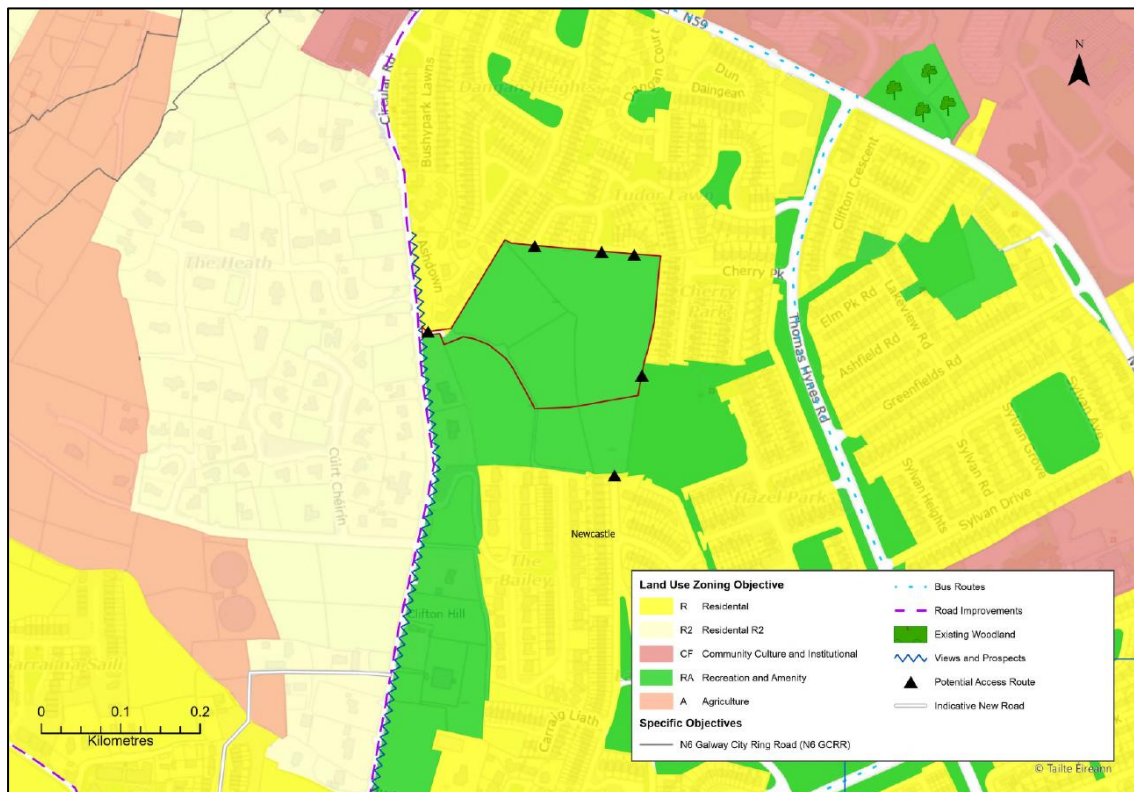


Drawing 20 - Extract from the Land Use Zoning and Specific Objectives Map showing Sandy Road Regeneration Site varied as set out above.

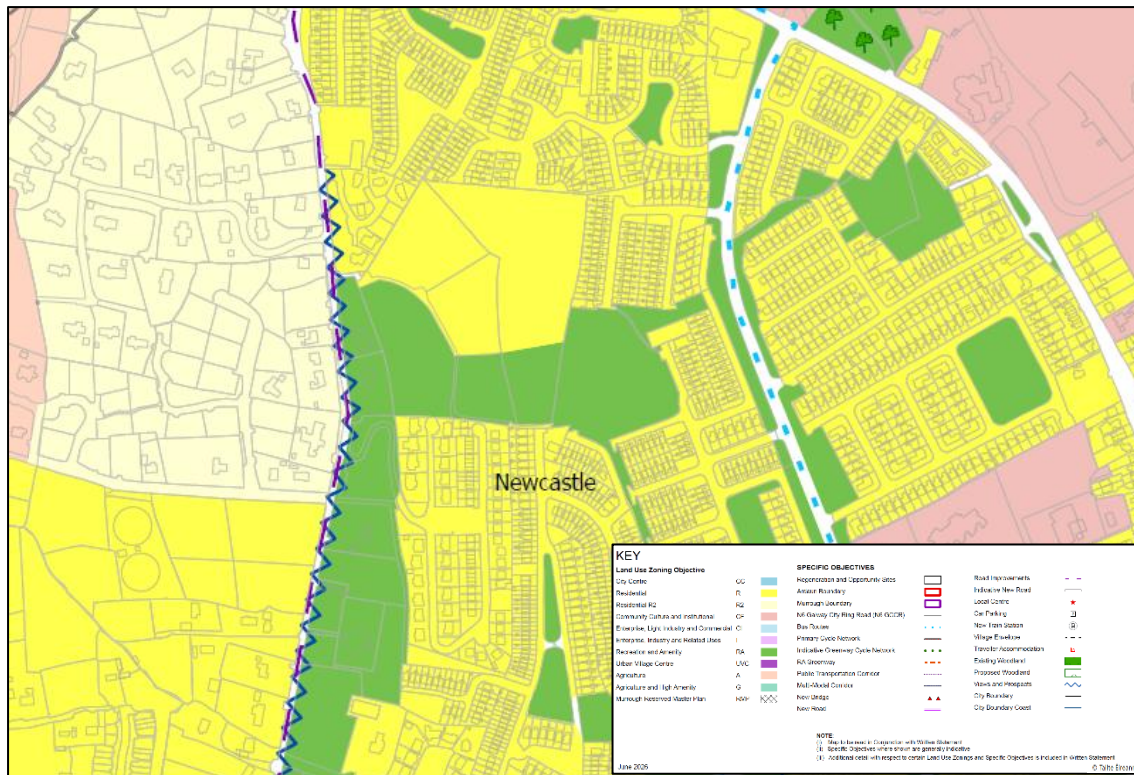
Note that this amendment does not propose any alterations to the land use zoning designations.

A.67 Circular Road East

Amend the Land Use Zoning and Specific Objectives Map to change the zoning of lands between Circular Road and Thomas Hynes Road from Natural Heritage, Recreation and Amenity (RA) to Residential (R).



Drawing 21 – A.67 Circular Road East from Variation No. 3 showing previous land use zoning



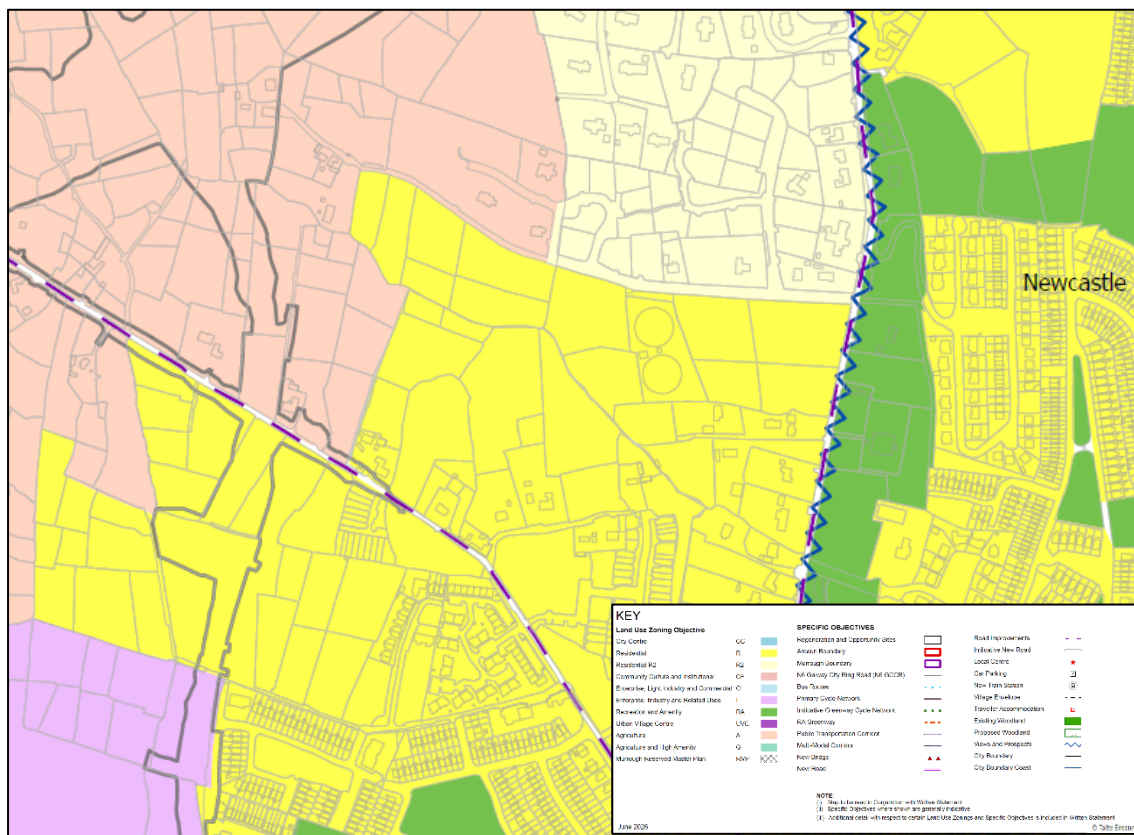
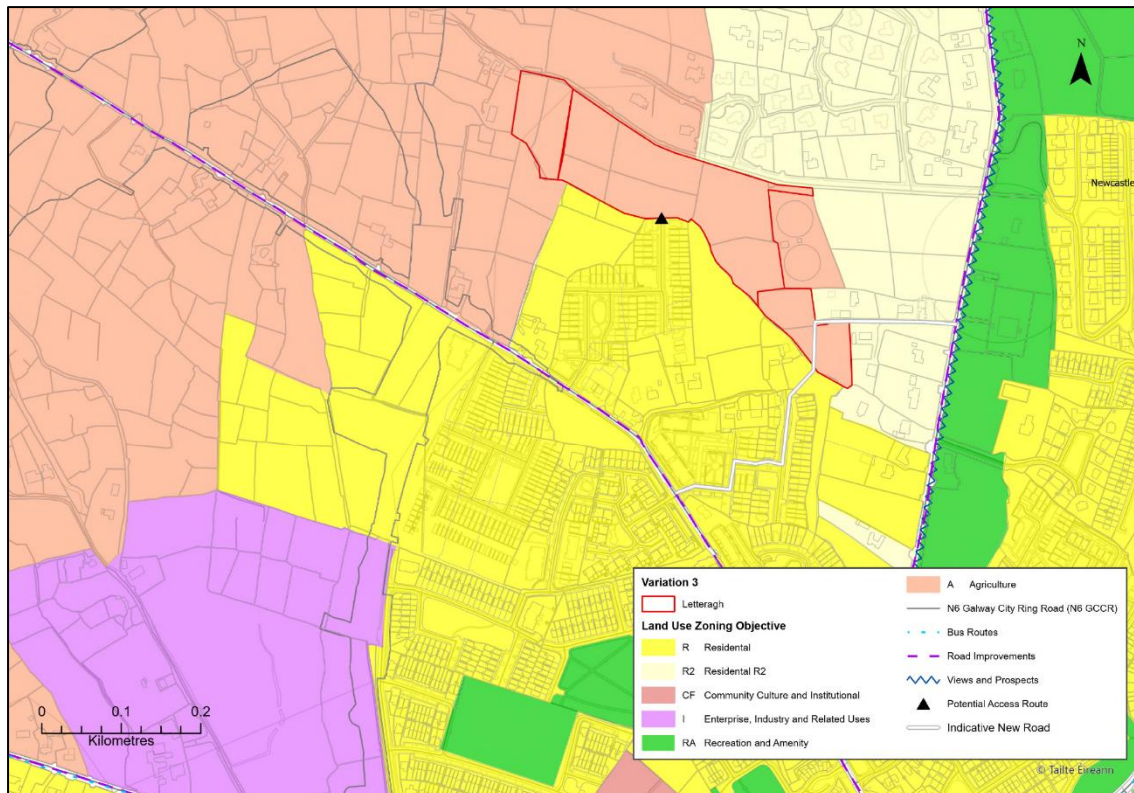
Drawing 22 - Extract from the Land Use Zoning and Specific Objectives Map showing Circular Road East land use zoning varied as set out above.

It is an objective for these lands that:

Any development shall make provision for high quality publicly accessible recreational amenities, including a Multi-Use Games Area (MUGA) and formal play areas and ensure permeability, providing connections to the surrounding estates and to Circular Road to the west and Thomas Hynes Road to the east. Development shall ensure appropriate boundary treatment with the public open space to the southeast.

A.68 Letteragh

Amend the Land Use Zoning and Specific Objectives Map to change the zoning of lands at Letteragh from Agricultural (A) to Residential (R).

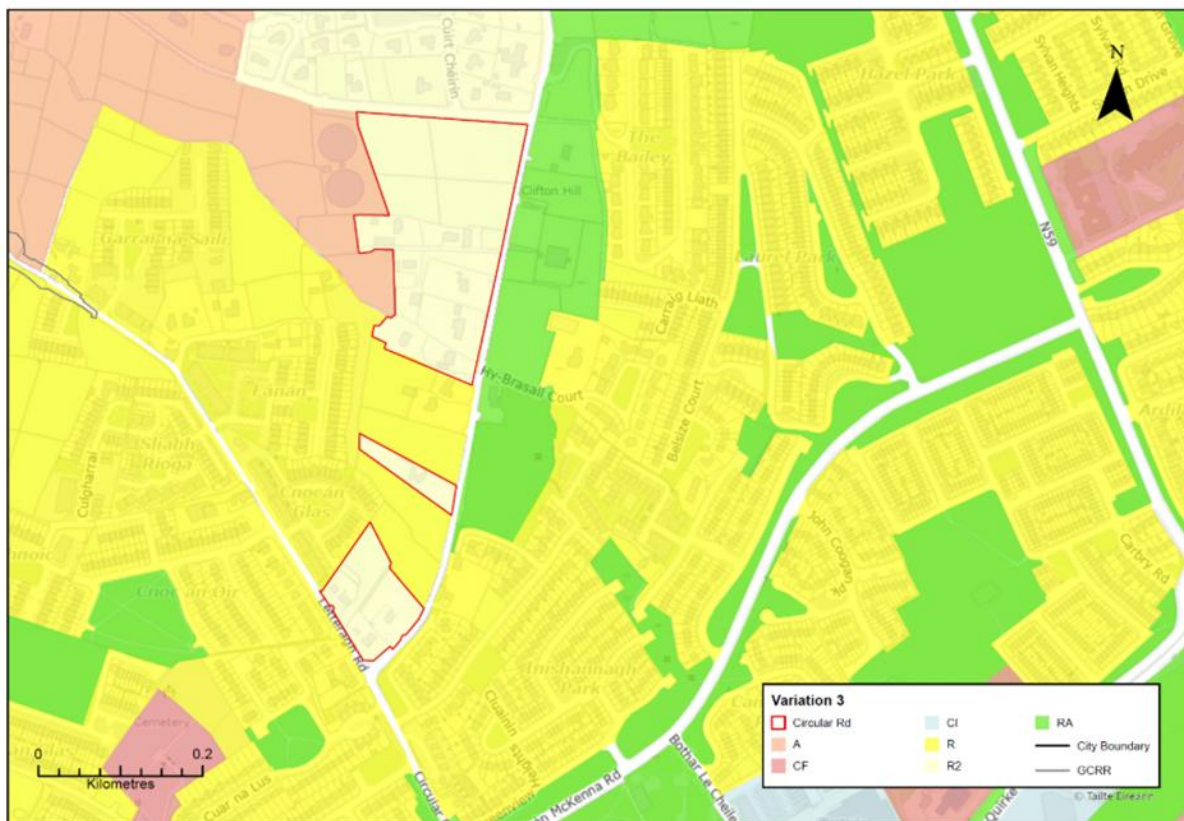


It is an objective for these lands that:

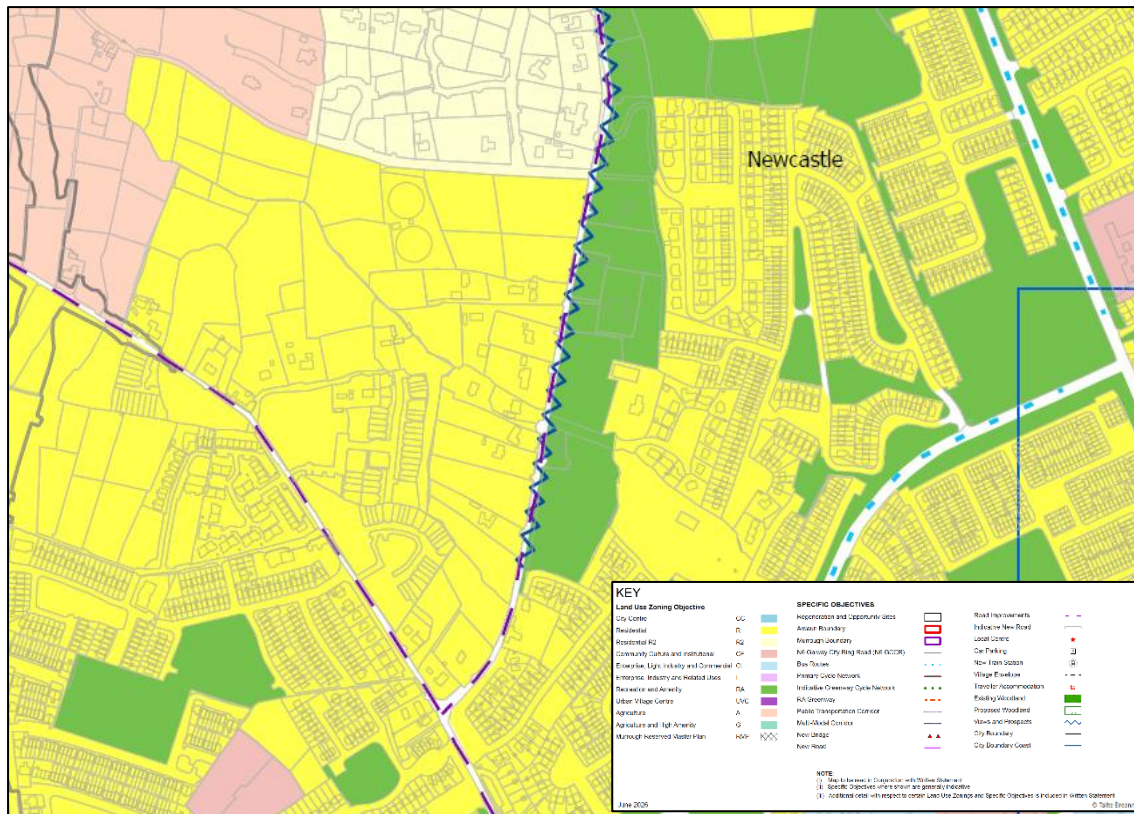
Any development shall ensure connections are provided through the site connecting to Letteragh Road in the south and Circular Road to the east. Development proposals shall include an assessment of transport requirements and any necessary enabling works, and shall provide for walking, cycling and bus connectivity to support sustainable mobility and integration with the wider transport network.

A.69a A.69b A.69c Circular Road (Sites a b & c)

Amend the Land Use Zoning and Specific Objectives Map to change the zoning of lands at Circular Road from Residential (R2) to Residential (R).



Drawing 23 – A.69 Circular Road from Variation No. 3 showing previous land use zoning



It is an objective for these lands that:

Development proposals shall include an assessment of transport requirements and any necessary enabling works, and shall provide for walking, cycling and bus connectivity to support sustainable mobility and integration with the wider transport network.