

SEA STATEMENT

FOR

VARIATION No. 3 TO THE **GALWAY CITY DEVELOPMENT PLAN** **2023-2029** (AS VARIED)

for: Galway City Council



Comhairle Cathrach na Gaillimhe
Galway City Council

by: CAAS Ltd.



JUNE 2026

Table of Contents

Section 1	Introduction	1
1.1	Introduction and Legislative Context	1
1.2	Content of the SEA Statement	1
1.3	Implications of SEA for the Variation	1
Section 2	How Environmental Considerations were integrated into the Variation 2	2
2.1	Overview	2
2.2	Consultations	2
2.3	Communication of environmental sensitivities throughout the SEA process	2
2.4	Appropriate Assessment	2
2.5	Strategic Flood Risk Assessment	3
2.6	Consideration of Alternatives	3
2.7	Integration of environmental considerations into the Variation's Zoning provisions	3
2.8	Integration of individual provisions into the text of the Variation and the Development Plan	3
Section 3	Environmental Report and Submissions/ Observations	11
3.1	Introduction	11
3.2	SEA Scoping Notices and Submissions	11
3.3	Submissions on the Environmental Report for the Proposed Variation	15
3.4	SEA documents including SEA Environmental Report	16
Section 4	Summary of Alternatives considered	17
4.1	Introduction	17
4.2	Limitations in Available Alternatives	17
4.3	Alternatives Description and Assessment Summary	17
4.4	Reasons for Choosing the Selected Alternatives in light of Other Reasonable Alternatives Considered	19
Section 5	Monitoring Measures	20
5.1	Introduction	20
5.2	Indicators and Targets	20
5.3	Sources	20
5.4	Reporting	21

Section 1 Introduction

1.1 Introduction and Legislative Context

This is the Strategic Environmental Assessment (SEA) Statement for Variation No. 3 to the Galway City Development Plan 2023-2029, as varied.

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use. The SEA Directive is transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004), as amended, the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 435 of 2004), as amended, and the European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025 (SI No. 456 of 2025).

1.2 Content of the SEA Statement

Where SEA is undertaken, the Regulations require that a Statement referred to as an SEA Statement, or Information on the Decision, is made available to the public and the competent

environmental authorities after the making of the Variation.

The SEA Statement is required to include information summarising:

- a) how environmental considerations have been integrated into the Variation;
- b) how the following have been taken into account during the preparation of the Variation:
 - the environmental report,
 - submissions and observations made to the planning authority on the Proposed Variation and Environmental Report, and
 - any transboundary consultations (these are not relevant to this SEA).
- c) the reasons for choosing the Variation in the light of the other reasonable alternatives dealt with; and
- d) the measures decided upon to monitor the significant environmental effects of implementing the Variation.

1.3 Implications of SEA for the Variation

SEA has been undertaken on the Variation and the findings of the SEA are expressed in an Environmental Report, the first published version of which accompanied the Proposed Variation on public display. The Environmental Report was updated in order to take account of submissions made and to take account of changes to the original Proposed Variation that were made in response to submissions received.

Galway City Council have been provided with the findings of SEA output during their consideration of the Variation and before the Variation was made.

Section 2 How Environmental Considerations were integrated into the Variation

2.1 Overview

Environmental considerations were presented to the Council for its consideration through:

1. Consultations;
2. Communication of environmental sensitivities throughout the SEA process;
3. Appropriate Assessment;
4. Strategic Flood Risk Assessment;
5. Consideration of alternatives;
6. Strategic work undertaken by the Council to ensure evidence-based planning;
7. Integration of environmental considerations into the Variation's Zoning provisions; and
8. Integration of individual SEA, AA and SFRA provisions into the Variation and the existing, already in force, Development Plan, as varied.

All parts of the Variation-preparation process were informed by the SEA, AA and SFRA processes.

2.2 Consultations

As environmental authorities identified under the SEA Regulations, as amended, the following authorities were sent SEA scoping notices indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made: Environmental Protection Agency; Minister for Climate, Energy and the Environment; Minister for Housing, Local Government and Heritage; Minister for Agriculture, Food and the Marine; and Galway County Council.

Detail on submissions made on foot of the SEA scoping notice is provided under Section 3.2.

Detail is also provided on submissions that were made on the Proposed Variation and/or the SEA Environmental Report while they were on public display (see Section 3.3).

2.3 Communication of environmental sensitivities throughout the SEA process

Environmental considerations were integrated into the Variation before it was placed on public display. Individual sensitivities that were considered by the Planning Team preparing the Variation included the following:

- European Sites (Special Areas of Conservation and Special Protection Areas);
- Other Ecological Designations (including Natural Heritage Areas and proposed Natural Heritage Areas);
- Status of Surface and Ground Waters;
- Various entries to the Water Framework Directive's Register of Protected Areas;
- Groundwater Vulnerability;
- Water Services Capacity, Performance and Demand;
- Cultural heritage (archaeological and architectural) sensitivities; and
- Landscape Designations.

A number of these sensitivities are mapped on Figures 2.1 to 2.3.

2.4 Appropriate Assessment

Appropriate Assessment (AA) Screening and Stage 2 AA have been undertaken alongside the preparation and making of the Variation. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The conclusion of the AA is that the Variation will not affect the integrity of any European Site, alone or in combination with other plans or projects.¹ The preparation of the Variation,

¹ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan, or

SEA and AA have taken place concurrently and the findings of the AA have informed the SEA.

2.5 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) has been undertaken as part of the preparation of the Variation. Requirements in relation to SFRA are provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed both the land use zoning and the written provisions of the Variation.

2.6 Consideration of Alternatives

Consideration of the environmental effects arising from a variety of different alternatives for the Variation (see Section 4) has contributed towards the protection and management of the environment.

2.7 Integration of environmental considerations into the Variation's Zoning provisions

The land use zoning and objectives provided for by the Variation have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water. Zoning has been applied in a way that considers sustainable and compact growth, taking into account the various requirements set out in the higher-level Revised National Planning Framework, Northern and Western RSES and existing Galway City Development Plan. Flood risk management and drainage provisions are already in force through the City Development Plan. In addition, land use zoning contained within the Variation has been informed by the

SFRA process, including both: the delineation of flood risk zones; and future climate scenario risk areas (mid-range as well as high end). The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of elevated flood risk.

Land use zoning at the Murrough, in particular, has integrated environmental considerations to a significant degree, with the most sensitive ecological areas zoned "Recreation and Amenity" and multiple written provisions and mitigation included to contribute towards ecological safeguarding. Furthermore, Flood Zones A and B have been zoned "Recreation and Amenity" and uses in future climate scenario risk areas (mid-range as well as high end) have been limited to water compatible uses for the Plan period.

Land Use Zoning takes account of the tiered approach required by the National Planning Framework and will contribute towards a co-ordination of zonings with existing and planned infrastructure and services.

2.8 Integration of individual provisions into the text of the Variation and the Development Plan

Various provisions have been integrated into the text of the Variation through the Variation-preparation and SEA, SFRA and AA processes. Both the Planning and the assessment teams contributed towards the mitigation which was developed over multiple iterations and was informed by, inter alia, various communications through the SEA, AA and SFRA processes. In addition to the individual provisions integrated into the text of the Variation, individual provisions relating to environmental protection and management have been integrated into the existing, already in force, Galway City Development Plan.

Table 2.1 links key mitigation measures (from both the Variation and the Plan) to the likely significant effects of implementing the Variation, if unmitigated. The effects are consistent with those identified by the SEA for

variation to the Plan, to proceed; and (c) adequate compensatory measures in place.

the Galway City Development Plan 2023-2029. The measures generally benefit multiple environmental components i.e. a measure providing for the protection of biodiversity, flora and fauna could beneficially impact upon the minimisation of flood risk and the protection of human health, for example.

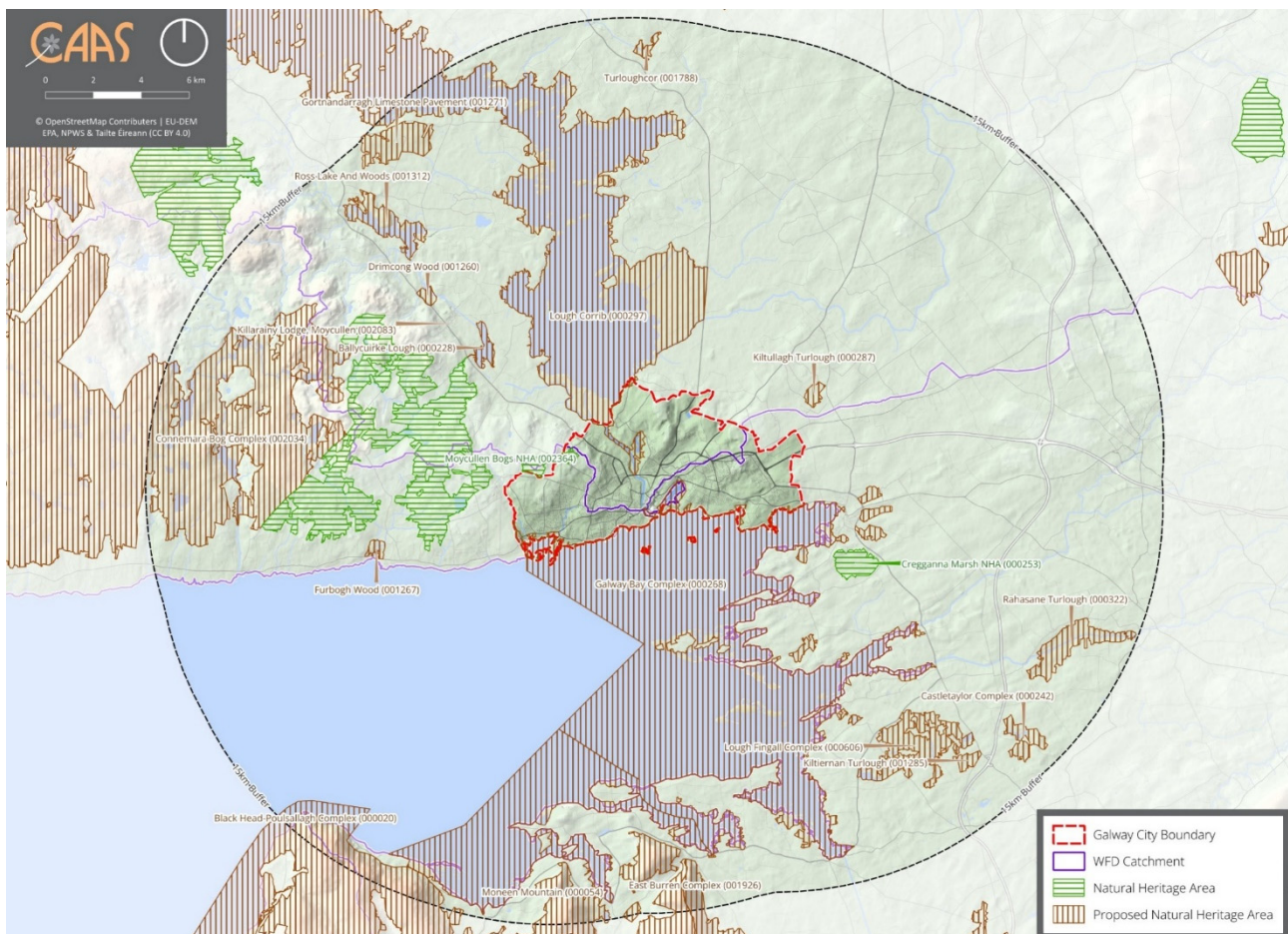
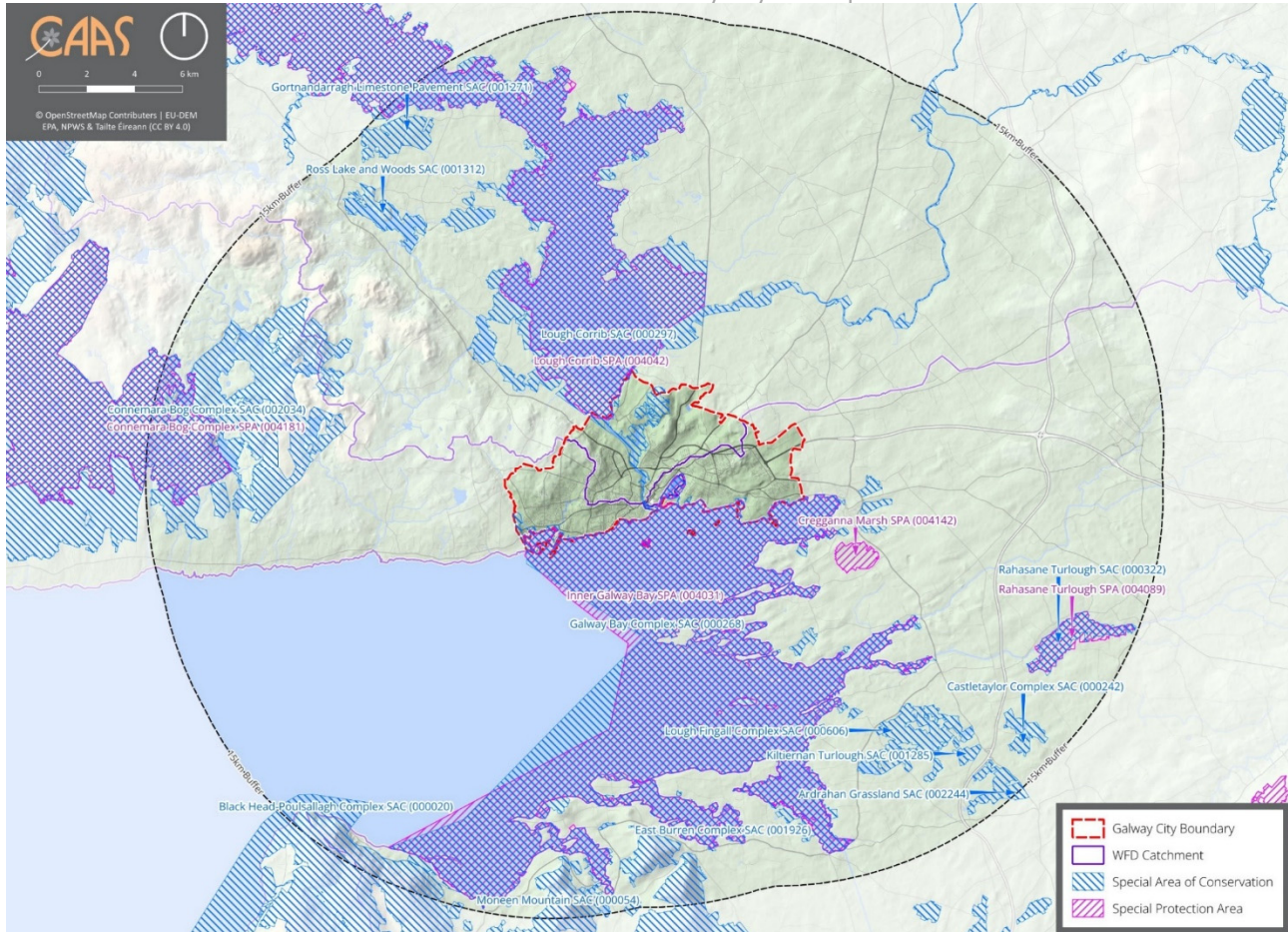


Figure 2.1 Selection of Individual Environmental Sensitivities taken into account (1 of 3)

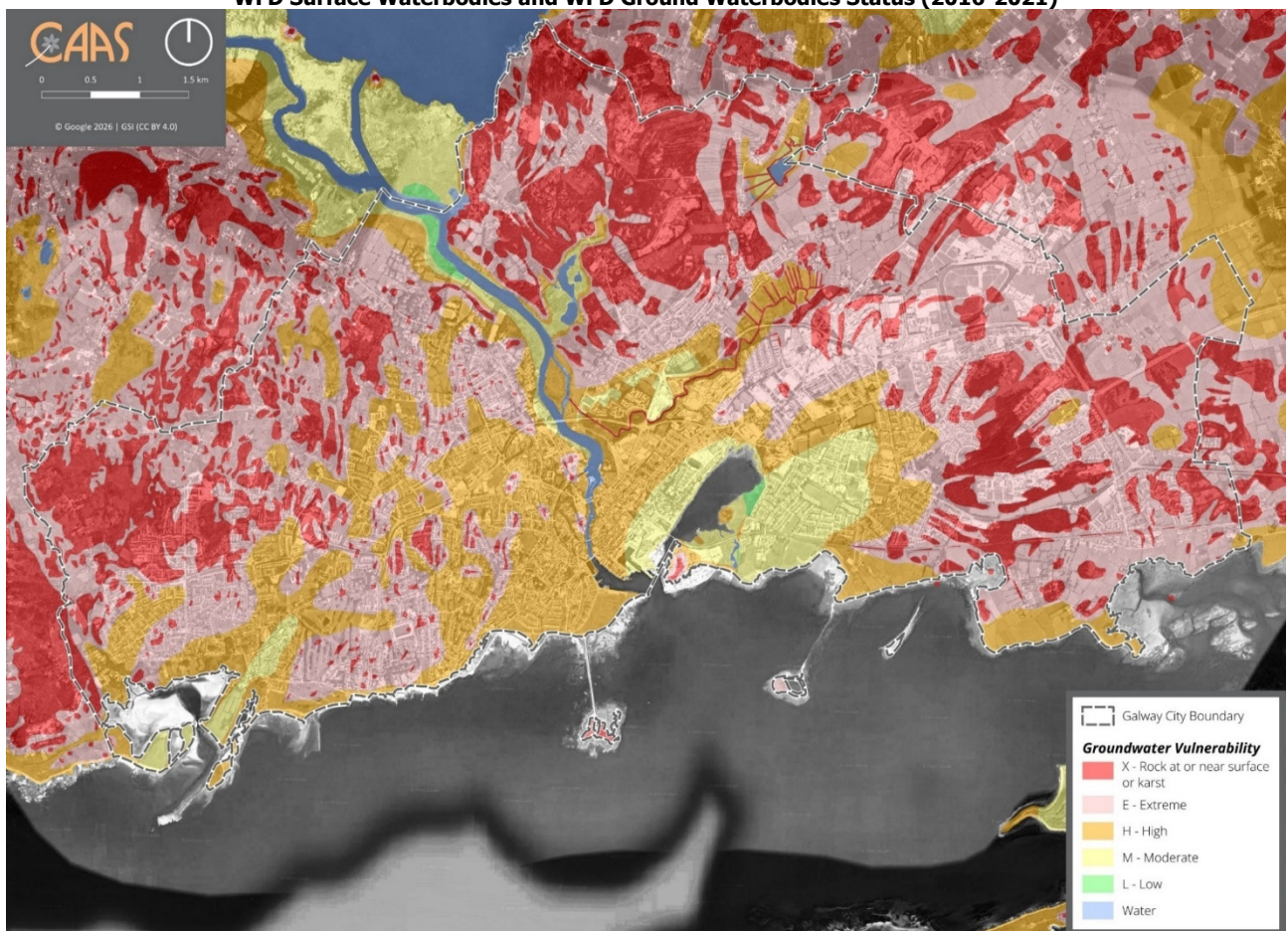
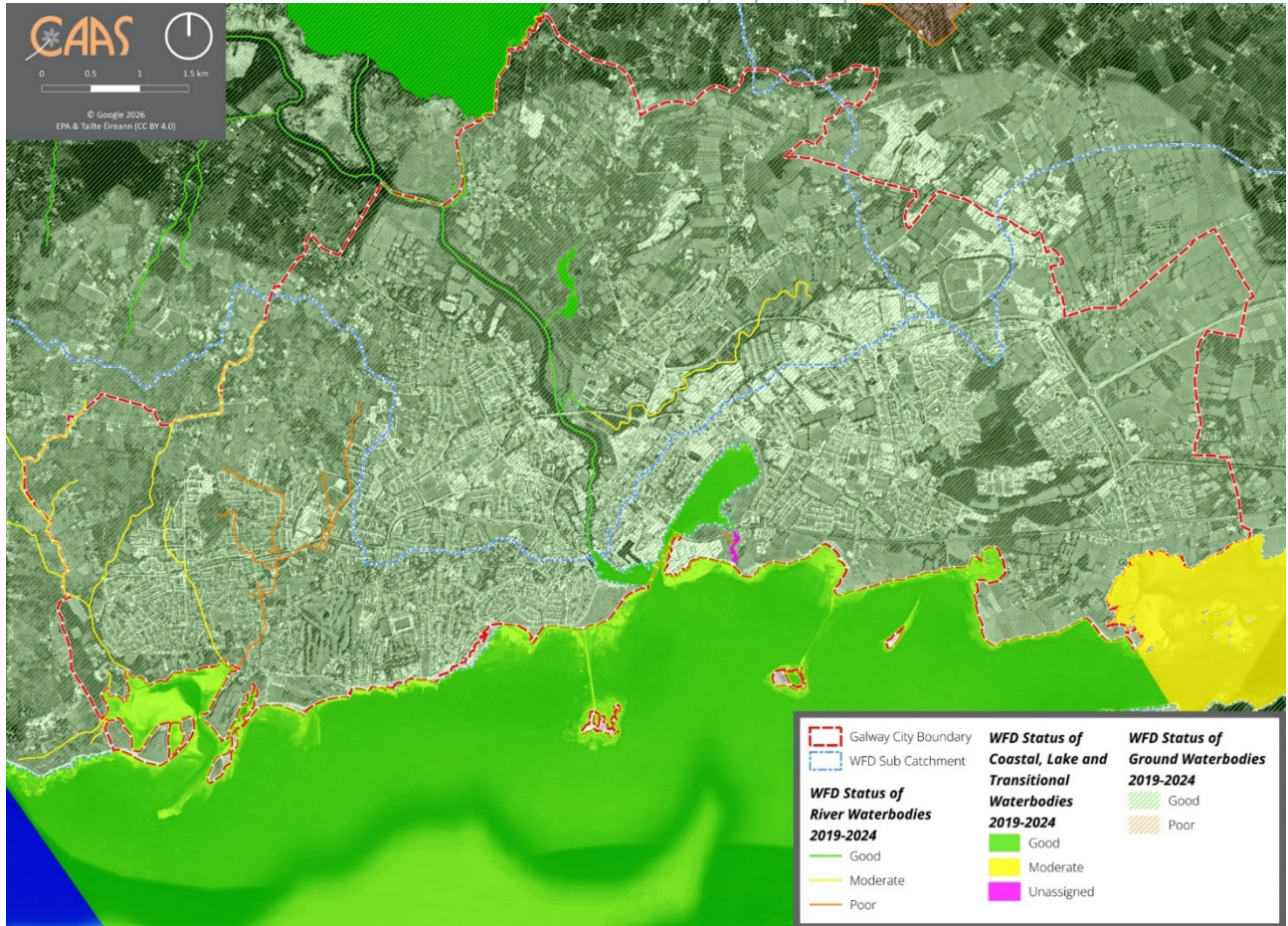


Figure 2.2 Selection of Individual Environmental Sensitivities taken into account (2 of 3)

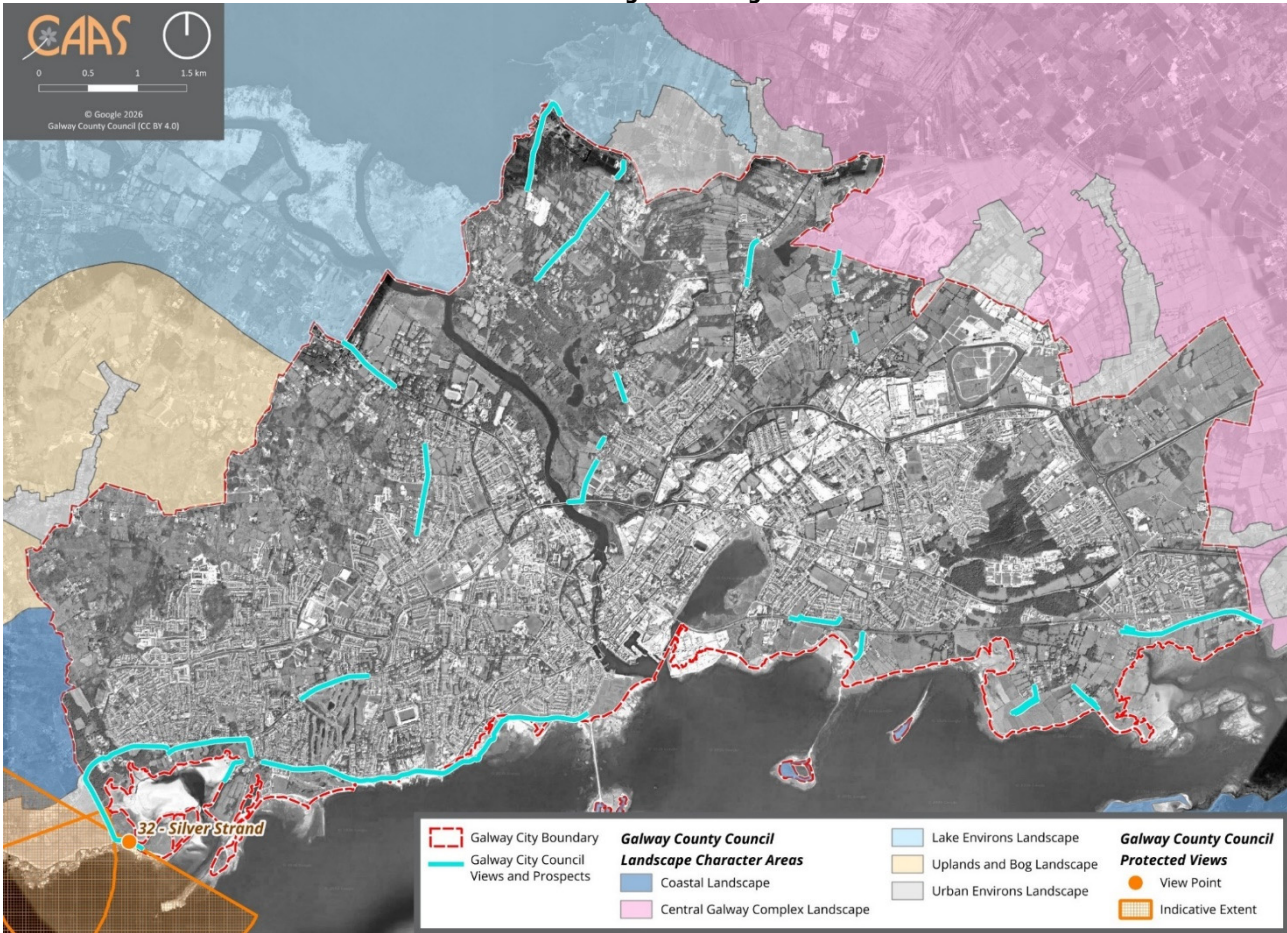
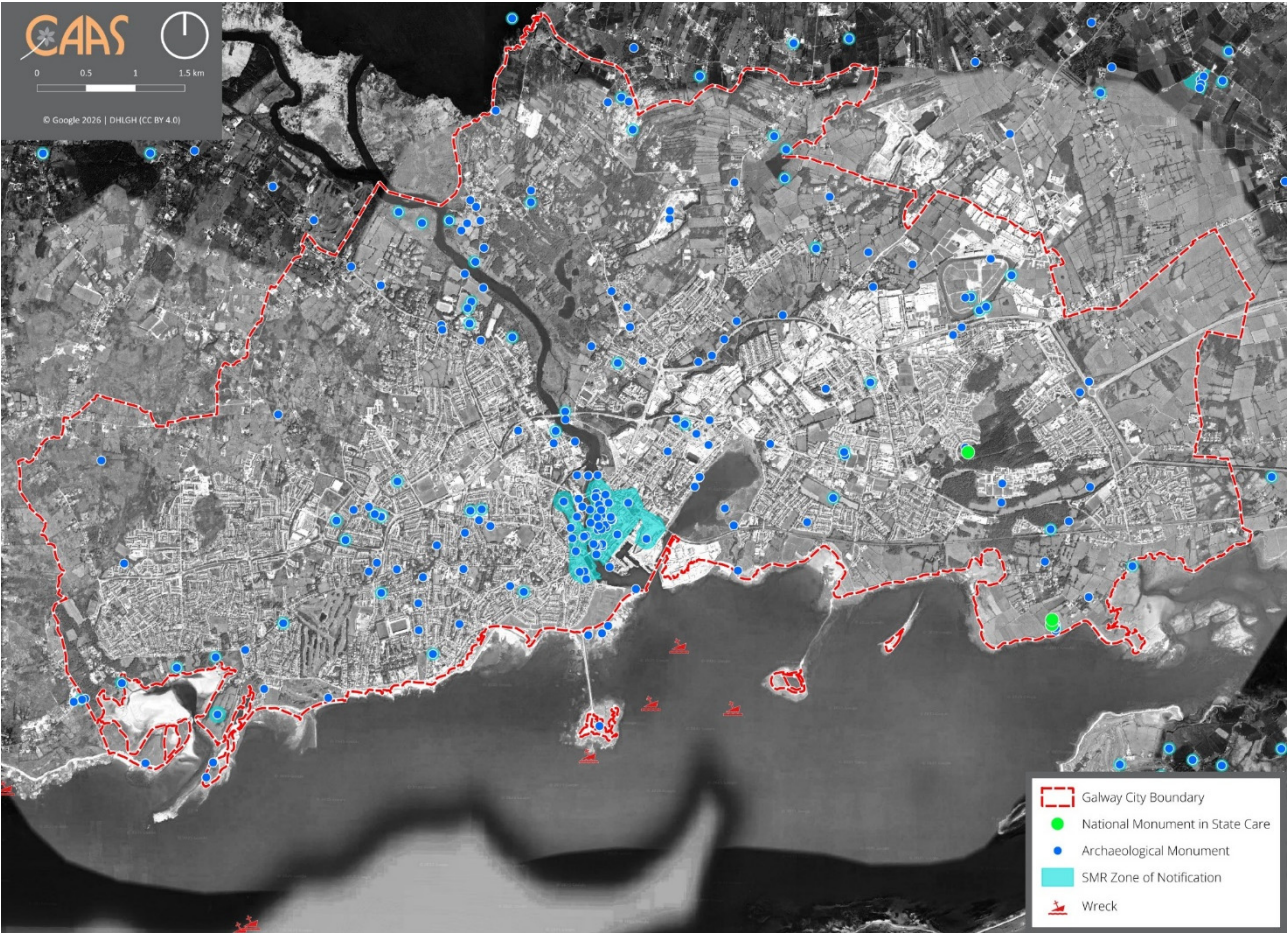


Figure 2.3 Selection of Individual Environmental Sensitivities taken into account (3 of 3)

Table 2.1 Integration of Environmental Considerations into the Variation

Topic	Potentially Significant Adverse Effect, if Unmitigated	Mitigating measures, including:
Various – see below	Various – see below	Existing Galway City Development Plan 2023-2029 Policy 1.1 United Nations Sustainability Goals Policy 1.2 National and Regional framework Policy 1.3 Metropolitan Area Strategic Plan (MASP) Policy 1.4 Core Strategy Policy 2.4. Sustainable Building Design and Construction Policy 3.3. Sustainable Neighbourhood Concept Policy 3.7 City Centre Residential Areas Policy 4.1. General Policy 4.2 Land Use and Transportation Policy 5.5 Community Spaces: Greenways, Boreens and Public Rights of Way Policy 5.10 Open Spaces: Agricultural Lands Policy 10.1 City Centre Policy 10.2 Strategic Regeneration and Opportunity Sites Policy 10.3 Salthill Policy 10.4 Westside Policy 10.5 Ardaun Policy 10.6 Murrough
Biodiversity and flora and fauna	Arising from both construction and operation of development and associated infrastructure: - Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; - Habitat loss, fragmentation and deterioration, including patch size and edge effects; and - Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats.	Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors and Landscape. Existing Galway City Development Plan 2023-2029 Policy 5.1. Green Network and Biodiversity Policy 5.2. Protected Spaces: Sites of European, National and Local Ecological Importance Policy 5.3 Blue Spaces: Coast, Canals and Waterways Policy 5.4 Green Spaces: Urban Woodlands and Trees Policy 9.7 Light Pollution Variation No. 3 A.30 Amend Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance A.41 Amend Section 10.25 Murrough LAP A.42 Replace Figure 10.22 Murrough LAP A.44 Insert text into Chapter 10: Compact Growth and Regeneration A.48 Insert the following objectives in Section 11.2.8 Residential R and Residential R2 Land Use Zoning Objectives A.55 Murrough A.60 Ardaun
Population and human health	- Potential adverse effects arising from flood events. - Potential interactions if effects arising from environmental vectors.	Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors. Existing Galway City Development Plan 2023-2029 Policy 9.5 Safe Environment - Control of Major Accident Hazards Directive (Seveso III Directive) Variation No. 3 A.41 Amend Section 10.25 Murrough LAP A.42 Replace Figure 10.22 Murrough LAP A.43 Amend Policy 10.6 Murrough A.48 Insert the following objectives in Section 11.2.8 Residential R and Residential R2 Land Use Zoning Objectives A.55 Murrough
Soil	- Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. - Potential for riverbank and coastal erosion.	Also refer to measures under other environmental components including Water and Biodiversity and Flora and Fauna.

SEA Statement for Variation No. 3 to the Galway City Development Plan 2023-2029

Topic	Potentially Significant Adverse Effect, if Unmitigated	Mitigating measures, including:
Water	- Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. - Increase in flood risk and associated effects associated with flood events.	Also refer to measures under other environmental components including Soil and Material Assets. Existing Galway City Development Plan 2023-2029 Policy 9.1 Flood Risk Policy 9.2 Water Quality Policy 9.4 Sustainable Urban Drainage Systems (SuDS) Variation No. 3 A.40 Amend Policy 10.5 Ardaun A.43 Amend Policy 10.6 Murrough A.48 Insert the following objectives in Section 11.2.8 Residential R and Residential R2 Land Use Zoning Objectives A.55 Murrough A.57 Rosshill
Air and Climatic Factors	- Potential conflict between development under the Variation and aiming to reduce carbon emissions in line with local, national and European environmental objectives. - Potential conflicts between transport emissions, including those from cars, and air quality. - Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors. - Potential conflicts with climate adaptation measures including those relating to flood risk management.	Also refer to the overall approach to land use zoning and sustainable mobility provided by the Plan. Existing Galway City Development Plan 2023-2029 Policy 2.2 Climate Action Policy 2.3 Renewable Energy Policy 4.3 Public Transport Policy 4.4 Sustainable Mobility - Walk and Cycle Policy 4.5 Transport Demand Management Measures Policy 4.6 Road and Street Network and Accessibility Policy 4.8 Low Emission Infrastructure Policy 9.6 Air Quality and Noise Variation No. 3 A.17 Amend Policy 3.1 Housing Strategy A.40 Amend Policy 10.5 Ardaun A.43 Amend Policy 10.6 Murrough A.48 Insert the following objectives in Section 11.2.8 Residential R and Residential R2 Land Use Zoning Objectives A.55 Murrough A.56 Rosshill A.21 Add the following text at the end of 3.4 Residential Densities A.28 Amend text in 4.2 Land Use and Transportation A.48 Add Section 10.X City Hall Opportunity Site A.39 Amend Section 10.24 Ardaun LAP A.40 Amend Policy 10.5 Ardaun A.41 Amend Section 10.25 Murrough LAP A.42 Amend Policy 10.6 Murrough A.44 Insert text into Chapter 10: Compact Growth and Regeneration A.48 Insert the following objectives in Section 11.2.8 Residential R and Residential R2 Land Use Zoning Objectives A.53 Amend text in section 11.3.1 (j) Conversion and Subdivision of Dwellings A.54 Amend text in section 11.3.2 (c) Car Parking Standards A.55 Murrough A.58 Merlin Lands A.59 Junction of Dublin Road and Doughiska Road A.62 Doughiska A.65 City Hall
Material Assets	- Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). - Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). - Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the	Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air and Climatic Factors and various Land Use provisions. Existing Galway City Development Plan 2023-2029 Policy 2.1 Circular Economy Policy 9.3 Water Services Policy 9.8 Waste Management Policy 9.10 Energy and Associated Infrastructure Variation No. 3 A.36 Amend Policy 10.5 Ardaun A.43 Amend Policy 10.6 Murrough

SEA Statement for Variation No. 3 to the Galway City Development Plan 2023-2029

Topic	Potentially Significant Adverse Effect, if Unmitigated	Mitigating measures, including:
	- mitigation of potential conflicts). - Increases in waste levels. - Potential impacts upon public assets and infrastructure. - Interactions between agriculture and soil, water, biodiversity and human health - including phosphorous and nitrogen deposition as a result of agricultural activities and the production of secondary inorganic particulate matter.	A.48 Insert the following objectives in Section 11.2.8 Residential R and Residential R2 Land Use Zoning Objectives A.55 Murrough A.56 Rosshill A.21 Add the following text at the end of 3.4 Residential Densities A.28 Amend text in 4.2 Land Use and Transportation A.48 Add Section 10.X City Hall Opportunity Site A.39 Amend Section 10.24 Ardaun LAP A.40 Amend Policy 10.5 Ardaun A.41 Amend Section 10.25 Murrough LAP A.42 Amend Policy 10.6 Murrough A.44 Insert text into Chapter 10: Compact Growth and Regeneration A.48 Insert the following objectives in Section 11.2.8 Residential R and Residential R2 Land Use Zoning Objectives A.53 Amend text in section 11.3.1 (j) Conversion and Subdivision of Dwellings A.54 Amend text in section 11.3.2 (c) Car Parking Standards A.55 Murrough A.58 Merlin Lands A.59 Junction of Dublin Road and Doughiska Road A.62 Doughiska A.65 City Hall
Cultural Heritage	Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities.	Existing Galway City Development Plan 2023-2029 Policy 8.1 Record of Protected Structures Policy 8.2 Architectural Conservation Areas Policy 8.3 Vernacular Heritage Policy 8.4 Archaeology Policy 8.5 Industrial Archaeology Policy 8.6 Galway City Walls Variation No. 3 A.34 Amend text in 8.8 Urban Design and Placemaking A.35 Amend Policy 8.7 Urban Design and Placemaking
Landscape	Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape.	Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage Existing Galway City Development Plan 2023-2029 Policy 8.7 Urban Design and Placemaking Policy 5.7 Community Spaces: Protected Views of Special Amenity Value and Interest Variation No. 3 A.46 Amend Section 10.26 Specific Objectives A.38 Add Section 10.X City Hall Opportunity Site before Policy 10.2 A.65 City Hall A.67 Circular Road East

Section 3 Environmental Report and Submissions/ Observations

3.1 Introduction

This section details how both the Environmental Report and submissions and observations made to Galway City Council on the Environmental Report and SEA process have been taken into account during the preparation of the Variation and the SEA.

3.2 SEA Scoping Notices and Submissions

As part of the SEA scoping process for preparation of the Variation, environmental authorities² were notified that a submission or observation in relation to the scope and level of detail of the information to be included in the Environmental Report could be made to the Council.

Detailed submissions were received from the following:

- Environmental Protection Agency; and
- Department of Housing, Local Government and Housing.

The issues raised in this submission and how these issues have been taken into account during preparation of the Variation and the SEA are provided on Table 3.1 below. Taking into account the submission from the Environmental Protection Agency environmental considerations were integrated into the Variation, including through the selection of Plan provisions identified on Table 2.1.

² The following authorities were notified: Environmental Protection Agency; Minister for Climate, Energy and the Environment; Minister for Housing, Local Government and Heritage; Minister for Agriculture, Food and the Marine; and Galway County Council.

Table 3.1 Taking into account SEA Scoping Submissions

No.	Submission text	Response
1	Submission from Environmental Protection Agency	
A	We acknowledge your notice, dated 22nd December 2025, in relation to the Proposed Variation (No. 3) to the Galway City Development Plan 2023-2029 (the 'Variation'). In our role as an SEA environmental authority under the SEA Regulations, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions do not include approving or enforcing SEAs or plans.	Noted.
B	As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the attached guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Variation and SEA.	The 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' document has been considered in the preparation of the SEA Scoping Report and will be kept on file for reference throughout the SEA process.
C	In preparing the Variation, Galway City Council should also ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern & Western Region. The EPA may provide additional comments upon receipt of the SEA Environmental Report and Draft Variation at the next stage of the SEA process.	The SEA will seek to ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Northern and Western Region. Further comments made during the process will be taken into account as appropriate.
D	Available Guidance & Resources Our website contains various SEA resources and guidance, including: - SEA process guidance and checklists; - Inventory of spatial datasets relevant to SEA; - Topic and sector specific SEA guidance (including SEA and Integration Guidance (EPA, 2025), Good practice note on Cumulative Effects Assessment (EPA, 2020), Developing and Assessing Alternatives in SEA (EPA, 2015), and Integrated Biodiversity Impact Assessment (EPA, 2012)). You can access these guidance notes and other resources at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/	These resources and guidance have been considered in the preparation of the SEA Scoping Report and will be accessed, as relevant, for reference throughout the SEA process.
E	Alignment with the National Planning Framework First Revision We highlight potential for significant negative effects on population and human health, water quality (see Water Action Plan) and flood risk, biodiversity, flora and fauna, landscape and soil. In addition, climatic factors should be considered with reference to the most up to date Climate Action Plan and relevant Flood Risk Management Plan. The availability and capacity of existing critical infrastructure including wastewater and water supply should be considered in the context of the likely population increase associated with the proposed housing target being accommodated. You're also referred to the Environmental Monitoring set out in Table 7.1 of the NPF's SEA Statement. This monitoring should be reflected, where relevant and appropriate, in the context of future, environmental monitoring and related reporting associated with the revised CDP implementation.	Potential for significant negative effects with respect to population and human health, water quality and flood risk, biodiversity, climatic factors, flora and fauna, landscape and soil will be considered by the assessment. The Water Action Plan, the Climate Action Plan and relevant Flood Risk Management Plan will be taken into account. The availability and capacity of existing critical infrastructure including wastewater and water supply will also be considered. Appropriate monitoring measures and associated information will be included in the SEA Environmental Report. When the City Development Plan is being reviewed, information relating to monitoring programmes will be considered and will inform the SEA and the review. The Guidance from the EPA on SEA Monitoring will be taken into account in preparing the monitoring section for the SEA ER.
F	Available Guidance & Resources Our website contains various SEA resources and guidance, including: - SEA process guidance and checklists; - Inventory of spatial datasets relevant to SEA; - Topic and sector specific SEA guidance (including SEA and Integration	Available online EPA resources, including mapping resources, have been considered in the preparation of the SEA Scoping Report and will be considered throughout the SEA and AA processes.

No.	Submission text	Response
	Guidance (EPA, 2025), Good practice note on Cumulative Effects Assessment (EPA, 2020), Developing and Assessing Alternatives in SEA (EPA, 2015), and Integrated Biodiversity Impact Assessment (EPA, 2012)). You can access these guidance notes and other resources at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/ EPA SEA GIS Search and Reporting Webtool Our SEA WebGIS Tool has been updated recently and is now available at https://gis.epa.ie/EPAMaps/SEA. It allows an indicative report on key aspects of the environment in a specific geographic area to be produced. It is intended to assist public authorities in SEA screening and scoping exercises. Catchments.ie Our https://gis.epa.ie/EPAMaps/Water website provides a single point of access to water quality and catchment data from the National WFD monitoring programme. EPA AA GeoTool Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA https://gis.epa.ie/EPAMaps/AAGeoTool.	
G	Ireland's State of the Environment Report 2024 In October 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report. This report should be considered, and relevant aspects integrated as appropriate, in implementing the Plan outputs/ recommendations. It is available at: https://www.epa.ie/our-services/monitoring--assessment/assessment/state-of-environment-report/.	The recommendations, key issues and challenges described within the current version of Ireland's Environment will be considered in the preparation of the Plan and SEA.
H	Transition to a low carbon climate resilient economy and society You should ensure that the Variation aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.	The SEA will seek to ensure that the Plan aligns with national commitments on climate change and adaptation, as well as relevant sectoral, regional and local adaptation plans.
I	Environmental Authorities Under the SEA Regulations, you should consult with: • Environmental Protection Agency; • Minister for Housing, Local Government and Heritage; • Minister for Climate, Energy and the Environment; and, • Minister for Agriculture, Food, and the Marine. • any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.	Notice has been given to relevant environmental authorities as part of the SEA scoping process.
J	If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.	None.
2	Submission from Department of Housing, Local Government and Heritage	
A	General Recommendations: 1. Where a land holding includes a protected structure/s, is within the curtilage/attendant grounds of a protected structure/s, in an architectural conservation area or likely to impact on the same by virtue of proximity, this should be clearly stated in the zoning text/objective/priority area plan or master plan as relevant. This will ensure any matters pertaining to built heritage are addressed early on in the design and development process. 2. Zoning objectives for lands that include protected structure/s, their curtilages/attendant grounds or likely to impact on the same, will need to ensure that such objectives align with the policies and development management objectives outlined in Chapter 8, of Galway City Development Plan 2023-2028 and have regard to Ministerial Guidelines, Architectural Heritage Protection: Guidelines for Planning Authorities' (2011). The guidelines are available here¹ for consultation. 3. It is recommended that when formulating text/objectives/ for zonings or plans on lands relating to protected structure/s, their curtilage/attendant grounds or likely to impact on the same, early consultation is undertaken with Galway City Council's Architectural Conservation Officer (ACO). The ACO has specific local knowledge and is strategically placed to assist in advising on zonings and the formulation of objectives/text for the same that will ensure the efficient delivery of critical projects while meeting the requirements set out in Galway City Development Plan relating to built heritage and in line with	Policy and legislation relating to architecture will be considered by the Proposed Variation/SEA process. The management and protection of architectural heritage is already provided for through a suite of existing City Development Plan provisions, including: Policy 8.1 Record of Protected Structures; Policy 8.2 Architectural Conservation Areas; and Policy 8.3 Vernacular Heritage.

No.	Submission text	Response
	the relevant Ministerial Guidelines. Site Specific Considerations/Recommendations: 1. Lands at Doughiska (Drawing 1) Proposed zoning change from R2 Residential to R Residential. This Department has no objection to the proposed zoning change. It is noted that the south corner of the development site contains planting/woodland that may be associated with the former demesne of Merlin Park Castle (RPS ID: 5901). As part of the development of the site the planting/woodland should be assessed for its historical, ecological and biodiversity significance and value. 2. Lands at Rosshill (Drawings 3 & 4) Proposed zoning change from R2 Residential to R Residential. The lands at Rosshill encompasses the former historic demesne landscape most likely associated with Rosshill House (no longer extant), the second parcel of land indicated in Drawing 4, partially borders a multi-step pyramid folly with walled garden which is included in the Record of Protected Structures in Galway City Development Plan 2023-2029, Reference Number 8803. The Department does not have an objection to the development of the lands, it is however recommended that they first be subject to a historical landscape appraisal to assess the historic landscape, identifying its significance and value, which will enable the development of an informed and sensitive design proposal for the lands. Consideration should also be given to the potential impacts, particularly the visual impact on the protected structure, its appreciation and wider setting. Chapter 13, of Ministerial Guidelines 'Architectural Heritage Protection: Guidelines for Planning Authorities' sets out the principles, considerations and requirements when dealing with curtilage, attendant grounds and historic demesnes. Section 13.6 and 13.7 specifically deals with features within the attendant grounds and development within attendant grounds which are relevant in this instance. 3. Lands at Murrough (Drawing No 8) Proposed zoning change from Recreation and Amenity and unzoned to R Residential with the inclusion of a specific objective to allow for a university campus on parts of the lands. The lands at Murrough (34 hectares) contains the following three structures included in the Record of Protected Structure in Galway City Development Plan 2023-2029: Murrough House - RPS Reference Number 6401, Murrough House Level Crossing - Reference Number 6402, The Bridge Cottage House - RPS Reference Number 801. This Department recognises that the lands identified at Murrough are a strategic asset in meeting current demands for housing, infrastructure as well as stimulating economic growth and enhancing quality of life in the area. This Department acknowledges and supports the requirement of a master plan /framework plan 'prior to development which will address land use mix, phasing, transport integration, flood risk, coastal resilience and ecological safeguarding'. This Department recommends that the zoning text makes reference to the presence of the three protected structures within the zoned land holding and that any master plan / framework plan would provide for a detailed assessment of the protected structures, their curtilage and setting and seek to safeguard and enhance the same in generating a development concept for the lands. 4. City Hall and Potential Adjacent Sites. Proposed zoning change from Community, Culture and Residential to Commercial/Industrial. It is noted the purpose of changing this zoning is to facilitate more varied uses including commercial, civic, educational and complementary mixed uses. This Department has no objection to proposed zoning change, but notes the following structures within the land holding that are included in the Record of Protected Structures in Galway City Development Plan 2023-2029; St Patricks Hall - RPS Ref Number 4308, Magdalen House Church/Chapel - RPS Ref Number 4306, St Patrick Church - RPS Ref Number 2301, Yates College - RPS Ref Number 4307. Any development on this site must have regard for the protected structures and their curtilages and wider setting, contained within the land holding. Development will be required to be subject of assessment and require a carefully considered design responses. The zoning text/objective should make clear reference to the presence of the protected structures within the land holding and outline any requirements/criteria to be taken into consideration when developing this land holding.	
B	This Department remains available for further consultation.	Noted.

3.3 Submissions on the Environmental Report for the Proposed Variation

Various submissions were made on the Proposed Variation and/or associated environmental assessment documents, including the SEA Environmental Report and AA/SFRA documents, while these documents were on public display.

Updates made to the Variation's SEA Environmental Report on foot of submissions included:

- Updating references to the "Water Services Strategic Plan 2050"; and
- Inserting additional rows into the table at Section 8.7.2 "Amendments to Volume 2 Settlement Strategy" to improve the presentation of information relating to each amendment.

Environmental-related provisions adopted as part of the Variation that took into account submissions included:

- The addition of text in relation to A.43 (Murrough):
 - "This Masterplan shall be the subject of an agreed stakeholder engagement and public consultation process."
 - "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."
 - "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."

- "Access for bus and associated bus infrastructure through the area"
- The addition of text in relation to A.56/57 (Rosshill Road):
 - "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."
- The addition of text in relation to A.48 (R zoned lands in Letteragh between Letteragh Road and Circular Road):
 - "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."
- The addition of text in relation to A.49 Section 11.2.8 Residential R and Residential R2 Land Use Zoning Objectives:
 - "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."
- The addition of text in relation to A.69 (Circular Road):
 - "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."

For further information on how submissions were considered, refer to the Chief Executive's Report on submissions received on the Proposed Variation and associated documents

and the Chief Executive's Report on submissions received on the Proposed Variation and associated documentation – both available at <https://.consult.galwaycity.ie/>

All parts of the Variation-preparation process were informed by the SEA, AA and SFRA processes. The mitigation integrated into the Variation as made is described under Section 2 of this report.

3.4 SEA documents including SEA Environmental Report

The Proposed Variation and accompanying documents (including SEA Environmental Report and AA and SFRA documents) were placed on public display, having integrated various recommendations arising from the SEA, AA and SFRA processes. Responses to submissions made during the public display of the Proposed Variation and associated SEA, AA and SFRA documents were integrated into a Chief Executive's Report and considered by Galway City Council.

On making the Variation, the original Environmental Report that had been placed on public display alongside the Proposed Variation, having been updated following public consultation, was updated again to become a final Consolidated Environmental Report that is consistent with the Variation as made, taking into account all changes that were made to the original Proposed Variation that was placed on public display.

Section 4 Summary of Alternatives considered

4.1 Introduction

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme, or variation to these) are identified, described and evaluated for their likely significant effects on the environment. Summaries of the alternatives for the Variation and their assessment are provided below.

4.2 Limitations in Available Alternatives

The alternatives available for the Variation are significantly limited by the provisions of higher-level planning objectives, including those of Ministerial Guidelines, the Revised National Planning Framework, the Regional Spatial and Economic Strategy for the Northern and Western Region and the existing City Development Plan which set out various requirements for the content of the Variation. Notwithstanding these higher-level policy constraints and the limited scope of the Variation, alternatives to the land use zoning approach are identified and assessed.

4.3 Alternatives Description and Assessment Summary

Two alternatives (with associated components) for the approach to land use zoning were identified and assessed:

Land Use Zoning Approach Alternative 1: "More Compact Development, More Transport Orientated, More Infrastructure-Led"

Under this Alternative, Galway City would be facilitated in meeting the revised population targets, resulting in balanced, orderly development and implementation of the varied Core Strategy.

The approach under this alternative would allow for capacity/delivery with respect to water/wastewater and transport infrastructure to be integrated into the Plan as varied to the highest degree.

The infrastructure required to be in place to achieve the growth targets is largely already in place or planned under this alternative.

The development of the City would be more compact and sustainable under this scenario and would better support its longer-term viability. A higher number of residential units, in comparison with Alternative 2, would be expected to take place within the existing built-up footprint on brownfield, infill and under-utilised sites at appropriate densities, with a greater focus on use of consolidation and regeneration sites, with potential for wider regeneration benefits to central areas, including housing provision. Regeneration, reuse and redevelopment of more central and brownfield and infill lands and optimising the use of vacant, derelict, and underutilised sites and buildings would be more likely to be achieved. Giving a strong preference to lands that have both greater capacity to satisfy the principles of active travel and a more realistic opportunity of being developed over the lifetime of the Plan, would provide for the proper planning and sustainable development of the City as envisaged by the wider planning framework to a greater degree.

There would be greater potential for transport orientated development, including proximate development patterns linked by active travel infrastructure and public transport. Associated benefits and improvements to the public realm and appearance of the built environment, including liveability and quality of life improvements, would be more likely.

This Alternative would make the greatest contribution towards the protection and management of the environment by facilitating development of lands (including those within the existing built-up footprint of the City and suburbs) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the City and beyond. This Alternative would be considered the most effective out of both alternatives considered in the delivery of a sustainable, low carbon and climate resilient future for the City.

The approach under Alternative 1 would benefit the protection of various environmental components. Although potentially adverse effects associated with land use development would exist, they would be mitigated to a significant degree. Less residual environmental effects would result.

Under this alternative there would be:

- More optimum use of land and resources, with positive role for addressing climate change, such as potential for reduced carbon heavy travel patterns.
- Greater potential for modal shift to sustainable travel such as walking, cycling and public transport, with resultant benefits for climate resilience.
- Use of already serviced lands within the existing built-up footprint of the City and suburbs could lead to potential reduced costs for delivery of new supporting infrastructure.
- Creation of more liveable built environments, with greater accessibility to services and amenities for local communities.

Land Use Zoning Approach Alternative 2: "Less Compact Development, Less Transport Orientated, Less Infrastructure-Led"

Under this Alternative, Galway City would be facilitated in meeting the revised population targets, resulting in balanced, orderly development and implementation of the varied Core Strategy.

The approach under this alternative would not allow for capacity/delivery with respect to water/wastewater and transport infrastructure considerations to be integrated into the Plan as varied to the highest degree.

Additional significant infrastructure would be required to accommodate sporadic/outer fringe development, more than would be required for Alternative 1 'More Compact Development, More Transport Orientated, More Infrastructure-Led'.

The development of the City would be less compact and less sustainable under this scenario and would not optimally support its longer-term viability. A lower number of residential units, in comparison with Alternative 1, would be expected to take place within the existing built-up footprint on brownfield, infill and under-utilised sites at appropriate densities. Under this alternative there would be potential for greater proportion of housing to be delivered outside of the built-up areas, including on urban fringe and outer areas, creating unsustainable travel patterns with a greater reliance on the private car. Giving less of a preference to lands that have both greater capacity to satisfy the principles of active travel and a more realistic opportunity of being developed over the lifetime of the Plan, would provide for the proper planning and sustainable development of the City as envisaged by the wider planning framework to a lesser degree.

There would be greater potential for negative impacts on the vitality and viability of built-up areas, due to under use of infill sites. This alternative would be likely to result in increased outer fringe development, that would be more difficult to serve with active travel infrastructure and public transport.

This Alternative would make less of a contribution towards the protection and management of the environment by facilitating development of lands (including those within the existing built-up footprint of the City and suburbs) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services. Development of more sensitive, less well-served lands in the City would be provided for. This Alternative would be considered the least effective out of both Alternatives considered in the delivery of a sustainable, low carbon and climate resilient future for the City.

The approach under Alternative 2 would benefit the protection of various environmental components to a lesser degree. Although potentially adverse effects associated with land use development would exist, they would be mitigated to in many cases; however, more residual environmental effects would result.

Under this alternative there would be:

- An increase in car dependency and associated carbon heavy travel patterns, which would undermine efforts aimed at securing climate resilience.
- Increased peripheral pattern of residential development with potential for self-contained and disconnected built environments.
- Reduced potential for modal shift to sustainable travel options such as walking, cycling and public transport.
- Potential for increased costs associated with the delivery on new supporting infrastructure (roads, footpaths etc.) in more peripheral areas.
- Increased costs for the delivery of necessary supporting infrastructure for a higher level of urban fringe and outer areas.

The selected land use zoning approach for the Variation is Alternative 1. This compact development approach performed more favourably across multiple Strategic Environmental Objectives, including those relating to climate, human health, material assets and landscape. This approach would facilitate Galway City in meeting the revised population targets and would enable the rapid activation of available and housing delivery in the interests of providing housing for people.

4.4 Reasons for Choosing the Selected Alternatives in light of Other Reasonable Alternatives Considered

The selected alternative for the Variation that emerged from the planning/SEA process is indicated above.

This alternative has been integrated into the Variation as made having regard to both:

1. The environmental effects which were identified by the SEA and are detailed above; and
2. Planning – including social and economic – effects that also were considered.

Section 5 Monitoring Measures

5.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This section details the measures which will be used in order to monitor the likely significant effects of implementing the Plan, as varied.

Monitoring can both demonstrate the positive effects facilitated by the Plan, as varied, and can enable, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action.

The occurrence of significant adverse environmental effects not predicted and mitigated by this assessment, which are directly attributable to the implementation of the Plan, as varied, would necessitate consideration of these effects in the context of the Plan and potential remediation action(s) and/or review of part(s) of the Plan, as varied.

5.2 Indicators and Targets

Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives identified in the SEA Environmental Report and used in the evaluation. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant strategic actions. The monitoring measures identified below as part of the Variation SEA are consistent with the measures that were identified by the Galway City Development Plan 2023-2029 SEA. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring.

Table 5.1 overleaf shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Variation, if unmitigated.

Monitoring is an ongoing process and the programme allows for flexibility and the further refinement of indicators and targets. The Monitoring Programme may be updated to

deal with specific environmental issues – including unforeseen effects – as they arise.

5.3 Sources

The Variation will be integrated into the wider land use planning framework comprising a hierarchy of policies, plans, programmes, etc. This wider framework, including the National Planning Framework, Northern and Western RSES, and the existing Development Plan, as varied, is subject to its own SEA (and associated monitoring) requirements. Individual projects will be subject to their own monitoring requirements as relevant.

In implementing the Monitoring Programme, the Council will take into account this hierarchy of planning and environmental monitoring.

Sources for indicators may include existing monitoring databases (including those maintained by planning authorities and national/regional government departments and agencies) and the output of lower-tier environmental assessment and decision making (including a review of project approvals granted and associated documents and the output of any EIA monitoring programmes).

Internal monitoring of the environmental effects of grants of permission in the Council would provide monitoring of certain indicators on a *grant of permission*³ basis. Where significant adverse effects as a result of the development to be permitted are identified, such effects could be identified, recorded and used to inform monitoring evaluation.

³ The likely significant effects of development proposals on environmental sensitivities are further determined during the development management process. Documenting any identified effects as a result of a development to be permitted can help to fulfill monitoring requirements.

5.4 Reporting

Reporting will be undertaken as part of reporting on the City Development Plan monitoring programme. A stand-alone Monitoring Report on the significant environmental effects of implementing the Plan as varied will be prepared in advance of the beginning of the review of the Development Plan. This report will address indicators consistent with those set out on Table 5.1.

The results of monitoring will directly inform future statutory reviews and variations of the City Development Plan, ensuring an adaptive and evidence-based approach to environmental management.

The Council is responsible for the ongoing review of indicators and targets, collating existing relevant monitored data, the preparation of monitoring evaluation report(s), the publication of these reports and, if necessary, the carrying out of remedial action.

Table 5.1 Indicators, Targets, Sources and Remedial Action

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁴
Biodiversity, Flora and Fauna	BFF	Condition of European sites	- Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species - Confirmation of compliance with Plan provisions relating to the protection of European Sites and sustaining resources	- DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years)⁵ - DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years)⁶ - Internal review of local land use plans - Internal review of development management / grants of permission	Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.
		Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted	Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species	Internal review of local land use plans	Review internal systems
		SEAs and AAs as relevant for new Council policies, plans, programmes etc.	Screen for and undertake SEA and AA as relevant for new Council policies, plans, programmes etc.	Internal review of new Council policies, plans, programmes etc. under the City Development Plan	Review internal systems
		Status of water bodies	Included under Water below	Included under Water below	Included under Water below
		Compliance of planning permissions with Plan measures providing for the protection of Biodiversity and flora and fauna – see City Development Plan Chapter 5 “Natural Heritage, Recreation and Amenity”	For planning permission to be only granted when applications demonstrate that they comply with all Plan measures providing for the protection of biodiversity and flora and fauna – see City Development Plan Chapter 5 “Natural Heritage, Recreation and Amenity”	Internal review of development management / grants of permission	Review internal systems
Population and Human Health	PHH	Implementation of Plan measures relating to the promotion of economic growth as provided for by City Development Plan Chapter 6 “Economy, Enterprise and Retail”	Progress in successfully implementing Plan measures relating to the promotion of economic growth as provided for by City Development Plan Chapter 6 “Economy, Enterprise and Retail”	Internal review of progress on implementing Plan objectives	- Review internal systems - Consultations with DCEE
		Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Plan	No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan	- Review of published information from the Health Service Executive and EPA - Internal consultations with the	Consultations with the Health Service Executive and EPA

⁴ Where remedial action is required, consultations with government agencies (e.g. DCEE, DT, EPA, HSE, NPWS, Regional Assembly, Uisce Éireann) may be undertaken in order to confirm causes of any identified changes in the environment and in order to develop appropriate responses.

⁵ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

⁶ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

SEA Statement for Variation No. 3 to the Galway City Development Plan 2023-2029

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁴
				Council's Environment Department	
		Proportion of people reporting regular cycling / walking to school and work above previous CSO figures	- Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures - Progress in successfully implementing Plan measures relating to active travel	- CSO data - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
		Number of spatial plans that include specific green infrastructure mapping	Require all local level land use plans to include specific green infrastructure mapping	Internal review of local land use plans	Review internal systems
Soil (and Land)	S	Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets)	- As per the revised NPF, to limit the rate of increase land that is sealed or artificialised per year and promote the reversal of this in suitable areas e.g., flood zones, high density areas - In compliance with the Revised NPF, deliver at 50% of all new homes that are targeted in Galway City and suburbs its existing built-up footprint and ensure compact and sequential patterns of growth - To map brownfield and infill land parcels	- EPA Geoportal - Compilation of greenfield and brownfield development for the DHLGH - Internal review of development management / grants of permission	Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.
		Instances where contaminated material generated from brownfield and infill must be disposed of	Dispose of contaminated material in compliance with EPA guidance and waste management requirements	Internal review of development management / grants of permission where contaminated material must be disposed of	Consultations with the EPA and Development Management
		Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission	Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission	Internal review of development management / grants of permission	Review internal systems
Water	W	Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD	- Subject to exemptions provided for by Article 4 of the Water Framework Directive, not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' - Implementation of the objectives of the River Basin Management Plan	EPA Monitoring Programme for WFD compliance⁷	- Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Uisce Éireann to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. - Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		Number of incompatible developments permitted within flood risk areas	Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk	Internal review of development management / grants of permission	Where planning applications are being permitted on flood zones, the Council will ensure that such grants are in compliance with the Flood Risk

⁷ Including monitoring of water quality and nitrogen deposition due to bioenergy and agricultural projects where available

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁴
					Management Guidelines and include appropriate flood risk mitigation and management measures.
Material Assets	MA	- Programmed delivery of Uisce Éireann infrastructure for all key growth towns in line with Uisce Éireann Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated - Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan	- All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan - Where septic tanks are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the septic tank will not – in combination with other septic tanks – contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive - Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure - See also targets relating to greenfield and brownfield development of land under Soil and broadband under Population and Human Health	Internal review of development management / grants of permission	Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		Proportion of people reporting regular cycling / walking to school and work above previous CSO figures	- Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures - Progress in successfully implementing Plan measures relating to active travel	- CSO data - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
Air	A	- Proportion of journeys made by private fossil fuel-based car compared to previous levels - NO₂ (Nitrogen Dioxide), PM₁₀ (particulate matter with diameter of 10 microns or less) and O₃ (Ozone) as part of Ambient Air Quality Monitoring	- Decrease in proportion of journeys made by car compared to previous levels - Improvement in Air Quality trends, particularly in relation to transport related emissions - Progress in successfully implementing Plan measures relating to sustainable mobility and travel	- CSO data - EPA Air Quality Monitoring - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, Council will coordinate with the Regional Assembly, DHLGH, DCEE and NTA to develop a tailored response. See also entry under Population and human health above
Climatic Factors	C	Implementation of Plan measures relating to climate reduction targets	For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to climate reduction targets	Internal review of development management / grants of permission	Review internal systems
		A competitive, low-carbon, climate-resilient and environmentally sustainable economy	Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050	Confirmation of progress in implementing of Galway City Council's Climate Change Adaptation Strategy 2019-2024 and Climate Action Plan 2024-2029	Where targets are not achieved, the Council will liaise with the Regional Assembly and the Climate Action Regional Office to establish reasons and develop solutions.
		Share of renewable energy in transport	Contribute towards the National Energy and Climate Plan 2021-2030 sectoral target for transport (RES-T) of 14%, by 2030 (this may be increased following a provisional European agreement on 30 March 2023 for a binding overall RES target of at least	- EPA Greenhouse Gas Emissions reporting - Internal review of implementation of Plan provisions	

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁴
			42.5% by 2030)	relating to renewable energy in transport, including facilitating the development of electricity charging and transmission infrastructure	
		• Greenhouse gas emissions	• Contribute towards the target of aggregate reduction in carbon dioxide (CO ₂) emissions of at least 51% (compared to 1990 levels) by 2030 (helping to set Ireland on a path to reach net-zero emissions by 2050)		
		• Energy consumption, the uptake of renewable options and solid fuels for residential heating	• To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating		
		• Proportion of journeys made by private fossil fuel-based car compared to previous levels	• Decrease in the proportion of journeys made by residents of the settlements using private fossil fuel-based car compared to previous levels • Progress in successfully implementing Plan measures relating to sustainable mobility and travel	• CSO data • Internal review of progress on implementing Plan objectives	• Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly and the Climate Action Regional Office to establish reasons and develop solutions.
		• Proportion of people reporting regular cycling / walking to school and work above previous CSO figures	• Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures • Progress in successfully implementing Plan measures relating to active travel	• CSO data • Internal review of progress on implementing Plan objectives	• Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
Cultural Heritage	CH	• Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Plan	• Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Plan	• Internal review of development management / grants of permission	• Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Council will work with Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation.
		• Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan	• Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan	• Internal review of development management / grants of permission	
Landscape	L	• Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan	• No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan	• Internal review of development management / grants of permission	• Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Council will re-examine Plan provisions and the effectiveness of their implementation