

Galway City Council  
Draft Development Plan 2023-2029

Comhairle Cathrach na Gaillimhe  
Dréachtphlean Forbartha 2023-2029

## **Proposed Material Alterations to the Draft Galway City Development Plan 2023 – 2029**

Atheruithe Ábhair atá Beartaithe ar Dréachtphlean Cathrach  
na Gaillimhe Forbartha 2023-2029

in accordance with Section 12(7) of the Planning and Development Act 2000 (as amended)

**Development Plan and Policy Section**

8<sup>th</sup> September 2022

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## Section 1: Introduction

The Draft Galway City Development Plan 2023-2029, the associated environmental assessments (Environmental Report, Natura Impact Report and Strategic Flood Risk Assessment) and the Chief Executive's Report on submissions received during the Draft Plan consultation stage were considered at Council meetings held on the 4<sup>th</sup> July 2022, 6<sup>th</sup> July 2022, 8<sup>th</sup> July 2022, 13<sup>th</sup> July 2022, 15<sup>th</sup> July 2022, 18<sup>th</sup> July 2022, 20<sup>th</sup> July 2022, 21<sup>st</sup> July 2022, 22<sup>nd</sup> July 2022.

Following consideration, Council Members by resolution decided that the draft development plan should be amended. In total 184 proposed material alterations to the draft plan were confirmed.

Under the provisions of the Planning Act 2000 as amended, the proposed material alterations are required to be put on public display for a period of not less than 4 weeks, from Thursday, 8<sup>th</sup> September 2022 to Thursday, 6<sup>th</sup> October 2022. Submissions/observations are invited from the public during this period.

The stages in the plan making process are indicated in Figure1 over.

The proposed material alterations have been screened and are accompanied by an addendum to the Strategic Environmental Report prepared in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended), an updated Natura Impact Report prepared in accordance with Article 6 of the Habitats Directive (92/43/EEC) and an updated Strategic Flood Risk Assessment (SFRA).

## Proposed Material Alterations

This report details the proposed material alterations to the Draft Galway City Development Plan written statement and maps. Each proposed material alteration has been allocated a specific reference number e.g. **A. 1**. The first section refers to proposed alterations to the land use zonings, the second section deals with specific objective alterations and the third section deals with alterations to the text and figures of the draft plan. This document should be read in conjunction with the [Draft Galway City Development Plan 2023-2029](#).

Where there are proposed alterations to the land use zoning, which will involve a change to the Draft Plan maps these are shown outlined in red. For clarity, relevant zoning types are grouped. Maps are also used to illustrate where there is a proposal for a specific development objective for a particular site.

Where there are proposed text changes these are coloured **red** in this document. Deletions to the text are shown **in black with strikethrough**. Changes to the text follow the same chapter/section sequence as they appear in the Draft Development Plan.

This report is accompanied by an overall map, which shows the proposed locations of material alterations for re-zoning and specific development objectives in the context of the city.

## Making written submissions/observations

Submissions or observations with respect to the proposed material alterations to the Draft Development Plan (including addendum to SEA Environmental Report, updated Natura Impact Report and updated SFRA) **must be made in writing by 4pm on Thursday 6<sup>th</sup> October 2022**.

Written submissions/observations can be made using the online submission portal following registration at [consult.galwaycity.ie](https://consult.galwaycity.ie), by email to [devplan@galwaycity.ie](mailto:devplan@galwaycity.ie) and by post to Senior Planner, Planning Department, City Hall, College Road, Galway, H91 X4K8.

Submissions/observations should have a title of Proposed Material Alterations to Draft Galway City Development Plan 2023-2029 and should indicate the relevant **reference number** indicated in this report. Submissions should state your name, address and where relevant, the body or organisation represented. Please make your submission/observation in one form only i.e. online, by email or hard copy by post.

It should be noted that only submissions/observations relating to the proposed material alterations (**red text and deleted strikethrough text**) to the Draft Development Plan can be taken into consideration at this stage of the Development Plan making process and that submissions/observations that raise issues other than the proposed material alterations cannot be considered.

As part of the public consultation, the Development Plan Team are available to discuss any aspect of the Proposed Material Alterations to the Draft Plan, by appointment. They can be contacted by email - [devplan@galwaycity.ie](mailto:devplan@galwaycity.ie) or by phone - 091 536599.

## **Next Stages of the Development Plan process**

After the public consultation period on the proposed material alterations, a report will be prepared by the Chief Executive on the written submissions/observations received. Similar to previous Chief Executive's Reports this will list the persons/bodies who made submissions/observations, summarise the issues raised and give the Chief Executive's response and recommendation.

The Members of the Council will then consider the proposed material alterations, the environmental assessments and the Chief Executive's Report. Following on from this they will make the Development Plan for the City with or without the proposed material alteration. At this stage any modification to a proposed material alteration may only be made where it is minor in nature and would not have significant effects on the environment or adversely affect the integrity of a European Site. A modification cannot be made where it relates to an increase in the area of land zoned for any purpose or where it relates to an addition or deletion from the record of protected structures.

It is anticipated that Galway City Development Plan 2017-2023 will be finally adopted by Members of the City Council in November/December 2022. The new plan will become operative within 6 weeks from adoption.

## Stages in the Galway City Development Plan preparation process

Figure 1

Stage 1: Pre Draft
Publish notice of intention to review City Development Plan, public consultation and CE Report on consultation submitted to Elected Members.
Elected Members consider CE Report and give direction regarding preparation of the Draft Plan
Preparation of Draft Plan and environmental reports by CE
Elected Members amend and adopt draft plan
Stage 2: Draft Plan
Publish notices of Draft Plan public consultation and CE Report on consultation submitted to Elected Members.
Elected Members consider CE Report and Draft Plan and can amend or accept Draft Plan
Stage 3: Material Alterations <span style="color: red;">[Current stage]</span> (if amendments are material amendments to the Draft Plan)
CE to determine if proposed amendments require Appropriate Assessment/ Strategic Environmental Assessment.
Publish notices of proposed material alterations to the Draft Plan, public consultation on proposed material amendments and CE Report on consultation submitted to Elected Members.
Elected Members consider CE Report on proposed amendments and can amend or accept
Stage 4: Making of the Plan
Following consideration of the CE Report, elected members must pass a resolution to make the plan
The plan becomes effective 6 weeks following the passing of the resolution by the elected members.

## List of Proposed Material Alterations to Draft Development Plan 2023-2029

MA ref	Description
A.1	Amend Table 11.1 - Land Use Zones and Zoning Objectives
A.2	Rezone lands from CC to CF (0.276 ha) Mercy Convent
A.3	Rezone lands from G to RA (5.145 ha) at Mincloon and insert specific objective
A.4	Rezone lands from G to CI (0.679 ha) Coolagh Road
A.5	Rezone lands from I to CI (0.05 ha) Wellpark Road
A.6	Rezone lands from A to R (2.842 ha) Ragoon
A.7	Rezone lands from LDR to R (1.285 ha) Dublin Road/Martin roundabout and insert specific objective
A.8	Rezone lands from LDR to R (2.75 ha) Circular Road
A.9	Rezone lands from RA to R (0.05ha) Headford Road and Sandyvale Lawn and insert specific objective
A.10	Rezone lands from RA to R (0.001ha) Off Western Distributor Road
A.11	Rezone lands from RA to R (1.27 ha) Dublin Road
A.12	Rezone lands from RA to R (0.121 ha) Dublin Road
A.13	Rezone lands from RA to R (0.007 ha) Terryland
A.14	No Material Alteration
A.15	Rezone lands from A to R2 (0.636 ha) Quarry Road, Menlo
A.16	Rezone lands from A to R2 (0.75 ha) Ballindooly
A.17	Rezone lands from A to R2 (4.185 ha) Off Circular Road
A.18	Rezone lands from A to R2 (2.366 ha) Off Circular Road
A.19	Rezone lands from G to R2 (1.011 ha) Menlo Village extension and insert specific objective
A.20	Rezone lands from G to R2 (0.35 ha) Quarry Road and insert specific objective
A.21	Rezone lands from G to R2 (1.67 ha) Roscam
A.22	Remove protected view across frontage of site at Roscam (A.21)
A.23	Rezone lands from G to R2 (0.877 ha) Roscam and insert specific objective
A.24	Rezone lands from G to R2 (0.160 ha) Menlo Village Extension and insert specific objective
A.25	Rezone lands from RA to R2 (1.315 ha) Headford Road
A.26	Amend the Land Use Zoning and Specific Objectives Map to identify the specific locations of existing and planned Traveller accommodation within the city boundary using a new symbol 'TA'
A.27	Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives to consider granting permission for a dwelling on site near Barna Woods.
A.28	Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives to consider the development of a heliport in association with the provision of an air ambulance facility to service UHG.
A.29	Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives to consider the granting of permission for a dwelling on RA Lands at Circular Road
A.30	Amend Section 11.2.5 Industrial I Land Use Zoning Objective consider the provision of supporting racecourse infrastructure on lands located north of Ballybrit Racecourse.
A.31	Insert Specific Development Objective for local centre on R lands occupied by Castlegar GAA.

<b>MA ref</b>	<b>Description</b>
A.32	Amend Section 11.2.8 Residential R and R2 Land Use Zoning Objectives in relation to development of lands at Roscam Village.
A.33	Remove protected view at Castlegar
A.34	Amend Preface – Strategic Policy Framework to include for additional text reference
A.35	Amend text in Section 1.2 Strategic Goals
A.36	Amend text in Policy 1.3(1) Metropolitan Area Strategic Plan (MASP)
A.37	Amend text, tables and figure in Chapter 1: Introduction, Strategic Context & Core Strategy
A.38	Amend the Core Strategy Map Figure 1.6 to insert an icon for the District centre at Westside.
A.39	Amend text in Section 2.2 Climate Change International and European Context
A.40	Amend Policy 2.2(1) Climate Action
A.41	Amend Policy 2.2(5) Climate Action
A.42	Insert new Policy 2.2 (17) Climate Action
A.43	Amend text in Section 2.3 Planning & Sustainability – Achieving Sustainable Planning Outcomes, Renewable Energy (Mitigation)
A.44	Amend Policy 2.3(4) Renewable Energy
A.45	Amend Policy 3.1(5) Housing Strategy
A.46	Amend Policy 3.1(24) Housing Strategy
A.47	Amend text in Section 3.3 Traveller Accommodation
A.48	Amend text in Section 3.4 Sustainable Neighbourhood Concept
A.49	Amend Section 3.4 Neighbourhood Concept, Table 3.1 Indicative Neighbourhood Areas in Galway, to include Bowling Green as a city centre residential area
A.50	Amend Policy 3.6 Sustainable Neighbourhoods: Inner Residential Areas to insert new policy
A.51	Amend text in Section 3.7 Sustainable Neighbourhoods: Inner Residential Areas
A.52	Delete text for Low Density Residential (LDR) Areas and replace with Residential 2 (R2) Areas
A.53	Amend text in Policy 3.8 (1) and 3.8 (2) to change from Low Density Residential Areas to Residential 2 (R2) Areas
A.54	Insert new Specific Objective 3.9 (9)
A.55	Amend text in chapter 4 to update and replace throughout chapter
A.56	Amend text in Section 4.1 Context under Galway Transport Strategy (GTS) heading in the 6 <sup>th</sup> paragraph
A.57	Amend Policy 4.1(5) General
A.58	Amend Policy 4.2(6) Land Use and Transportation
A.59	Amend text in Section 4.3 Public Transport, Bus Network - Regional
A.60	Amend text in Section 4.3 Public Transport under Rail heading in first paragraph
A.61	Amend text in Section 4.3 Public Transport in second paragraph under Rail heading
A.62	Amend Policy 4.3 (6) Public Transport Policy 4.3 (6) Public Transport
A.63	Amend: Policy 4.4 Sustainable Mobility - Walk and Cycle to insert new policy (12)
A.64	Amend text in Section 4.4 Sustainable Mobility- Walk and Cycle under Cycling heading
A.65	Insert text into Section 4.5 Transport Demand Measures
A.66	Amend Policy 4.5 (6) Transport Demand Management Measures
A.67	Amend Policy 4.6 (4) Road and Street Network and Accessibility
A.68	Amend Policy 4.6(5) Road and Street Network and Accessibility
A.69	Insert New Policy (10) to Section 4.6 Road and Street Network & Accessibility



<b>MA ref</b>	<b>Description</b>
A.70	Amend text in first paragraph under Section 4.7 Galway Port
A.71	Amend Section 4.8 (6) Specific Objectives
A.72	Amend 4.8 Specific Objective to insert new Specific Objective (18A)
A.73	Amend 4.8 (27) Specific Objectives
A.74	Amend 4.8 Specific Objective to insert new Specific Objective (33)
A.75	Amend 4.8 Specific Objective to insert new Specific Objective (34)
A.76	Amend 4.8 Specific Objective to insert new Specific Objective (35)
A.77	Remove mapped objective for north south UHG bus route and relocate along Newcastle road
A.78	Correct the mapping of existing Specific Objective for an access and bus route at Merlin Park University Hospital (MPUH)
A.79	Amend text in Section 5.2 Green Network
A.80	Amend Policy 5.1 (4) Green Network and Biodiversity
A.81	Amend Table 5.6 Network of Local Biodiversity Areas
A.82	Amend Policy 5.2(9) Protected Spaces: Sites of European, National and Local Ecological Importance
A.83	Amend Policy 5.2 (10) Protected Spaces: Sites of European, National and Local Ecological Importance
A.84	Amend Policy 5.2 (14) Protected Spaces: Sites of European, National and Local Ecological Importance
A.85	Amend Policy 5.2 (15) Protected Spaces: Sites of European, National and Local Ecological Importance
A.86	Amend text in Section 5.5.2 Rivers, Canals and Waterways
A.87	Amend Policy 5.3 (9) Blue Spaces: Coast, Canals and Waterways
A.88	Amend Policy 5.3 (21) Blue Spaces: Coast, Canals and Waterways
A.89	Amend text in Section 5.7.1 Greenways, Boreens and Public Rights of Way
A.90	Amend Policy 5.8 (3) Community Spaces: Allotments, Community Gardens and Cemeteries
A.91	Amend Specific Objective Green Spaces 5.10(12)
A.92	Amend Specific Objective 5.10 (28A) Community Spaces – Short Term
A.93	Amend Section 5.10 (31A) Specific Objective Community Spaces – Medium/Long Term
A.94	Amend Section 5.10 (32) Specific Objective Community Spaces – Medium/Long Term
A.95	Amend Specific Objective 5.10 (38) Open Spaces- Short Term
A.96	Amend text in Section 6.1 Context seventh paragraph
A.97	Amend text in Section 6.1 Context in 15 <sup>th</sup> paragraph
A.98	Amend General Policy 6.1 to insert new policy 12 (B)
A.99	Amend text in Section 6.3.2 Industrial Sector second paragraph
A.100	Amend Policy 6.5 Enterprise and Innovation to include 3 (b)
A.101	Amend text in first paragraph of Section 6.3(8) Tourism Sector
A.102	Amend text in Section 6.3.8 Tourism Sector Amend fifth paragraph
A.103	Amend Policy 6.8 Tourism Sector to include (7)
A.104	Amend Policy 6.8 Tourism Sector to include (8)
A.105	Amend Policy 6.8 Tourism Sector to include (9)
A.106	Amend last paragraph in Section 6.3.10 Creative Economy and Gastronomy Sectors
A.107	Amend Policy 6.9 (4) Marine Sector and Renewable Energy
A.108	Amend Retail Strategy Policy 6.11(3)



<b>MA ref</b>	<b>Description</b>
A.109	Amend Policy 6.12(4) Retail Hierarchy
A.110	Amend Policy 7.1 (1) General Policies
A.111	Amend Policy 7.2 (13) Creative City
A.112	Amend Policy 7.2 (14) Creative City
A.113	Amend text in Section 7.3 Inclusive City, People with disabilities
A.114	Amend Policy 7.3 (2) Inclusive City
A.115	Amend policy 7.3 (3) Inclusive City
A.116	Amend policy 7.3 (7) Inclusive City
A.117	Amend Figure 7.3 to show language boundaries of language planning areas as Gaeltacht
A.118	Amend Policy 7.4 (2) Bilingual City
A.119	Amend Policy 7.4(4) Bilingual City
A.120	Amend Policy 7.4 (5) Bilingual City
A.121	Amend text in Section 7.5 Community facilities, Education
A.122	Amend Policy 7.8 (5) Healthcare Facilities
A.123	Amend Specific Objectives 7.7(4)
A.124	Amend Specific Objectives 7.7 to insert new Specific Objective (15)
A.125	Amend Policy 8.4 (1) Archaeology
A.126	Amend Policy 8.4 (5) Archaeology
A.127	Amend Policy 8.4 (7) Archaeology
A.128	Amend text in Section 8.7 Galway City Walls in 2 <sup>nd</sup> paragraph
A.129	Amend text in Section 8.8 Urban Design and Placemaking under paragraph titled Urban Density and Building Height
A.130	Amend Policy 8.8 (6) Public Realm
A.131	Amend Policy 9.1 (3) Flood Risk
A.132	Amend Policy 9.3 (4) Water Services
A.133	Amend Policy 9.3 Water Services to insert (8) and (9)
A.134	Amend text in Section 9.5 Sustainable Urban Drainage Systems (SuDS)
A.135	Amend Policy 9.10 Energy and Associated Infrastructure to include (4)
A.136	Amend text in Section 9.13 Energy and Associated Infrastructure- Renewable Energy in the first and second paragraphs
A.137	Amend Policy 10.1(13) City Centre
A.138	Amend text in Section 10.6 Inner Harbour Regeneration Site in the 4 <sup>th</sup> paragraph, first bullet point
A.139	Amend text in Section 10.6 Inner Harbour Regeneration Site
A.140	Amend text in Section 10.8 Sandy Road Regeneration Site
A.141	Amend text in Section 10.9 Nuns' Island Masterplan Area
A.142	Amend text in Section 10.17 Doughiska Road Opportunity Site
A.143	Amend text in Section 10.19 Connaught Laundry Opportunity Site
A.144	Amend text in Section 10.21 Knocknacarra District Centre (North) Site
A.145	Amend text in Section 10.23 Salthill
A.146	Amend text in Section 10.26 Murrough LAP
A.147	Amend Policy 10.2 Strategic Regeneration and Opportunity Sites to insert new policy (2).
A.148	Amend Policy 10.3(4) Salthill
A.149	Amend Specific Objective 10.27 (3) Headford Road Area

<b>MA ref</b>	<b>Description</b>
A.150	Amend Specific Objective 10.27 to include new Specific Objective 5 A Regeneration and Opportunity Sites
A.151	Amend Specific Objective 10.27 (7) Salthill
A.152	Amend Specific Objective 10.27 (11) Murrough
A.153	Amend Figure 10.6 Nuns Island Masterplan Area to include the Bish Site and amend the land use and specific zoning objectives map
A.154	Amend Figure 10.8 Seamus Quirke Regeneration Site to extend Seamus Quirke Regeneration Site and amend the land use and specific objectives zoning map.
A.155	Omit 10.15 Arch Motors Opportunity Site Heading and Text and Figure 10.13 Arch Motors Opportunity Site
A.156	Extend Westside district centre - Fig 10.22 to include Arch Motors Site. Remove Arch Motors as an opportunity site from land use and specific zoning objectives map.
A.157	Amend text in Section 11.2.1 Institutional and Community CF Land Use Zoning Objective
A.158	Amend Section 11.2.5 Industrial I Land Use Zoning Objective- specific development objectives for a number of I zoning throughout the city
A.159	Amend text in Section 11.2.6 Commercial/Industrial CI Land Use Zoning Objective
A.160	Amend specific development objectives for CI zoned lands
A.161	Amend Section 11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives
A.162	Amend Section 11.2.8 Specific Development Objectives for a number of LDR R2 lands to omit small maps and delete text
A.163	Amend Section 11.3.1 Outer Suburbs (a) General
A.164	Amend Table 11.2: Indicative Examples of Recreational Facilities for Different Sizes of Residential Developments
A.165	Amend Section 11.3.1 Outer Suburbs (d) Overlooking
A.166	Amend 11.3.1 Outer Suburbs (f) Distance between Dwellings for New Residential Development
A.167	Amend text in Section 11.3.1(g) Car Parking Standards
A.168	Amend Section 11.3.2 Established Suburbs section 11.3.2 (b) Amenity Standards
A.169	Amend Section 11.7.1 Plot Ratio
A.170	Amend Section 11.9 Commercial and Industry 11.9.1 General
A.171	Amend Chapter 11 Part B Development Standards - General Development Standards and Guidelines to include new heading and standard for Urban Development and Building Height (11.9)
A.172	Amend Section 11.10.2 Electrical Vehicle (EV) Parking
A.173	Amend Section 11.10.3 Travel Plans
A.174	Amend Section 11.10.3 - Travel Plans after 3 <sup>rd</sup> paragraph
A.175	Amend Section 11.10.4 Cycle Parking
A.176	Amend Section 11.19 Green Design & Surface Water/SuDS
A.177	Amend text in Section 11.30 Climate - Scheme Sustainability Statements in paragraph 2
A.178	Amend Section 11.33 Invasive Alien Species
A.179	Amend text in Section 11.34 Ecological Impact Assessment (EcIA)
A.180	Insert new Section 11.35 Residential Care Homes, Retirement Homes, Nursing Homes, Retirement Villages and Assisted Living Accommodation in Chapter 11 part B Development Standards and Guidelines
A.181	Insert new Section 11.36 Age Friendly Housing in Chapter 11 Part B Development Standards and Guidelines as follows:

MA ref	Description
A.182	Amend Appendix 1 by committing to the following range of implementation and monitoring regime to be included for in Appendix 1 following completion of the plan making process
A.183	Amend Appendix 2 Statement of Compliance with Ministerial Guidelines, Table – Section 28 Guidelines to include Planning Circular PL02/2014 Flood Guidelines.
A.184	Amend Appendix 5 to include an Infrastructure Capacity/Constraints Study

## Section 2: Proposed Material Alterations to Draft Development Plan

### Land Use Zoning Changes – Alterations Numbers A.1 – A. 33

*(Maps in this section are for illustrative purposes only).*

#### Material Alteration No.

#### A.1

**Amend Table 11.1 - Land Use Zones and Zoning Objectives as follows:**

Zone	Zoning Objective
<b>CF</b>	To provide for and facilitate the sustainable development of community, cultural and institutional uses and development of infrastructure for the benefit of the citizens of the city.
<b>RA</b>	To provide for and protect recreational uses, open space, amenity uses and natural heritage.
<b>A</b>	To provide for the development of agriculture and to protect the rural character.
<b>G</b>	To provide for the development of agriculture and protect areas of visual importance and/or areas of high amenity.
<b>I</b>	To provide for enterprise, industry and related uses.
<b>CI</b>	To provide for enterprise, light industry and commercial uses other than those reserved to the CC zone.
<b>CC</b>	To provide for city centre activities and particularly those, which preserve the city centre as the dominant commercial area of the city.
<b>R</b>	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.
<b>LDR</b>	<del>To provide for low-density residential development which will ensure the protection of existing residential amenity.</del>
<b>R2</b>	To provide for sensitive residential infill where such infill will not have an impact on the environmental and visual sensitivities in the area, including those in particular the subject of Policy 5.2 and where such infill can be assimilated satisfactorily through design, layout and amenity impact in a manner that does not detract from the character of the area.
<b>LAP</b>	Local Area Plan for Murrough.
<b>UVC</b>	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.

## Proposed Material Alterations: Land Use Zoning

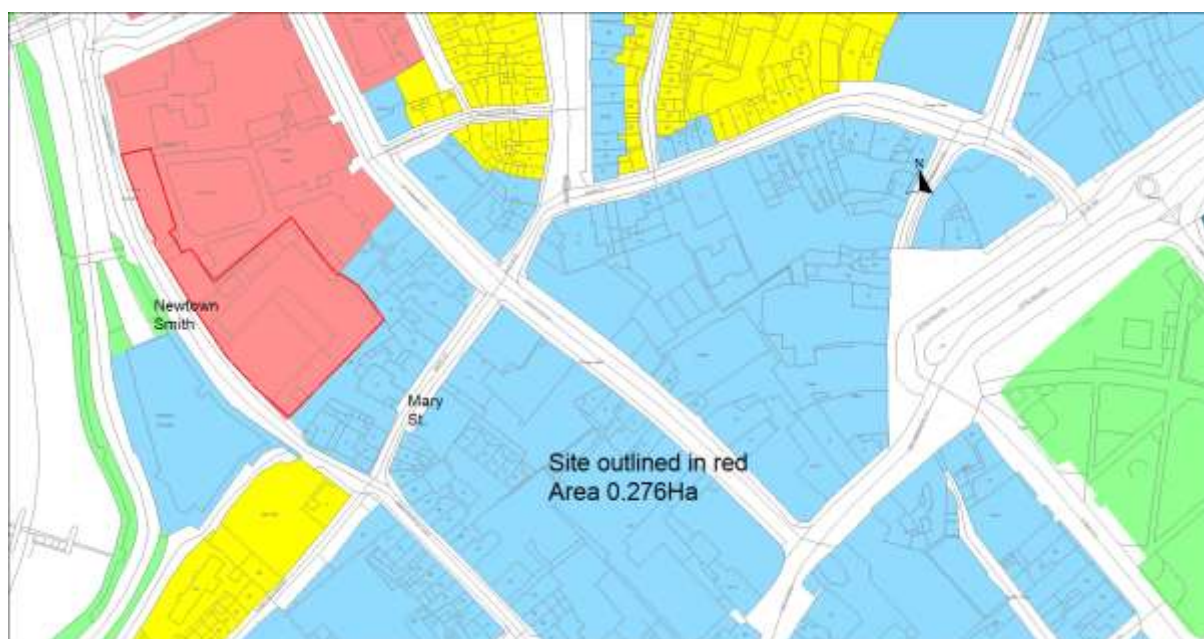
Material Alteration No.

### Land Use Zoning

A.2

Mercy Convent

Rezone CC to CF



**Material Alteration No.**

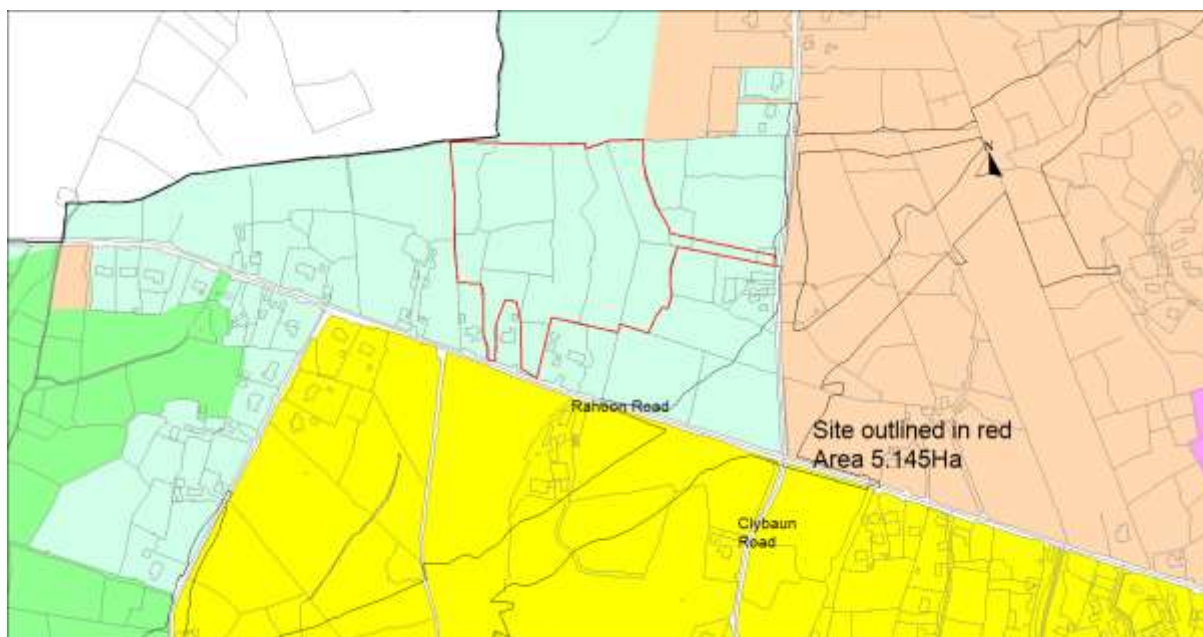
**Land Use Zoning**

**A.3**

**Mincloon**

Rezone G to RA

Insert specific objective for development of Football Pitches and associated Infrastructure to include floodlighting.



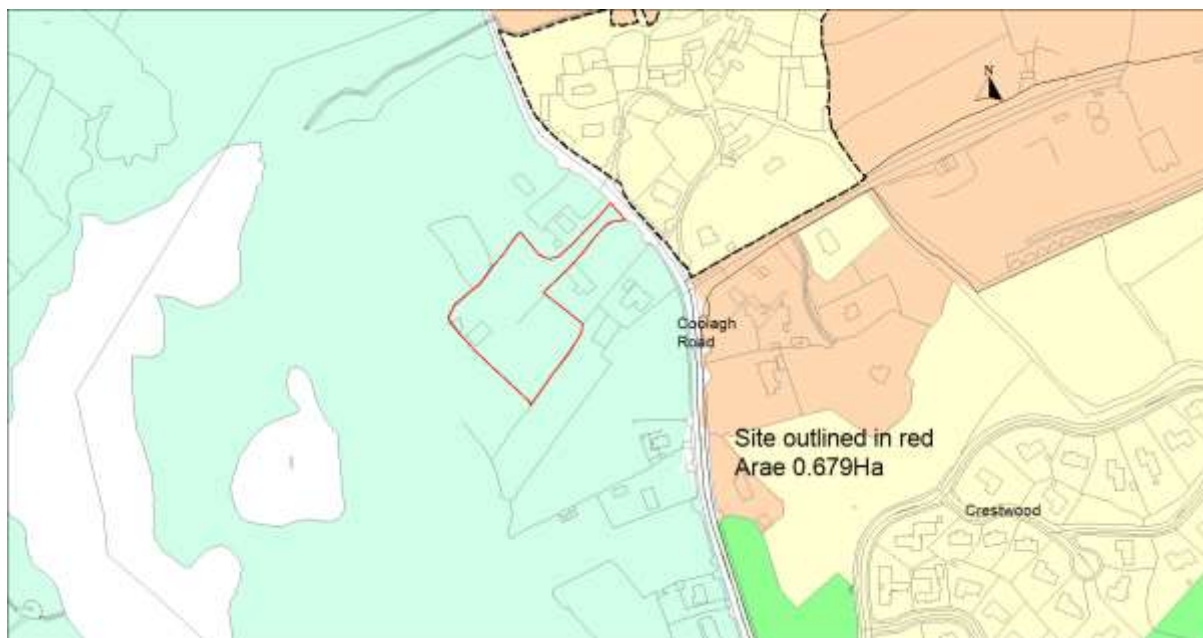
**Material Alteration No.**

**Land Use Zoning**

**A.4**

**Coolagh Road**

Rezone G to CI





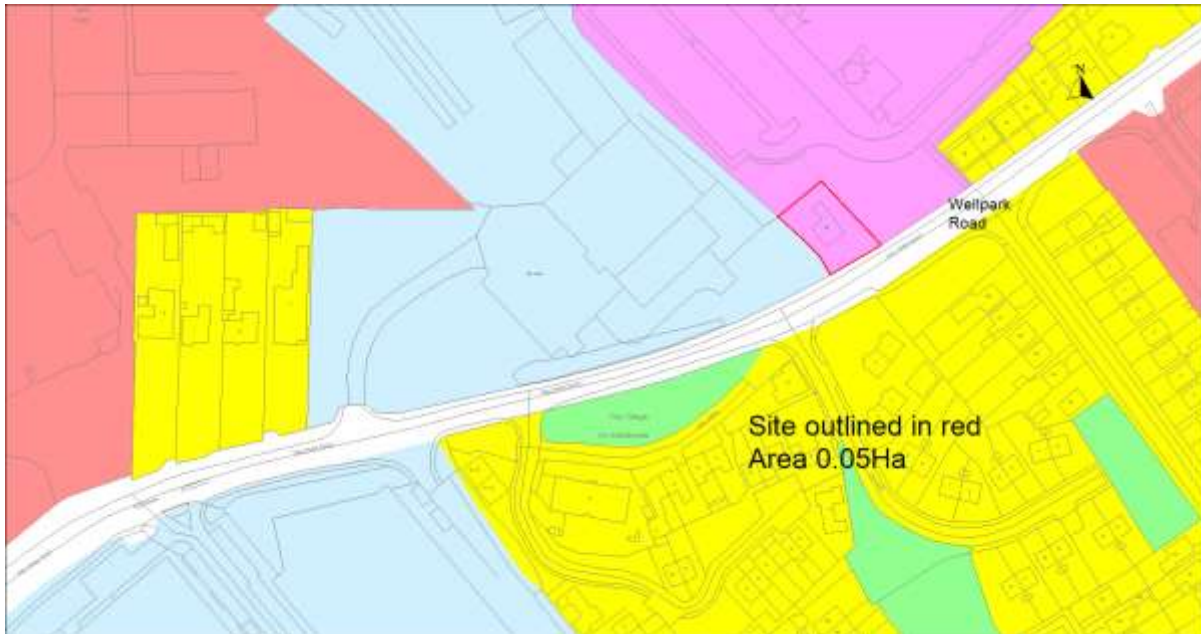
**Material Alteration No.**

**Land Use Zoning**

**A.5**

**Wellpark Road**

Rezone I to CI



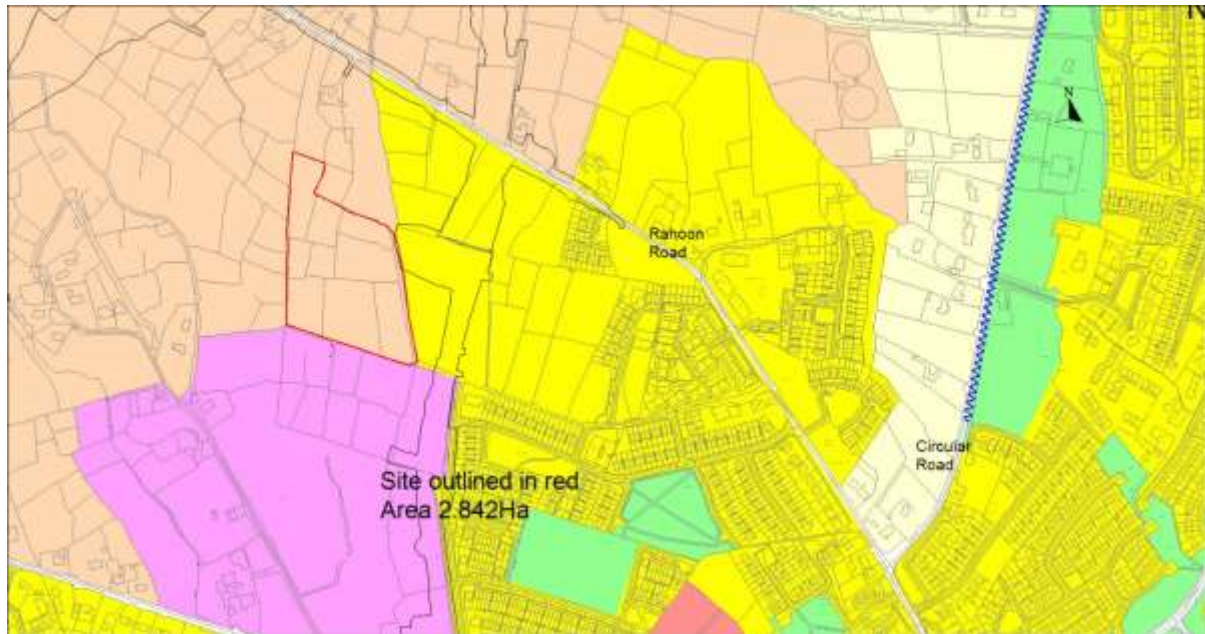
Material Alteration No.

Land Use Zoning

A.6

Rahoon

Rezone A to R



**Material Alteration No.**

**A.7**

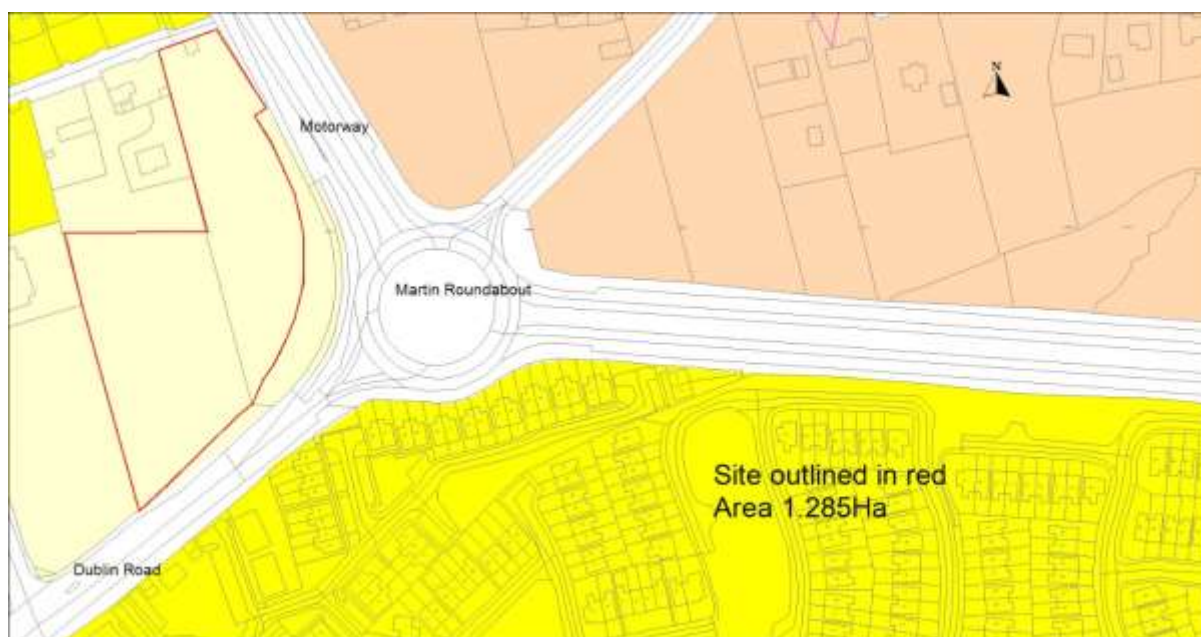
**Land Use Zoning**

**Dublin Road/Martin roundabout**

Rezone LDR to R

Insert specific objective

Any development of these lands shall have regard to the proposals adopted in the GTS.



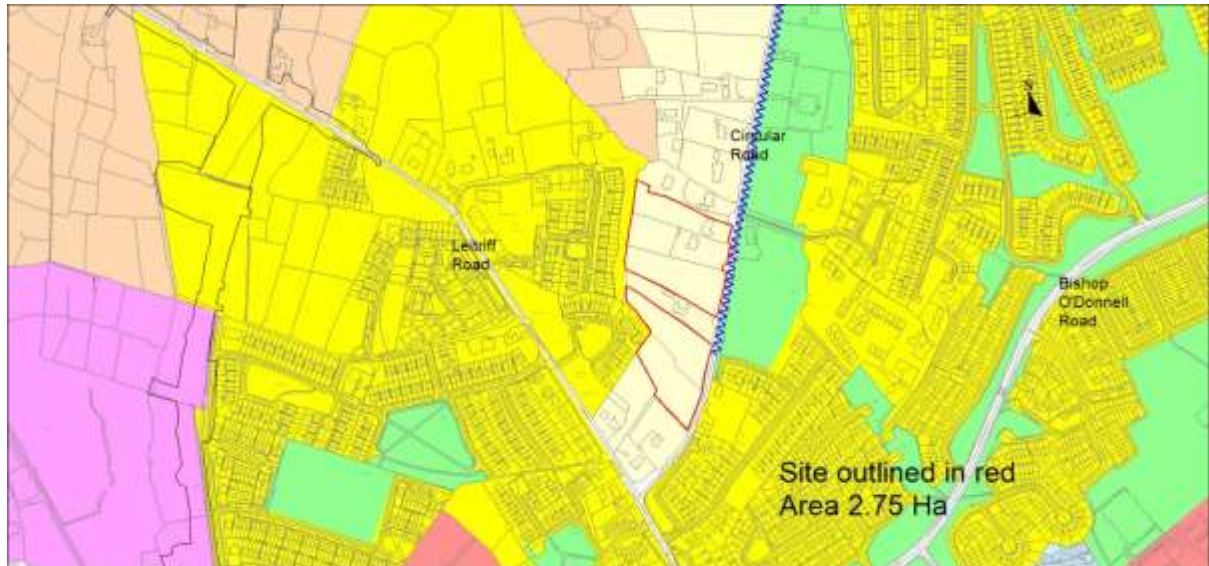
**Material Alteration No.**

**A.8**

**Land Use Zoning**

**Circular Road**

Rezone LDR to R



**Material Alteration No.**

**A.9**

**Land Use Zoning**

**Headford Road and Sandyvale Lawn,**

Rezone RA to R

Insert specific objective

To allow entrance to site through Sandyvale Lawn

Site area 0.05ha approx





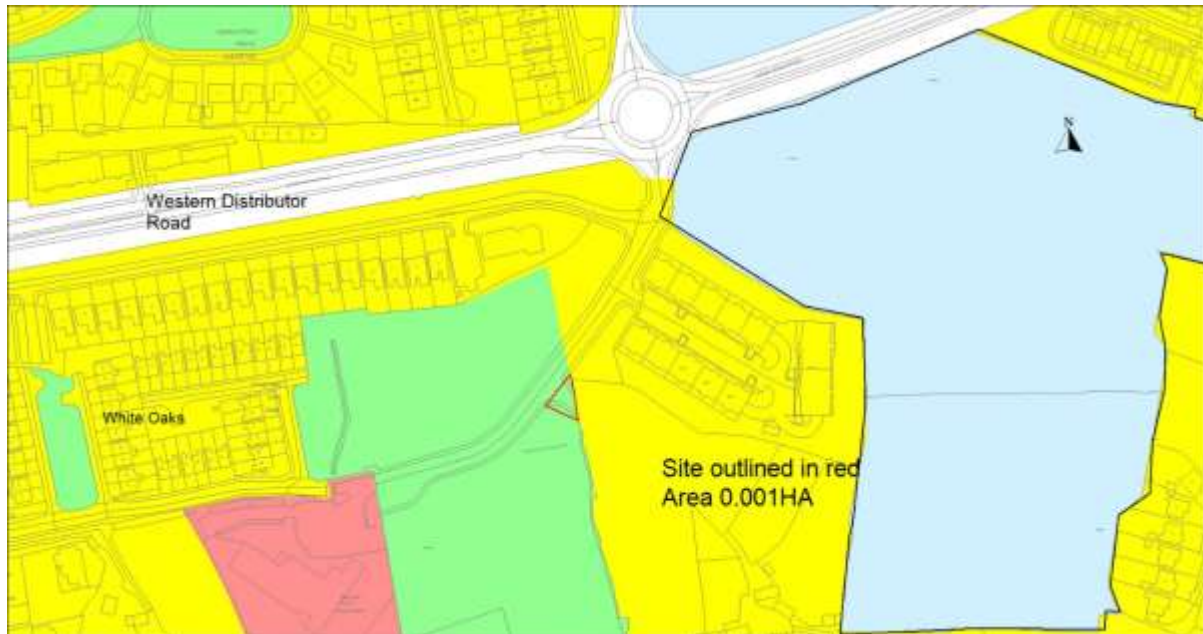
Material Alteration No.

Land Use Zoning

A.10

Off Western Distributor Road

Rezone RA to R



Material Alteration No.

Land Use Zoning

A.11

Dublin Road

Rezone RA to R





**Material Alteration No.**

**Land Use Zoning**

**A.12**

**Dublin Road**

Rezone RA to R



**Material Alteration No.**

**Land Use Zoning**

**A.13**

**Terryland**

Rezone RA to R



Material Alteration No.	
A.14	No Material Alteration

**Material Alteration No.**

**Land Use Zoning**

**A.15**

**Quarry Road, Menlo**

Rezone A to R2

Insert Specific Objective

Residential development on this site shall be reserved for the use of immediate family members of the landowner.



**Material Alteration No.**

**Land Use Zoning**

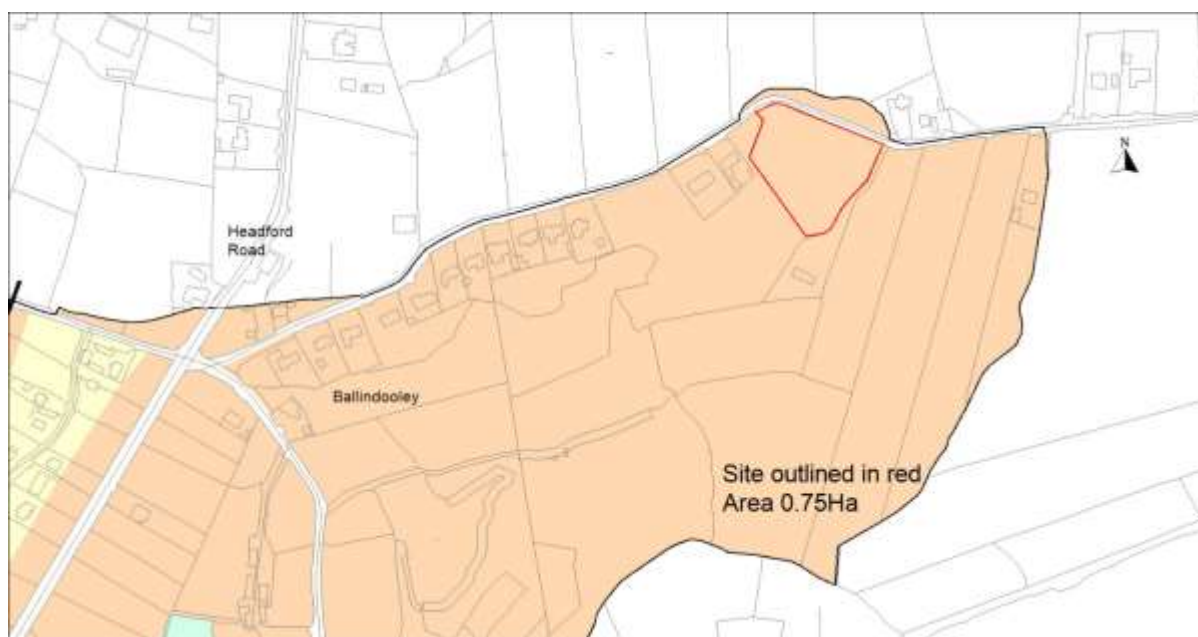
**A.16**

**Ballindooley**

Rezone A to R2

Insert Specific Objective

Residential development on this site shall be reserved for the use of immediate family members of the landowner.



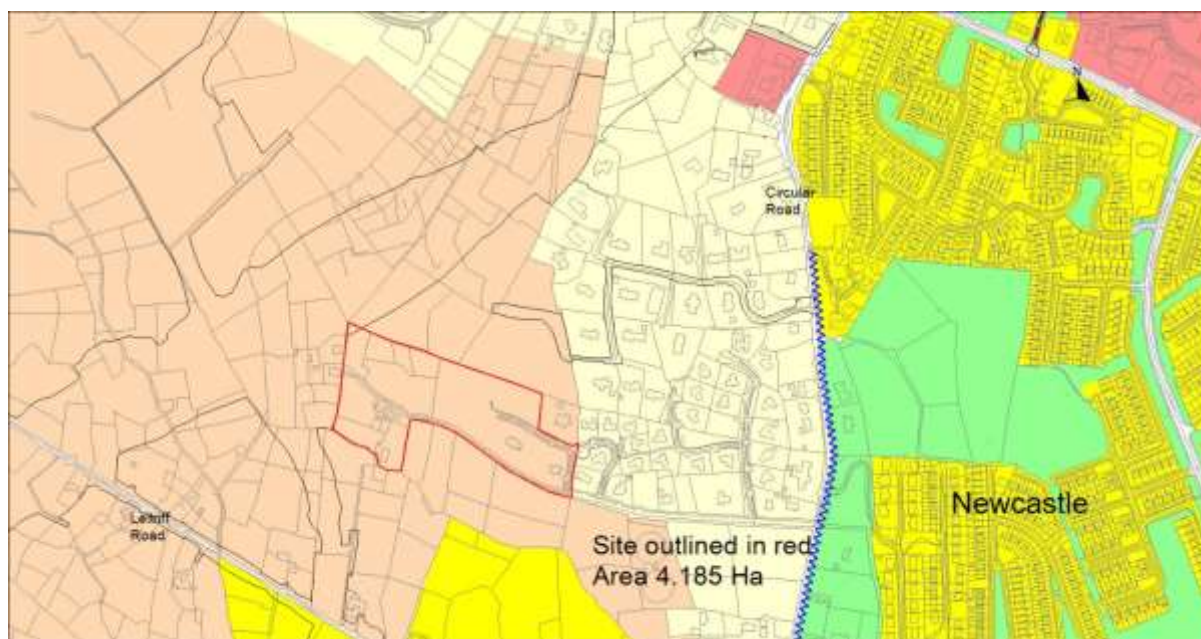
**Material Alteration No.**

**Land Use Zoning**

**A.17**

**Off Circular Road**

Rezone A to R2





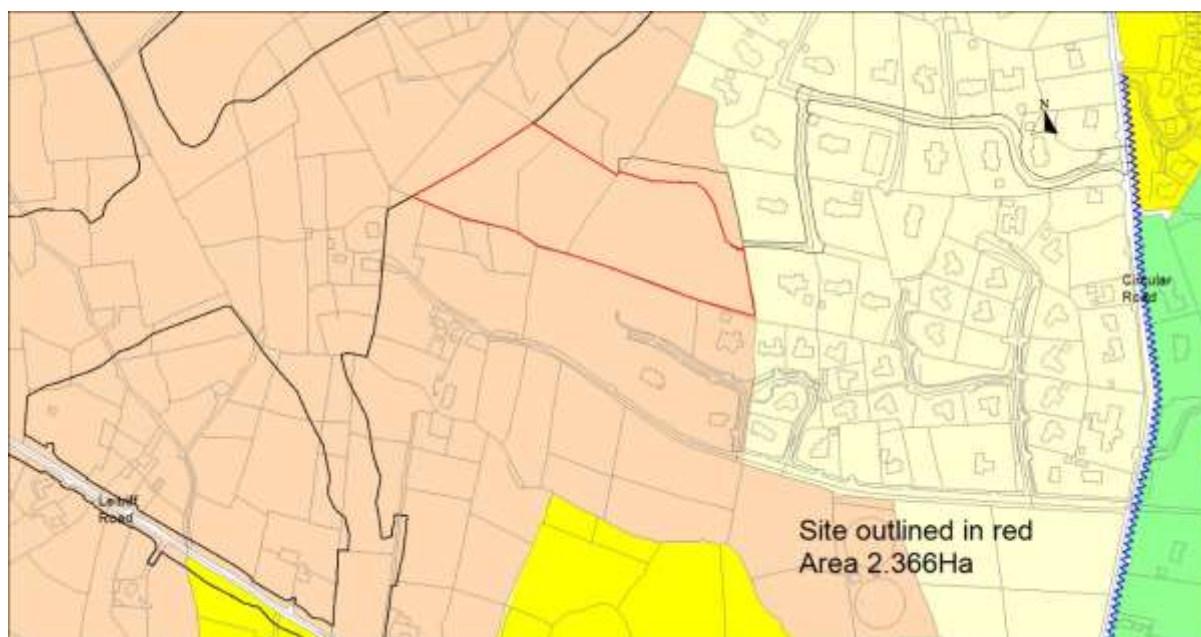
**Material Alteration No.**

**Land Use Zoning**

**A.18**

**Off Circular Road**

Rezone A to R2





**Material Alteration No.**

**Land Use Zoning**

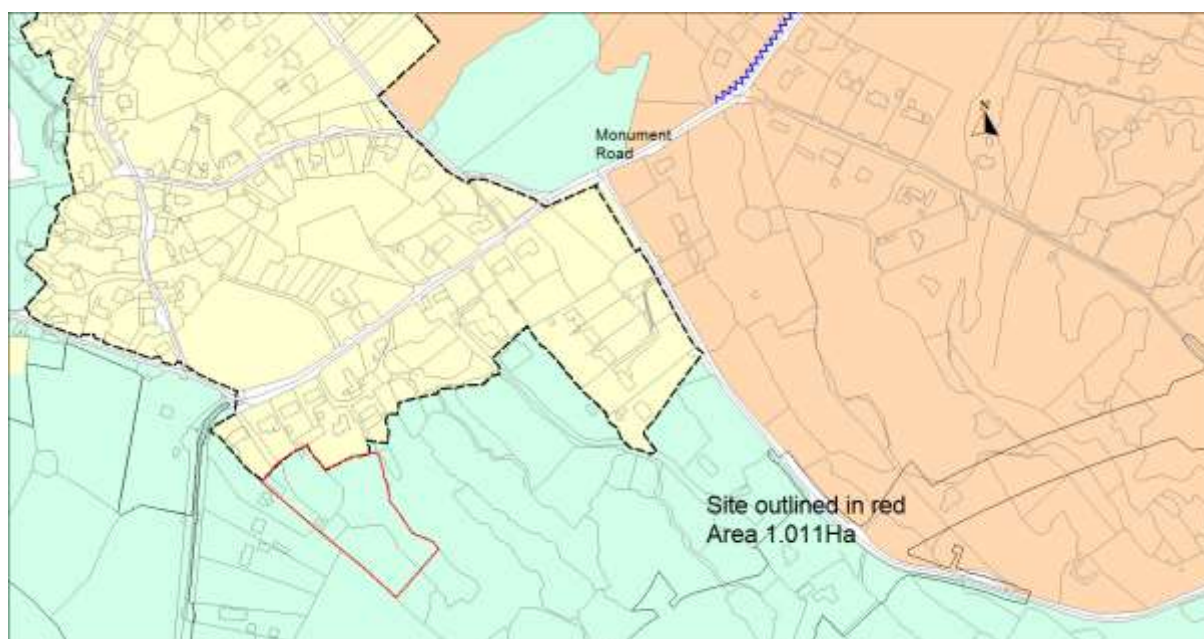
**A.19**

**Menlo Village extension**

Rezone G to R2

Insert Specific Objective

Residential development on this site shall be reserved for the use of immediate family members of the landowner.



**Material Alteration No.**

**Land Use Zoning**

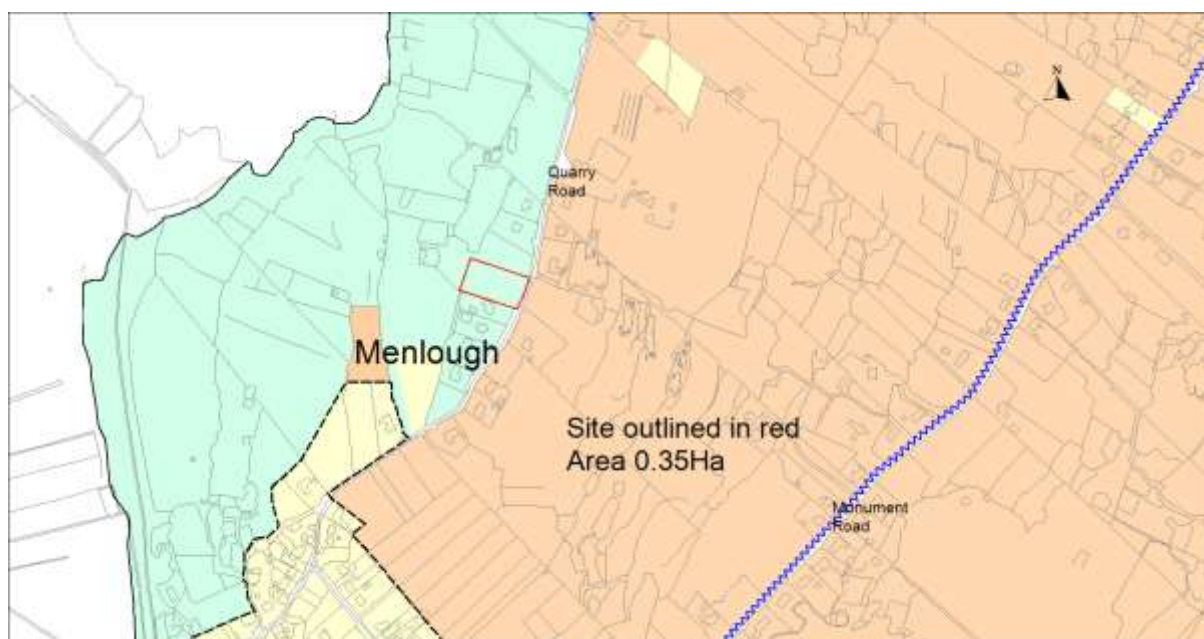
**A.20**

**Quarry Road**

Rezone G to R2

Insert Specific Objective

Residential development on this site shall be reserved for the use of immediate family members of the landowner.



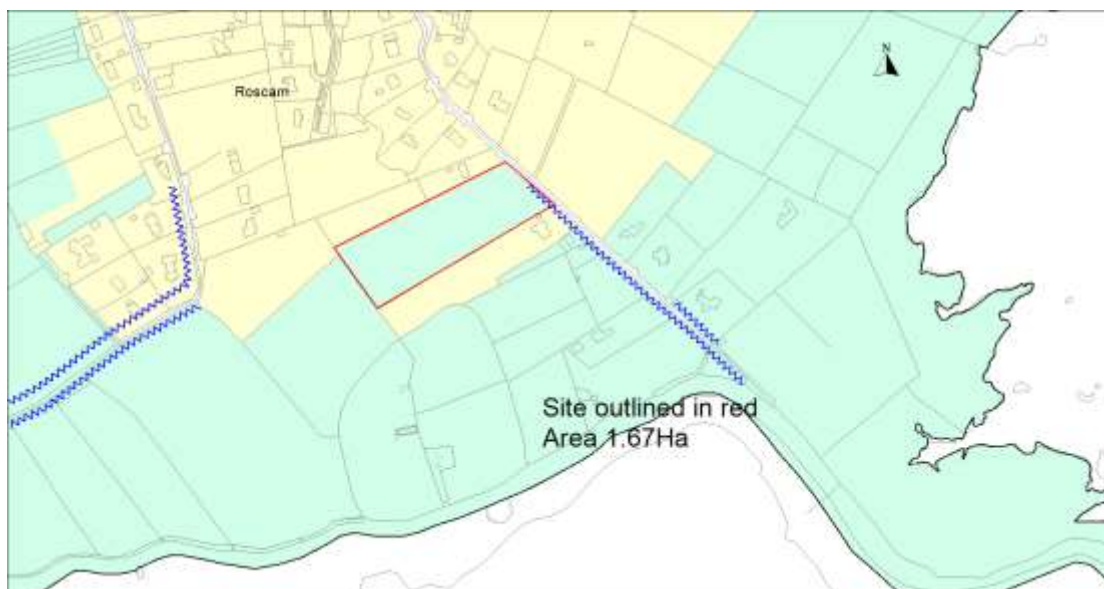
**Material Alteration No.**

**Land Use Zoning**

**A.21**

**Roscam**

Rezone G to R2



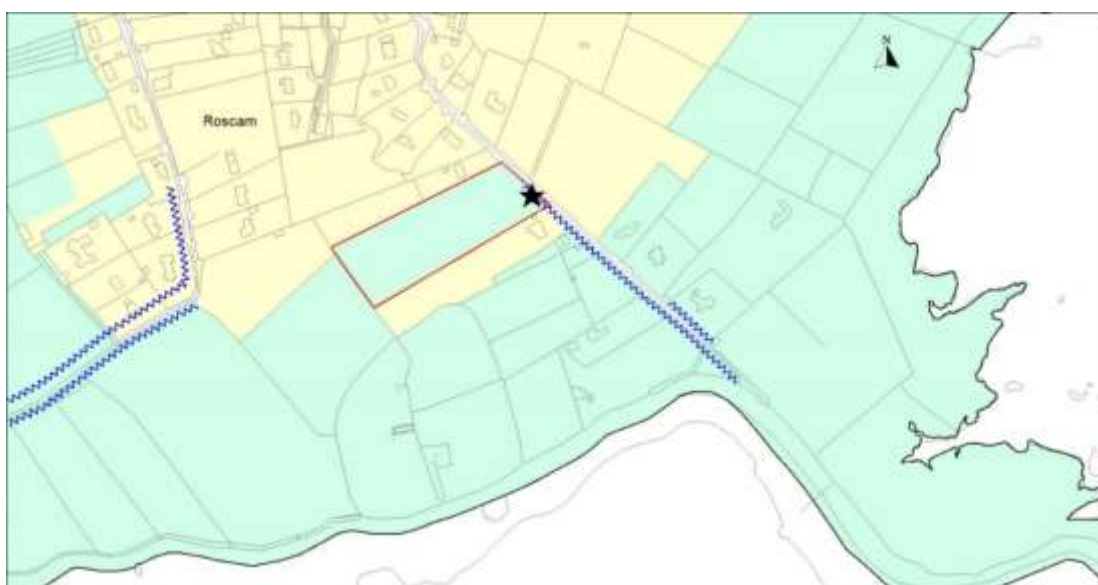
**Material Alteration No.**

**Specific Objective**

**A.22**

**Roscam**

Remove protected view across frontage of site



**Material Alteration No.**

**Land Use Zoning**

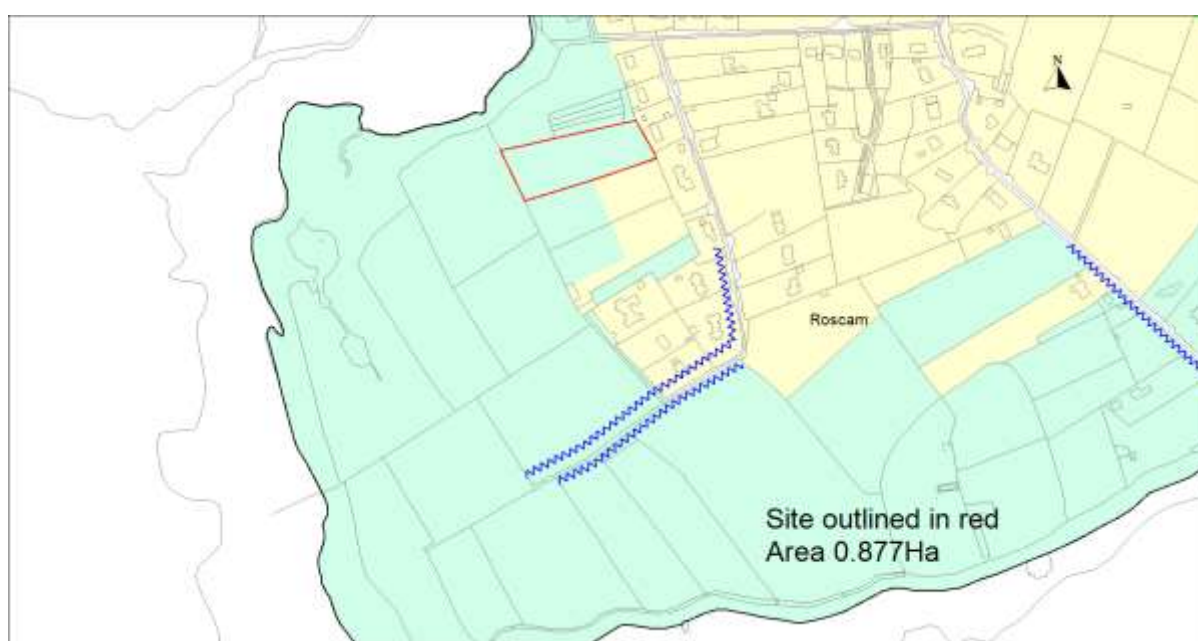
**A.23**

**Roscam**

Rezone G to R2

Insert specific objective

Residential R2 lands comprising 0.97 ha at Roscam. Development shall be limited to one house only reserved for the use of immediate family members of the landowner.



**Material Alteration No.**

**Land Use Zoning**

**A.24**

**Menlo Village Extension**

Rezone G to R2

Insert Specific Objective

Residential development on this site shall be reserved for the use of immediate family members of the landowner.





Material Alteration No.

**Land Use Zoning**

**A.25**

**Headford Road**

Rezone RA to R2



## Proposed material alterations: Specific Objectives – Mapped

### Material Alteration No.

### Specific Objective

**A.26**

Amend the Land Use Zoning and Specific Objectives Map to identify the specific locations of existing and planned Traveller accommodation within the city boundary.

These sites will be identified using a new symbol 'TA' and this symbol will be included for also in the Map legend.

The following existing and planned Traveller Accommodation locations will be identified on the Land Use Zoning and Specific Objectives Map using a new 'TA' symbol

<b>Existing Traveller accommodation</b>
Cul Tra, Salthill
Circular Road, Ragoon
Cuil Sheoige, Tuam Road,
St. Nicholas Park, Doughiska road
Fana Glas, Ballybane
<b>Planned Traveller accommodation</b>
Keeraun, Ballymoneen Road
Headford Road
Doughiska Road



## Proposed Material Alterations: Land Use Zoning Specific Development Objectives

### Material Alteration No.

### Specific Development Objective

A.27

#### Barna Woods

Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives and insert the following specific development objective:

RA Lands located adjacent to Barna Woods. The Council will consider the granting of permission for a dwelling on a minimum 0.3 hectare site to immediate members of families of persons who are landowners, where the sylvan character of the area is maintained.



Material Alteration No.

Specific Development Objective

A.28

Shantalla

Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives and insert the following specific development objective:

RA lands at Shantalla Neighbourhood Park. The Council will consider the development of a portion of these lands for use as a heliport in association with the provision of an air ambulance facility to service UHG where such proposals include for community gain in compensation for loss of park land.



Material Alteration No.

Specific Development Objective

A.29

**Circular Road**

Amend Section 11.2.2 Natural Heritage, Recreation and Amenity RA Land Use Zoning Objectives and insert the following specific development objective:

RA Lands located along Circular Road subject of planning permission PI.Ref.92/755. The Council will consider the granting of permission for an additional low profile dwelling on this site that can be assimilated into the landscape.



Material Alteration No.

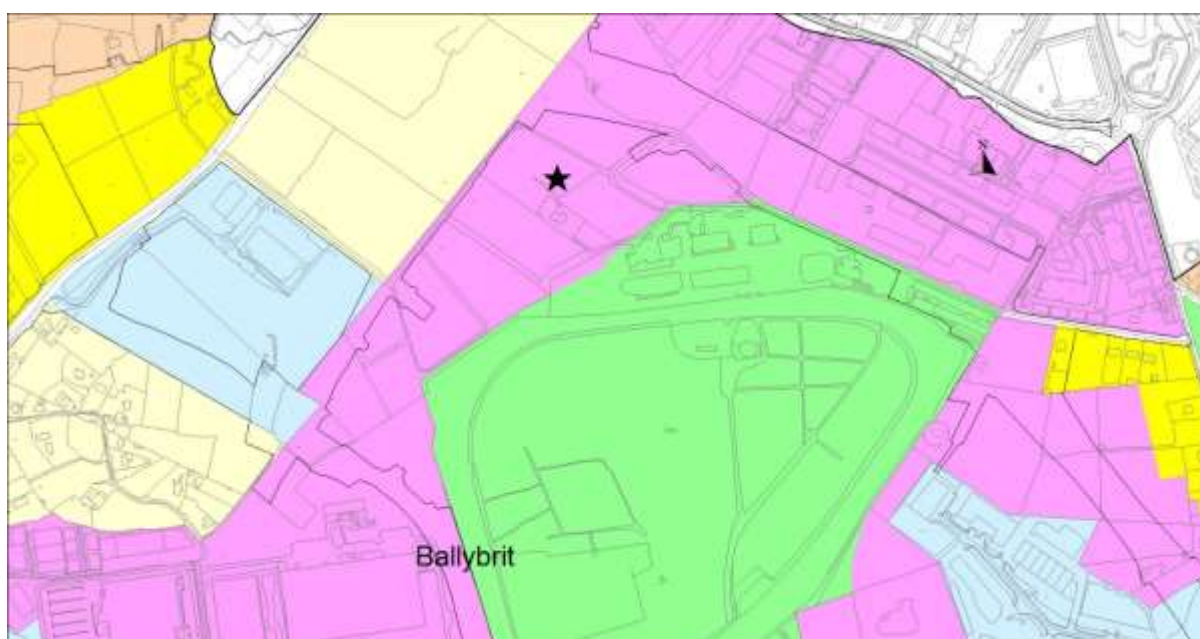
Specific Development Objective

A.30

**Ballybrit**

Amend Section 11.2.5 Industrial I Land Use Zoning Objective and insert the following specific development objective

Lands zoned I located north of Ballybrit Racecourse. The Council will consider the provision of essential supporting racecourse infrastructure on a portion of these lands and where it is demonstrated that it cannot reasonably be accommodated on the adjoining RA lands, without jeopardising the function of Galway Racecourse





Material Alteration No.

Specific Development Objective

A.31

Insert Specific Development Objective for a local centre on R lands occupied by Castlegar GAA.



Material Alteration No.

Specific Development Objective

A.32

Roscam

Amend Section 11.2.8 Residential R and ~~Low Density Residential LDR~~ **R2** Land Use Zoning Objectives

Development shall have a density of 12 houses per hectare subject to a connection to public wastewater treatment plant being present.



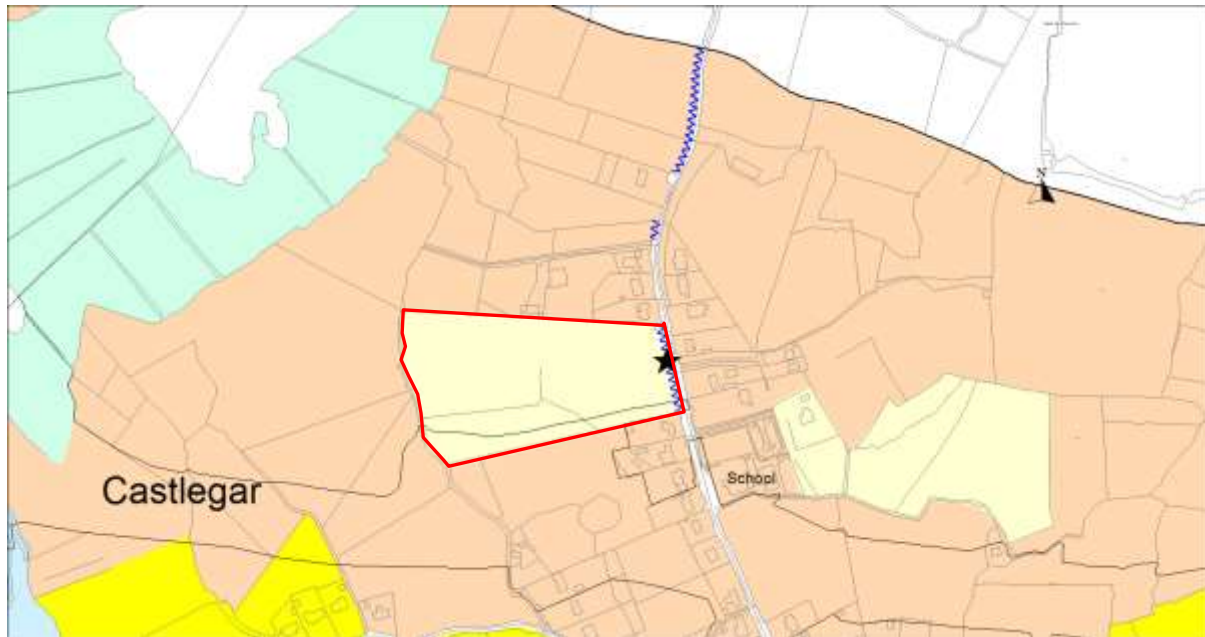
Material Alteration No.

Specific Objective

A.33

Castlegar

Remove protected view fronting lands outlined in red.





## Proposed Material Alterations: Text and Figures

### Preface

Material Alteration No.
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#### A.34

Amend Preface – Strategic Policy Framework to include for additional text reference as follows:

#### Text

- UN Convention on the Rights of Persons with Disabilities (UNCRPD)-Ireland ratified the UNCRPD in 2018. The purpose of the Convention is to promote, protect and ensure the full and equal enjoyment of all human rights and fundamental freedoms by all persons with disabilities, and to promote respect for their inherent dignity.
- Healthy Ireland Strategic Action Plan 2021 – 2025 provides a clear roadmap of how we can continue to work together to bring about good health, access to services, healthy environments, and the promotion of resilience and to ensure that everyone can enjoy physical and mental, health and wellbeing, to their full potential. This action plan will build on the work and progress made to date and focus on the remaining years of the Healthy Ireland Framework from 2021-2025.

## Chapter 1: Introduction. Strategic Context & Core Strategy

### Material Alteration No.

A.35

**Amend text in Section 1.2 Strategic Goals as follows:**

■ Achieve a high quality of life for all citizens through the provision of a good quality, attractive, built environment, through the protection of **the unique cultural heritage, including its linguistic heritage built heritage** and natural environment and through facilitation of key economic, cultural and social supports.

■ Commit to climate action and **pursue** the national targeted reduction of greenhouse gas emissions through proactive measures in line with EU and national commitments as included for in to enable a just transition to a climate resilient, biodiversity rich and climate neutral economy and society, in particular through specific promotion, adaptation and mitigation measures.

■ Apply the principle of sustainability and ~~alignment with the~~ **integrate** the 17 Sustainable Development Goals of the United Nations' 2030 Agenda for Sustainable Development **to better support the localisation of the SDGs and to contribute to their achievement internationally**, particularly where they relate to the uses of land, buildings, water, energy, waste and through the encouragement of sustainable modes of transport and the integration of transportation with land use.

■ Protect and enhance the distinctive and diverse natural environment in the city and strengthen the green **and blue** network and linkages, recognising the biodiversity value of the amenity, the range of recreational benefits this provides, the potential for facilitating active and healthy lifestyles, the effect it can have on the quality of general health and well-being and the value it has for providing good place making and an attractive city setting.

### Material Alteration No.

A.36

**Amend text in Policy 1.3(1) Metropolitan Area Strategic Plan (MASP) 1.3 as follows:**

Recognise the importance of the Galway Metropolitan Area Strategic Plan (MASP) in the delivery of strategic growth with critical mass that supports the development of the city and existing surrounding settlements as strong, attractive urban places, supported by a level of services and infrastructure that creates successful, sustainable, **universally accessible and** socially inclusive communities and which harnesses the strengths associated with scale to maximise economic opportunities and supports investment.

## Material Alteration No.

A.37

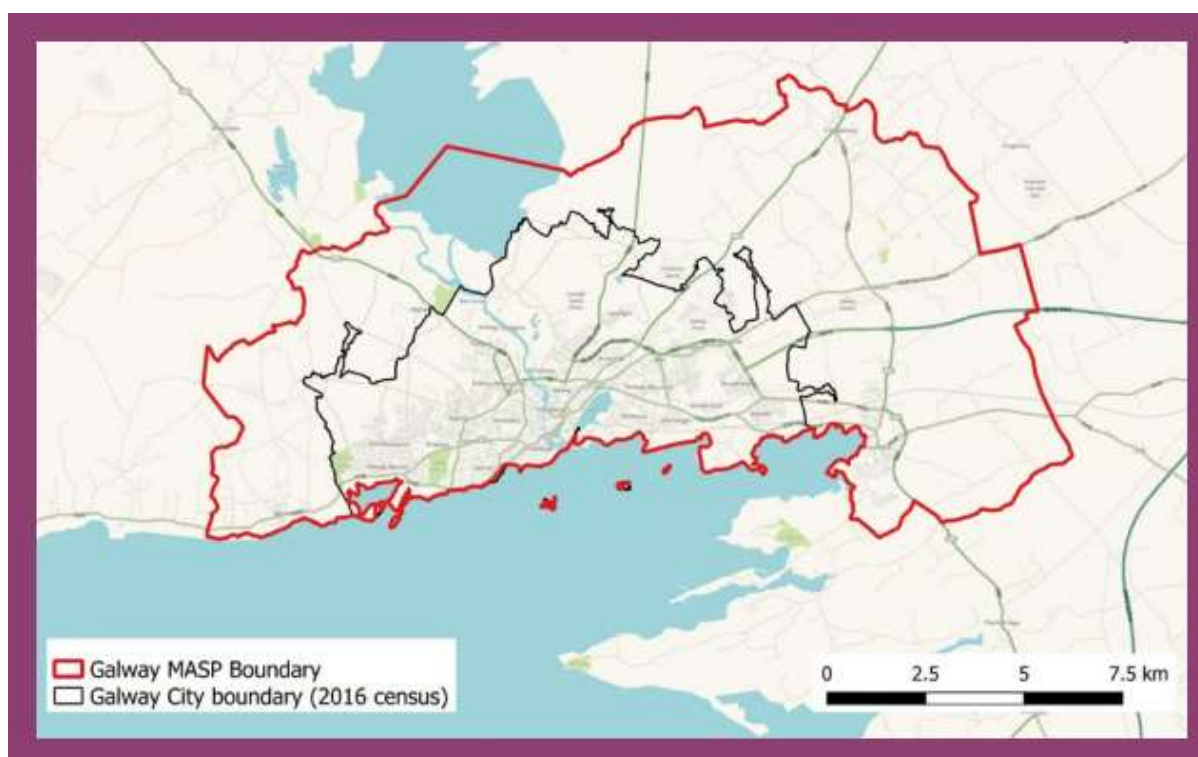
**Amend text, tables and figure in Chapter 1: Introduction, Strategic Context & Core Strategy as follows:**

**Text**

#### **1.4.6 Housing Target for the Core Strategy**

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.

**Figure 1.4 MASP area as defined in Metropolitan Area Strategic Plan**



It is acknowledged that these population forecasts are targets and ~~may not~~ **are not likely to** be achieved by the benchmarked years of 2026 and 2031, but regardless **strategic** provision should be made to **demonstrate how these can, with additional investment** facilitate the opportunity for such growth ~~on zoned lands within the existing local level plans 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 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.

**Table 1.7 MASP Strategic Growth Areas**

<b>Metropolitan Area Strategic Plan – Growth Areas</b>
<b>Strategic Growth Areas – Ardaun LAP Area</b>
<b>Regeneration Lands at Ceannt Station Quarter, Inner Harbour and Headford Road LAP area – Consolidation of the existing neighbourhoods of Knocknacarra, Rahaon, Castlegar and Roscam – Murrough LAP Area</b>
<b>Galway County Council MASP Area – Baile Chláir, Bearna, Oranmore and Briarhill are identified to accommodate a portion of the MASP population growth targets (See Galway County Council Draft Plan 2022-28)</b>

**Table 1.7 RSES Settlement Hierarchy as applicable to Galway City**

<b>Classification</b>	<b>Settlement Typology</b>	<b>Description</b>	<b>Galway City</b>
<b>MASP – Regional Centre</b>	Galway City and Environs	The city is the main urban centre in the region. It operates as a key economic and service centre for the NW region and is a key driver in regional development therein. The associated MASP area is the primary centre identified for growth in the region.	Majority of urban footprint is in the Galway City Council area.
<b>Regional Growth Centre</b>	Large Towns	Large Towns with a high level of self –sustaining employment and services.	None
<b>Strategic Growth Areas</b>	New Urban Extension	New sustainable high – quality neighbourhoods to meet the housing demands based on population targets in NPF & RSES	Ardaun Phase 1 Ardaun Phase 2 Murrough
<b>Strategic Growth Areas</b>	Existing Neighbourhoods	Neighbourhoods that have been established since 80's and 90's	Consolidation of Knocknacarra Rahaon Castlegar Doughiska /Roscam
<b>Key Towns</b>	Towns	Towns that have capacity to complement regional growth centres and the MASP	None
<b>Regeneration Sites</b>	Re- used redundant /underused brownfield sites	Large brownfield sites in built up urban area	Inner Harbour/Galway Port Ceannt Quarter Headford Road Regeneration Area

## Metropolitan Area – Galway City

The period of the plan extends from 2023 to the end of 2028 and is therefore the focus of the 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 HNDA 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 to 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 ensure that there are sufficient lands with suitable zoning objectives that can accommodate~~ **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 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.**

~~This requirement to estimate housing for the RSES high growth scenario is outlined in Table 1.8. In view of the current average prevailing household size at 2.58 persons in the city and the NPF's reference to expected national household size of 2.5 people per household by 2040 the latter scale of household size has been applied to the targeted future population and used in determining land use residential capacity and housing unit target delivery.~~

**Table 1.8 – Housing Target for Core Strategy using high growth scenario \*Extrapolated to end of 2021**

	2016	2028 RSES High Growth Target
<b>Population</b>	78,668	106,664
<b>Increase in Population</b>	-----	27,996 (Annualised Population target)
<b>Total Housing Stock</b>	28,859	41,500 (adjusted for vacancy & obsolescence)
<b>Housing Target 2016 – 2028</b>	-----	12,641
<b>Excluding CSO Housing Completions 2016-2021 *</b>	1,397	<b>11,244</b>

## 1.5 Settlement Capacity Audit

### 1.5.1. General

A Settlement Capacity Audit was undertaken in order to inform the preparation of the Core Strategy and to meet the specific requirements in relation to Section 10 2(A) (c) of the Planning & Development Act 2000 (as amended) with respect to areas zoned for residential use and a mix of residential and other uses. The purposes of preparing the audit was to analyse the existing capacity of the city to accommodate residential development **during the currency of the plan, identify** and provide the basis on which the future housing targets as identified in Table 1.8 are to be allocated **can be accommodated by category as identified in Table 1.8. This table also shows how these are to be allocated and specifically in accordance with Appendix 3 of the NPF NPO where these are classified as Tier 1 (immediately serviceable). Tier 2 (can be serviced fully in the period of the plan) and as previous referenced strategic reserve. A quantum has also been assigned to the housing likely to be delivered on other zoning also.**

**This The preparation of the Core Strategy** included for a comprehensive review of all existing residential zoned lands and lands zoned for a mix of residential and other uses. It was guided by the range of principles which reflected national and regional policy. These included the agenda on securing compact and sustainable growth. In particular there was significant focus in the review on reusing previously developed “brownfield” lands, building up infill sites and redeveloping existing sites and buildings. These were examined in the context of existing and planned public transport provision **infrastructure**, the location of services, employment and community facilities. **They were also reviewed in the context of specific site challenges.** These sites are now classed in the Core Strategy as Regeneration and Opportunity Sites. In addition existing undeveloped residential lands were reviewed and also residentially zoned lands where infrastructure delivery may now permit higher densities. This approach also reflects the need to support a reduced carbon footprint. It also reflected the advantages where medium and higher densities can support improved local community services and facilities and sustainable transport links for daily journeys and in general have the capacity to transform vitality of place and contribute to improvements in lifestyle choices.

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 program for infrastructure.

Ardaun has a national designation as a Major Urban Housing Delivery Site (MUHDS), a designation which the Department sees as one of a number of strategic sites that could



deliver housing of scale in the medium term. These lands have significant potential to meet housing need as targeted in the RSES and also have potential to fulfil the aims of an Urban Development Zone as provided for in Housing For All (2021) DHLGH. Overall the area is reliant on significant enabling infrastructural investment, elements of which are advancing and others at early planning stage such as Galway Strategic Drainage Study. The delivery of a portion of housing on Phase One, the southern section, is considered appropriate to be included in the calculation of yield potential for the currency of the 2023-29 City Plan. The timescale, roll out and co-ordination of delivery of critical infrastructure is such that it is anticipated that this sub phase of Phase 1 South Ardaun can be targeted to be delivered during the plan period with the balance to be sequenced in delivery with consequent plan periods.

### 1.5.2 Settlement Capacity Audit

The Settlement Capacity Audit calculated the undeveloped residential zoned lands at 443-ha 137ha. These lands are all located within the existing built up footprint of the city and represent mainly consolidation of existing residential areas. The Plan proposes a very marginal change from the 2017-23 City Development Plan in the amount of new land zoned for high density residential purposes amounting to an additional 22-ha 17ha which is included in the 443-ha 137ha. This addition includes residential lands that had low/medium density zoning pocketed in the eastern suburbs but can now be fully serviced. In line with NPF and RSES and the need to deliver compact development and reuse of brownfield sites, these have been specifically identified and assessed for their potential capacity to deliver housing. This is reflected in the estimated potential yield that can be delivered on these key Regeneration and Opportunity Sites which can support a mix of uses including a significant scale of housing. These constitute 19 number of sites, the majority of which are brownfield in nature with 5 being classified as infill/windfall.

With respect to the undeveloped residential zoned lands the yield was established using policy guidelines as provided for in *Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (2009)* and the Galway Urban Density and Building Height Study 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 103 ha 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 20 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 in Urban Areas, Guidelines for Planning Authorities (2009)* and the Galway Urban Density and Building Height Study. 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.

The priority for development of these sites is guided by the MASP identification of regeneration sites as shown in Table 1.7. These include lands at Inner Harbour, Ceannt Quarter and Headford Road Regeneration Area. These are targeted for housing delivery in the current plan period in addition to Sandy Road Regeneration Site (a collaborative venture driven by Galway City Council and the Land Development Agency) and Crown Square Regeneration Site which already has the benefit of permission for high density housing integrated and adjoining a large office campus under construction. It is anticipated that other smaller infill sites will also contribute to reaching the targeted population but are not of the same priority as the sites referenced as priority.

In advance of devising the Core Strategy an infrastructure audit was prepared in conjunction with stakeholders in relation to physical infrastructure availability. An assessment of capacity to service lands was carried out. This focused on facilities such as water supply, foul sewer drainage, surface water, public transport infrastructure, roads streets and footpaths. This was prepared to assess capacity for servicing new development and to accord with the tiered methodology approach in the NPF for the approach to classification of zoned land. More details of this strategic infrastructural assessment has been included for in Appendix 5.

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 Development 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 included in Phase 2 (North) of the Ardaun LAP 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 Ardaun LAP Phase 2 however is not included in the Core Strategy settlement capacity for the current plan 2023-29 Plan. Table 1.9 gives a composite picture of lands zoned that can accommodate housing and includes a yield potential and a tiered servicing classification. This is supported by Figure 1.5 which shows the distribution of lands that has potential to deliver on the housing targets included in the RSES/MASP. 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.

Table 1.8 the Settlement Capacity Audit gives a composite picture of lands zoned and identifies that zoned lands can accommodate the housing target of 4,433 for the period of the plan as identified in Table 1.4 and follows the methodology applied using the HNDA tool. It was considered prudent also to apply the concept of “headroom” provision as provided for in the NPF roadmap, the MASP and included in NPF “transitional population projections”. The application of this headroom allowance is an established feature in development plans and as referenced regarding the NPF roadmap allows for a transitional approach to deliver better alignment between plans at different levels. 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. It also embraces the need for flexibility to ensure the long term sustainable supply of housing as envisaged in the national housing strategy – Housing for All.

**Table 1.8 Settlement Capacity Audit**

Zoning	Potential Development Yield Cumulative	Tier 1 / Yield	Tier 2 /Yield	Strategic Reserve
R – Residential Zoned lands	5080	4120	440	520
Regeneration /Opportunity/infill	1590	1390	200	1,820
Ardaun Phase 1	500		500	1480
Ardaun Phase 2	2660			2660
R2 – Residential 2 zoned lands low density	60	60		

**Table 1.9 Core Strategy Table 2023-29**

	Lands	Potential Development Yield	Zoning Tier
1	Residential Zoning (Consolidation of existing neighborhoods)	5,720	Tier 1
2	Regeneration and Opportunity Sites	3,411	Tier 1
3	Ardaun Phase 1	1,980	Tier 2
4	Ardaun Phase 2	2,660 (excluded from Core Strategy calculations)	Strategic Development Lands where Infrastructure servicing is anticipated to be post 2028.
	Core Strategy Total for 2023-29	11,111 (total of 1,2, and 3)	

### 1.5.3 Core Strategy Statement

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 driver of regional growth.

This vision includes for a settlement strategy that supports the city to transition to a low carbon, climate resilient city. This can be achieved by implementation of a compact growth approach, increased integration between land use and transportation, increased sustainable mobility and sustainable use and management of environmental resources.

There is a focus in the strategy to facilitate development within the strategic framework of the Galway Transport Strategy and to align employment and housing growth along existing and planned transport corridors. This will increase active travel, that is walking and cycling and usage of public transport.

To deliver on the compact growth approach, the strategy seeks to concentrate a significant amount of development that is **more than** at least half of all new homes within the built footprint of the city and thereby accord with sustainable principles and the NPF/RSES objectives. This will allow for efficient use of existing services, public transport and facilities and in some areas can lead to transformational change bringing additional footfall, new life and facilitate shorter, more sustainable journeys to employment, and recreation opportunities. Policy guidance included in the plan on housing densities and mix, building height, design and layout all contribute to achieving economic use of land and delivery of compact growth. These policies have evolved in conjunction with the outcomes of the Building Height and Density Study prepared as a supporting document for the plan and in line with Section 28 Ministerial Guidelines.

The approach to compact growth is further supported by an increasing focus on place making, public realm measures and enhancement of amenity and recreational opportunities. The delivery of these qualitative measures will be guided by the Galway City Public Realm Strategy and the Recreational Needs Study and its successor and General Urban Design Standards. It is a given that compact growth of itself will not deliver sustainable neighbourhoods and the vision for the city is that the delivery of housing is balanced with the provision of community infrastructure which includes a range of critical facilities including good open space, recreation facilities, good transport options and appropriate social and community infrastructure.

The Core Strategy Table as provided in Table 1.9 provides for the housing supply targets specific to the plan period and also shows how these are aligned with the settlement strategy as stated to be one of consolidation of existing neighbourhoods, regeneration in particular of brownfield sites close to and located in the city centre and for strategic growth areas, all aligned with that as identified in the MASP.

In the interests of delivering compact growth the zoning of additional lands for residential use has been constrained, existing residential areas of the city will grow but through consolidation and modest densification. These areas **predominantly** include the ~~newer~~ suburbs of Knocknacarra (**Outer Suburbs West**), Castlegar and Doughiska (**Outer Suburbs East**), where there ~~are~~ **are existing** opportunities for additional local employment growth, ~~services and facilitates and for improved public transport and active mode measures.~~ **Plans for additional investment** in amenity, services and facilitates and **planned investment** in improved public transport and active mode measures. **In general these residential areas are considered serviced.** In infrastructural terms specific sites may require short extensions to services that are normally a consideration during the development management process. There are deficits of services for some community needs not necessarily those provided by the local authority but sufficient land use zonings to generally accommodate these are included for and identifying the deficit will be captured in the commitment in the plan to carry out community services audits.

The Core Strategy **also** recognises, in line with the NPF and RSES/**MASP** direction, the significant potential for a number of brownfield sites in the city to contribute to the delivery of housing. Major potential exists in particular **on the priority regeneration sites** at Ceannt Quarter, the Inner Harbour, ~~Dyke/Headford Road, area and at Sandy Road~~ **and Crown Quarter**. The development of housing at these locations in conjunction with other mix of uses can improve the **general** environment and revitalise and transform these to vibrant, living locations. **The location of the priority sites in the neighborhoods of the City Centre and Inner and Established suburbs will contribute significantly to achieving the national and regional planning strategy particularly that as guided by NPO 3 (b), NPO 6 and RPO 3.6.2 and 3.6.4.** Chapter 10 identifies these sites as Regeneration and Opportunity Sites and elaborates on

the objectives for these sites that guides how they can contribute to the growth of the city as a regional economic driver while also complementing the character, sensitive environment, cultural legacy and built form of the city. This accords with many national and regional objectives including NPO 4 and NPO 5 and with the ambitions of the MASP.

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. 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 GMIT 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 LAP lands which supported applications for successful allocations under both rounds of Urban Regeneration Development Funding (URDF). This funding includes for an imminent 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 LAP lands. ~~Design work by Irish Water was also carried out under the Irish Water Network Extensions and additional work is scheduled and has been commissioned by the Council.~~ Design work by Irish Water has also been carried out under the Irish Water 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 GMIT and the existing and planned population on the east of the city. It is anticipated that an LAP will be brought forward during the currency of this plan and that recreational facilities and infrastructure may be delivered but housing is unlikely 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. ~~RSES/NPF targeted growth and need for the delivery of the associated demand for housing in the City including the allocation for the city MASP area~~ The lands available constitute a mix of consolidation of existing residential lands which has capacity to deliver 4,560 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 1,917 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.

Deliver 5,480 homes and the Regeneration and Opportunity Sites as shown in Figure 1.5. A review of the Regeneration and Opportunity Sites indicate a potential yield of 3,411 homes. To supplement this and ensure a readiness in the city to meet the ambitions for significant growth targeted in the RSES/MASP for Galway as a regional city Ardaun Phase 1 capacity yield of 1,980 is required for the period up to the end of 2028. It is considered that Ardaun Phase 2 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.

As stated previously it is recognised that the potential yield can deliver more housing than what is included for in the ESRI and HNDA projections for delivery for the period up to the end of 2028. However this latter calculation represents a very conservative growth rate when viewed in the context of the NPF/RSES population targets up to 2031. Other factors are needed to be considered also when reviewing the settlement strategy for the city. The current proposal represents a minimal increase of 21.8ha in lands specifically zoned for housing from that which already exists in the City Development Plan 2017-23 plan and in the Ardaun LAP. A significant amount of the additional yield is anticipated to be delivered on the Regeneration and Opportunity Sites, all of which constitute brownfield sites located close to the city centre which can sustain in general a mix of uses with potential for high density compact growth. Notwithstanding that these are being brought forward in the current plan it is unlikely that they will all be delivered during the period of the plan. Development is likely to occur at a pace that reflects the proposed additional investment in public transport, public realm, services and the momentum of investment and the construction industry to gravitate towards new formats of development delivery. In view of this, it is considered that the approach to the settlement strategy for the city is appropriate from national and regional policy direction, from a land use, plan led perspective and also affords clarity to the general public and investment community.

**Table 1.9 Core Strategy Table**

<b>Location</b>	<b>Proposed Total Residential Unit Yield Y Est. pop capacity* P</b>	<b>Proportion of total residential unit yield attributed to Regeneration/Opportunity Sites</b>	<b>Area (Ha) of which is specifically Zoned R residential</b>	
Outer Suburbs (West)	<b>2070 (Y) 5175 (P)</b>	<b>150 (Y) infill</b>	48	



Outer Suburbs (East)	<b>2060 (Y) 5,150 (P)</b>	<b>100 (Y)Opportunity /Infill</b>	49	
Established Suburbs (West)	<b>120 (Y) 300(P)</b>	0	3	
Established Suburbs (East)	<b>1,355 (Y) 3,387(P)</b>	795 (Regeneration )	14	
Inner Residential Area	<b>250(Y) 625(P)</b>	250 (Regeneration)	0	
City Centre	<b>295(Y) 737 (P)</b>	295 (Regeneration )	0	
Ardaun	<b>500(Y) 1,250 (P)</b>	N/A	Portion of R zoned lands in LAP	
<b>Galway City Total Housing Capacity Yield</b>				<b>6650</b>
		Less estimated completions from Q.3 2021 – Q.4 2022**		300
		GCC Housing Targets Q.1 2023 to Q4 2028		<b>6350</b>
		GCC Housing Targets		

\* Using an estimate of 2.5 per households noting that this not equivalent to population increase solely but also new household formations

\*\* Estimated

## 1.4 – Core Strategy Context

### Figure 1.6



## Chapter 2: Climate Action

### Material Alteration No.

**A.39**

**Amend text in Section 2.2 Climate Change International and European Context as follows:**

#### **National Context and Legislation**

##### **Paragraph 1**

It follows through on Ireland's increasingly ambitious commitments in the area of climate action, which were included for in the Programme for Government and the 2019 Climate Action Plan. **Annual Climate Action Plan.**

##### **Paragraph 3**

~~The **Climate Action Plan** prepared in 2019 under legislation is now required to be updated annually. The plan is required to set a roadmap of sector specific actions to comply with the carbon budget programme and sectoral emission ceilings and other actions necessary to support government policy on climate change. It currently includes for over 180 actions across a range of sectors including electricity, enterprise, built environment, transport, agriculture, forestry and land use, and waste and the circular economy. The plan also acknowledges the need for a just transition and the need to build climate resilience in all communities.~~

**The Climate Action Plan (CAP), first prepared in 2019 sets out a roadmap to deliver a 51% reduction in Ireland's overall greenhouse gas emissions from 2021 to 2030, and to achieving net-zero emissions no later than 2050. Under legislation the Climate Action Plan is required to be updated annually to accommodate new and emerging technologies, changing scientific consensus and evolving government climate action policy. The CAP must also comply with the carbon budget programme and sectoral emission ceilings and other actions necessary to support government policy on climate change. The CAP also acknowledges the need for a just transition and the need to build climate resilience in all communities.**

##### **Paragraph 11**

~~The transition to a Circular Economy is an action under the Climate Action Plan 2019 that will form part of Ireland's transition to a climate resilient economy.~~

#### **Local Context – Galway City**

##### **Paragraph 10**

~~As referenced climate legislation requires each local authority to prepare five yearly Local Authority Climate Action Plans that will be required to integrate with respective development plans. These will need to specify mitigation and adaptation measures, consistent with the relevant elements of the governance framework and relative to the local authority area. The legislation requires these to be prepared within 1 year of the commencement of the Act and supported by government guidelines. It is anticipated with this prescribed timeline that the City Council will commence preparation of the Local Climate Action Plan before the end of 2022.~~

## Material Alteration No.

## A.40

Amend Policy 2.2(1) Climate Action as follows:

Policy 2.2. Climate Action	
1.	<p>Support the implementation of International, European and National objectives as detailed in the following:</p> <ul style="list-style-type: none"> <li>- EU Climate Adaptation Strategy 2021;</li> <li>- the European Green Deal;</li> <li>- The Climate Action and Low Carbon Development Acts 2015 to 2021;</li> <li>- The Climate Action Plan (2019) and any updated plan; <b>The annual Climate Action Plan</b></li> <li>- The National Climate Adaptation Framework 2018;</li> <li>- The National Climate Change Strategy;</li> <li>- EU Biodiversity Strategy for 2030;</li> <li>- Sectoral Adaptation Plans and</li> <li>- The National Climate Mitigation Plan (when prepared and adopted)</li> </ul>

## Material Alteration No.

## A.41

Amend Policy 2.2(5) Climate Action as follows:

Policy 2.2. Climate Action	
5.	<p>Prepare and make a five year Local Authority Climate Action Plan in accordance with the Climate Action and Low Carbon Development Amendment Act 2021 and future supporting guidelines. <b>And consequently Review the development plan to ensure alignment consistency with the Local Authority Climate Action Plan and future climate action policy and guidance and if required bring forward a variation of the plan.</b></p>

## Material Alteration No.

## A.42

Insert new Policy 2.2 (17) Climate Action as follows:

Policy 2.2. Climate Action	
17.	<p><b>Support the Third level sector to become centres for Climate Mitigation and Learning.</b></p>

## Material Alteration No.

## A.43

**Amend text in Section 2.3 Planning & Sustainability – Achieving Sustainable Planning Outcomes, Renewable Energy (Mitigation) paragraph 2 as follows:**

The Development Plan supports the increase in use of renewable energy and development of renewable energy infrastructure and initiatives to provide a viable alternative to the burning of fossil fuels. Sources of renewable energy include solar photovoltaic (PV), solar thermal, geothermal, hydroelectric power, tidal power, renewable gas, green hydrogen, the use of biofuels and onshore and offshore wind turbines. Only some of these present suitable opportunities in the city being an urban area. Potential also exists ~~for examining~~ **to examine low carbon district heating, waste heating recovery and utilisation** opportunities within the city particularly in newly designated areas such as Ardaun and in some of the regeneration sites.

## Material Alteration No.

## A.44

**Amend Policy 2.3(4) Renewable Energy as follows:**

Policy 2.3. Renewable Energy	
4.	Promote small scale, on-site energy development, where energy generated is primarily required to meet the needs of households, communities and businesses to reduce their carbon emissions. Examples could include micro wind/solar energy generation, <b>low carbon district heating, waste heating recovery and utilisation</b> , geothermal and air to water energy technologies.

## Chapter 3: Housing and Sustainable Neighbourhoods

Material Alteration No.

**A.45**

**Amend Policy 3.1(5) Housing Strategy as follows:**

Policy 3.1 Housing Strategy	
5.	Work in collaboration with the Land Development Agency to enhance delivery of the long term strategic needs for social, affordable and cost rental housing in the city. <b>The delivery of social and affordable housing and cost rental housing on public lands will be prioritised.</b>

Material Alteration No.

**A.46**

**Amend Policy 3.1(24) Housing Strategy as follows:**

Policy 3.1 Housing Strategy	
24	Ensure delivery of housing contributes to meeting the objectives for emission targets in line with national legislation and <del>imminent</del> National Climate Action Plan.

Material Alteration No.

**A.47**

**Amend text in Section 3.3 Traveller Accommodation first paragraph as follows:**

A mandatory requirement of the Development Plan is inclusion of objectives for the provision of accommodation for Travellers and for the use of particular areas for that purpose. The current Traveller Accommodation Programme (TAP) for Galway City covers the period 2019-2024. The TAP specifically deals with the accommodation needs of the Traveller Community, details of which are set out in the Housing Strategy. The TAP includes for accommodation to be provided through social and grouped housing and through refurbishment of existing halting sites. Traveller specific accommodation currently provided in the city and environs includes four permanent residential halting sites, one transient halting site and five group housing schemes. Standard City Council and AHB housing and accommodation through the RAS/Leasing and HAP schemes also caters for members of the Traveller community. **Under the current Traveller Accommodation Programme additional accommodation is planned on council owned lands at Keeraun, Ballymoneen Road, along the Headford Road and the Doughiska Road. It is also proposed to carry out the redevelopment of the Circular Road halting site for provision of housing units. Additional sites to meet Traveller accommodation needs will be identified in the Traveller Accommodation Programme subsequent to the 2019-2024 programme.**

The Development Plan makes specific provision for Traveller specific accommodation in a range of land use zones which can facilitate achieving the recommendations contained in the TAP and in any subsequently adopted recommendations. **Sites which include for**



Traveller accommodation are identified by the 'TA' symbol on the Land Use Zoning and Specific Objectives Map

#### Material Alteration No.

#### A.48

**Amend text in Section 3.4 Sustainable Neighbourhood Concept as follows:**

##### Streets and Movement

The layout of residential development needs to create spaces where the car becomes secondary, **where through vehicular traffic is discouraged through design** and where the street has an important public realm function beyond the movement of traffic. Design principles and measures should consider the following:

- *Connectivity and Permeability:* Provide **universal** convenient access to places, particularly to schools and places of work. Routes within the area should be accessible for everyone including the needs of all users, including the elderly and people with a disability, and should be as direct as possible.

##### Homezones

Within new residential development the Council will encourage the use of homezones. These consist of shared surfaces, indirect traffic routes, areas of planting and features to encourage the use of the street for amenity. These elements allow for traffic calming and include design features that are used to indicate to traffic the presence of a homezone. Homezones allow streets to become play and amenity areas and therefore can contribute to Galway's role as a 'Child Friendly City'. Detailed guidelines are available which demonstrate opportunities for homezones and give advice on their design and the range of elements required to create a homezone. **The elimination of through vehicular traffic is a key component of the Homezone concept.**

#### Material Alteration No.

#### A.49

**Amend Section 3.4 Neighbourhood Concept, Table 3.1 Indicative Neighbourhood Areas in Galway, to include Bowling Green as a city centre residential area as follows:**

Outer Suburbs	Established Suburbs	Inner Residential Areas	City Centre Residential
<b>East</b> Ardaun LAP area Doughiska Roscam	<b>East</b> Renmore Mervue Ballybaan Dublin Road	<b>East</b> Bohermore College Road Lough Atalia	City Core <b>Bowling Green</b> Woodquay Long Walk Henry Street Area
<b>West</b> Knocknacarra Ballyburke Ballymoneen Letteragh	<b>West</b> Dangan Salthill Taylor's Hill Westside	<b>West</b> Claddagh Shantalla Newcastle Fr. Griffin Road	

North Castlegar Tuam Road	North Tirellan Ballinfoile		
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Material Alteration No.

A.50

**Amend Policy 3.6 Sustainable Neighbourhoods: Inner Residential Areas to insert new policy no. 3 as follows:**

Policy 3.6 Sustainable Neighbourhoods: Inner Residential Areas	
3.	Prioritise the provision of new homes on designated Regeneration and Opportunity Sites in the Inner Residential Areas at appropriate scales to enable the development of new sustainable communities.

Material Alteration No.

A.51

**Amend text in Section 3.7 Sustainable Neighbourhoods: Inner Residential Areas last paragraph to insert text as follows:**

...Other strategic projects such as the Corrib go Cósta Galway Flood Relief Scheme will ensure neighbourhoods, in particular the Claddagh **which includes Munster Avenue and surrounding areas**, are resilient to the impacts of climate change.

Material Alteration No.

A.52

**Delete text for Low Density Residential (LDR) Areas and replace with Residential 2 (R2) Areas as follows:**

### **Section 3.8 Low Density Residential Areas**

~~Low Density Residential areas (LDR) are areas of the city, which have been zoned for residential development at a lower density than other lands zoned residential. The prescribed residential densities in these areas are considered appropriate due to environmental sensitivity, deficiency in service provision, established residential pattern and significance of landscape. Given the diverse, unique and sensitive characteristics of these areas, each area requires specific development objectives which are outlined in **Chapter 11.**~~

### **Section 3.8 Residential 2 (R2) Areas**

Residential 2 (R2) areas are areas generally on the periphery of the city with legacies of clustered patterns of low density development, which evolved over time from historic, more dispersed forms of settlement owing to deficiencies in service provision, deficiencies in the road network and also due to environmental, visual and built heritage sensitivities. Many of these can be considered as having a defined character, sensitive environments from an historical, architectural, archaeological and or natural heritage perspective. Although they

don't reflect the best form of sustainable development, having evolved over time and prior to current national and regional policy direction they still have potential within their nodal settings for sensitive infill and consolidation that can contribute somewhat to compact growth. This will be determined by the planning authority on relevant suitable sites, subject to full assessment, where the impact on the environmental and visual sensitivities in the area, including those in particular the subject of Policy 5.2 are integral part of any assessment for suitability.

Material Alteration No.

#### A.53

Amend text in Policy 3.8 (1) and 3.8 (2) to change from Low Density Residential Areas to Residential 2 (R2) Areas as follows:

Policy 3.8 <del>Low Density Residential Areas</del> Residential 2 (R2) Areas	
1	<del>Protect Low Density Residential Areas by reason of their character, environmental vulnerability and limited services capacity, and ensure new development has regard to the prevailing pattern, form and density of these areas.</del> Facilitate sustainable infill but only where such development can be provided having regard to any environmental vulnerability, services capacities, and where development can be assimilated satisfactorily through design, layout and amenity impact in a manner that does not detract from the character of the area.
2	<del>Protect the characteristics of these areas through development standards and guidelines.</del> Ensure assessment of any developments complies with Policy 5.2 in relation to the protection of sites of European, National, and Local Ecological Importance.

Material Alteration No.

#### A.54

Insert new Specific Objective 3.9 (9) as follows:

Section 3.9 Specific Objectives	
9.	Support <del>and consider</del> the development of recreational and amenity facilities including playing pitches on lands located in Mincloon north of Ragoon Road <del>in the ownership of Salthill Knocknacarra GAA Club.</del>

## Chapter 4: Sustainable Mobility and Transportation

### Material Alteration No.

#### A.55

**Text Amendments to update and replace old text throughout chapter as follows:**

- a. Change reference in the draft plan to DMURS will be updated and acknowledge all supplemental advice notes.
- b. Change reference within the plan relating to Smarter Travel, A Sustainable Transport Future, 2009-2020 policy will be replaced with references to the National Sustainable Mobility Policy.
- c. Change references to Department of Transport, Tourism and Sport will be replaced with the Department of Transport.
- d. Change references to NTA's five year Walking and Cycling infrastructure Delivery Plan 2021-25 will be replaced with the reference to NTA's forthcoming Walking and Cycling Infrastructure Delivery Plan.

### Material Alteration No.

#### A.56

**Amend text in Section 4.1 Context under Galway Transport Strategy (GTS) heading in the 6<sup>th</sup> paragraph as follows:**

"This Draft Development Plan will continue to progress a sustainable transport solution for the city and identify how it is intended to deliver and build upon the work of the GTS, while continuing to support the measures set out in the GTS. A planned evidenced based review of the GTS is due to commence ~~be carried out~~ in 2022 **and be completed in 2023** in ~~conjunction~~ **collaboration** with Galway County Council ~~and~~, the National Transport Authority (NTA) **and all other stakeholders**. **This process will include for public consultation**, which will consider all transport modes including the feasibility of a **very light rail**/light rail option and will not preclude the advancement of the Cross City Link route **or the planning of other projects already commenced within the Galway Transportation Strategy** to planning consent stage."

### Material Alteration No.

#### A.57

**Amend Policy 4.1(5) General as follows:**

Policy 4.1. General	
5	Support the Galway Transport Strategy (GTS) and the outcomes of the planned evidenced based review to be carried out in <del>conjunction</del> <b>collaboration</b> with Galway County Council, <del>and</del> the NTA ' <b>and other stakeholders</b> '. This review will consider all transport modes including the feasibility of a <b>very light rail</b> /light rail option and will not preclude the advancement of the Cross City Link route <b>or the planning of other projects already commenced within the Galway Transportation Strategy</b> to planning consent stage.

## Material Alteration No.

A.58

Amend Policy 4.2(6) Land Use and Transportation as follows:

Policy 4.2 Land Use and Transportation	
6.	<del>Encourage</del> <b>Aim to achieve</b> the concept of a “15 minute city” where land use policies facilitate residents to access their daily needs within a 15 minute walk or bike ride and thereby reduce the dependence on car transport.

## Material Alteration No.

A.59

Amend text in Section 4.3 Public Transport, Bus Network - Regional as follows:

**Bus Network - Regional**

Investment in the bus services will be focused on improving connectivity between regional settlements, including Galway City and Dublin, and enhancing the reliability and the level of service within and between key settlements. For regional and long distance bus and coach services, journey speed and reliability are the crucial issues. The import role that Galway City plays as a Regional City, providing connectivity to a large hinterland is recognised in the RSES and the plan supports the major national public transport initiative, NTA Connecting Ireland: Rural Mobility Plan, which will increase connectivity, particularly for those living outside the major cities.

Principal destinations of regional buses within the city will remain at Ceannt Station, ~~and~~ **and** Fairgreen Coach Station. ~~and Eyre Square.~~ These will be complemented by controlled drop off and pick up locations in the city centre area following investigation in the context of the designated access routes into this area. The proposed Cross City Link efficiencies will also enable a much better regional service. This includes for traffic restrictions along College Road as proposed in the GTS, which will significantly benefit connectivity for these regional services in conjunction with the priority measures proposed for the local bus network coming from the west, including the restrictions proposed on Salmon Weir Bridge. This regional service offers a valuable service for tourists, particularly for trips to and from Dublin and Shannon airport and to other tourist destination cities and towns. ~~Coach parking for tourists will continue to be provided at Merchant's Road and adjacent to Galway Cathedral.~~

The GTS sees the attraction of these services being enhanced further by the provision of interchanges between regional and local public transport at key locations in the city centre. The infrastructure proposals provided as part of the local bus network will enhance the regional services also, as the regional buses will be able to avail of the priority routes in the city and others, such as that proposed along the Dublin Road. Sufficient access to and from the termini in the city centre will also be required to be provided.

**With a growing number of private tour coach services and private commuter coach services, the current set down/pick up arrangements need to be examined so that these services can be directed to more adequate locations which can be linked to existing and proposed transport hubs.**

## Material Alteration No.

## A.60

**Amend text in Section 4.3 Public Transport under Rail heading in first paragraph to as follows:**

The NDP includes for the Dublin–Galway rail lines to be subject to an examination to move to higher speeds leading to improved connectivity to regional cities through improved rail journey times. **This is being further examined under the All-Ireland Strategic Rail Review as well as the potential of the Western Rail Corridor, and the Council will support rail infrastructure improvements arising from that review.** The potential for double tracking of the railway line from Galway City to Athlone with increased service stops between Athlone and Galway will improve commuter services.

## Material Alteration No.

## A.61

**Amend text in Section 4.3 Public Transport in second paragraph under Rail heading as follows:**

Such works to the line may also benefit the provision of a rail freight service from Galway Port and is a strategic project that would enhance accessibility and connectivity in the region. **The recent Rail Freight 2040 Strategy includes for an ambitious vision positioning rail at the centre of Ireland's freight transport system, recognising the sustainable benefits that rail provides as a contribution towards achieving Ireland's climate objectives and wider strategic national outcomes.**

## Material Alteration No.

## A.62

**Amend Policy 4.3 (6) Public Transport as follows:**

Policy 4.3 Public Transport	
6.	Ensure ease of access to all bus termini in the city centre and facilitate tourist coach drop-off /pick up locations <b>and convenient to the city centre that accommodates</b> bus layover areas.

## Material Alteration No.

## A.63

**Amend: Policy 4.4 Sustainable Mobility- Walk and Cycle to insert new policy (12) as follows:**

Policy 4.4 Sustainable Mobility - Walk and Cycle	
12.	<b>Any active-travel intervention on a road or street which requires people cycling to share the same lane with general motor-traffic, should also ensure that such roads or streets are designed and managed to create the appropriate environment as per guidance in the National Cycling Manual on "Shared/Mixed Streets</b>



## Material Alteration No.

A.64

**Amend text in Section 4.4 Sustainable Mobility- Walk and Cycle under Cycling heading as follows: (p.101)**

Increased public cycle parking provision in the city centre and at other important destinations throughout the city will be key to ensuring that the policy of the 15-minute city concept is achievable.

## Material Alteration No.

A.65

**Insert text into Section 4.5 Transport Demand Measures as follows:**

The Five Cities Demand Management Study identifies transport demand drivers, and assesses the suitability of measures to reduce demand in Ireland's five largest urban centres - Dublin, Cork, Waterford, Limerick, and Galway. The recommendations from this report included that opportunities may arise in the future in Galway with the delivery of enhanced public transport and park and ride facilities as envisaged in the Galway Transport Strategy. The Study provides a focused and evidence-based approach to addressing the carbon, congestion and air quality challenges facing Irish Cities. Galway City Council is committed to addressing these challenges as reflected in the policies and objectives which support a modal shift, active travel measures, park and rides and the 15 minute city and neighbourhoods concept. The scheduled review of the GTS, due to commence in 2022 and be completed in 2023, will also provide an opportunity to re-evaluate transport demand measures.

## Material Alteration No.

A.66

**Amend Policy 4.5 (6) Transport Demand Management Measures as follows:**

Policy 4.5 Transport Demand Management Measures	
6.	Promote the implementation of Travel Plans with employers and schools, including Area Based Transport Assessments (ABTA) and Traffic and Transport Assessments (TTA) where the scale of development determines the need for integrated land use and transport planning policies.

## Material Alteration No.

A.67

**Amend Policy 4.6 (4) Road and Street Network and Accessibility as follows:**

Policy 4.6 Road and Street Network and Accessibility	
4.	Implement improvements on the general road network, including new links and junction revisions where needed in the interest of safety and convenience for all users.

## Material Alteration No.

A.68

Amend Policy 4.6(5) Road and Street Network and Accessibility as follows:

Policy 4.6 Road and Street Network and Accessibility	
5.	Implement best practice in road and street design <del>for all users</del> according to the hierarchy of road users as set out in in the Design Manual for Urban Roads and Streets (2013) as updated (2019) and (2020).

## Material Alteration No.

A.69

Insert New Policy (10) to Section 4.6 Road and Street Network &amp; Accessibility as follows:

Policy 4.6 Road and Street Network and Accessibility	
10.	Evaluations of permeability in areas around district centres, neighbourhood centres and schools shall be carried out in the context of the 15-minute city concept policy. Where obstacles are identified which impair direct and convenient access to services and amenities at these centres by walking or cycling, measures to improve permeability will be planned and prioritised.

## Material Alteration No.

A.70

Amend text in first paragraph under Section 4.7 Galway Port as follows:

Galway Port is an important transport facility. It also acts as an important strategic regional hub for petroleum importation, storage and distribution and it serves the tourism industry as it is an important ferry port for passengers to the Aran Islands. An application for a significant 27-hectare expansion of the Port is currently at government level being accessed to determine if the compensatory measures would be sufficient to ensure the integrity of the Special Area of Conservation (SAC). If approved, this will give significant potential to diversify port activities, with particular regard to both the renewable energy sector and offshore wind energy opportunities. The establishment of land based infrastructure to service offshore energy will enable Galway Port to play a much greater role in supporting this sector in the future, which will become increasingly important to the region as the role of fossil fuels become less significant over time.

Material Alteration No.

A.71

Amend Section 4.8 (6) Specific Objectives as follows:

4.8 Specific Objective	
6.	Identify appropriate locations in the city to accommodate tour bus parking facilities and drop off/pick up points in accordance with the <b>a proposed</b> Tour Bus Parking Study.

Material Alteration No.

A.72

Amend 4.8 Specific Objective to insert new Specific Objective (18A) as follows:

4.8 Specific Objective	
18A.	Introduce segregated cycle lanes across the city, where possible.

Material Alteration No.

A.73

Amend 4.8 (27) Specific Objectives as follows:

4.8 Specific Objective	
27.	Implement general road widening and street improvements for safety and convenience <del>including at Bóthar na Cóište</del> <b>to facilitate improved infrastructure and safer environments for sustainable modes of transport such as walking, cycling and public transport. This also includes School Road, Castlegar, and Bóthar an Chóiste.</b>

Material Alteration No.

A.74

Amend 4.8 Specific Objective to insert new Specific Objective (33) as follows:

4.8 Specific Objective	
33.	<b>Galway City Council in conjunction with Transport Infrastructure Ireland will investigate the provision of a continuous foot path on the N84, Headford Road north of Bóthar an Chóiste.</b>

Material Alteration No.

**A.75****Amend 4.8 Specific Objective to insert new Specific Objective (34) as follows:**

4.8 Specific Objective	
34.	Carry out an audit of the road network relative to pedestrian services and standards in all areas outside of the city centre and implement a programme of improvements in accordance with a scheme of priorities relative to accessibility, safety and convenience. Priority of investigation will be given to the following roads namely: Circular Road, Letteragh Road and Ballagh Road, Ballymoneen Road, Cappagh Road, Castlegar Road and all other local roads as deemed necessary.

Material Alteration No.

**A.76****Amend 4.8 Specific Objective to insert new Specific Objective (35) as follows:**

4.8 Specific Objective	
35.	Work collaboratively with Galway County Council and other agencies (TII and NTA) in the delivery of cycle infrastructure connections between the city and the adjoining rural towns and villages which may include with Oranmore along the R338, Bearna on the R336, Moycullen on the N59 and Baile Chláir on the N83 as will be considered under the imminent National Cycle Network Plan.

Material Alteration No.

	Specific Objective
<b>A.77</b>	<b>UHG</b>
[sub no. 162 ]	Remove mapped objective for north south UHG bus route and relocate along Newcastle road.



Material Alteration No.

A.78

[sub no. 162 ]

**Specific Objective**

**Merlin Park**

Correct the mapping of existing Specific Objective for an access and bus route at Merlin Park University Hospital (MPUH)





## Chapter 5: Natural Heritage, Recreation and Amenity

Material Alteration No.

**A.79**

**Amend text in Section 5.2 Green Network 2nd paragraph as follows:**

The green network approach seeks to manage and protect the environment and in doing so, meet the requirements of a number of European Directives including Habitats, Birds, Water Framework and Floods Directives. **It also supports the EU Biodiversity Strategy for 2030 which sets out a comprehensive framework of commitments and actions to tackle the main causes of biodiversity loss.** At national level it lends support to the *National Biodiversity Action Plan 2017-2025*, *National Landscape Strategy for Ireland 2015-2025* and the *All-Ireland Pollinator Plan*. It is embedded in the MASP and at local level in the *Galway Heritage Plan 2016-2021*, the *Galway City Biodiversity Action Plan 2014-2024* and the *Climate Adaptation Strategy (2019-2024)*.

Material Alteration No.

**A.80**

**Amend Policy 5.1 (4) Green Network and Biodiversity as follows:**

Policy 5.1 Green Network and Biodiversity	
4.	Support the implementation of the National Biodiversity Action Plan <b>(NBAP)</b> 2017- 2021 <b>(and any subsequent NBAP)</b> and the All-Ireland Pollinator Plan (2021-2025) and support the actions of the City Council's Heritage Plan <del>2016-2024</del> and Biodiversity Action Plan 2014-2024 relating to the promotion of ecological awareness, biodiversity and best practices.

Material Alteration No.

**A.81**

**Amend Table 5.6 Network of Local Biodiversity Areas as follows:**

Description	Details
Merlin Park Woods	Mature broad-leaf trees, mixed broad-leaf / conifer woodlands, <b>includes annex 1 habitat.</b>

## Material Alteration No.

A.82

**Amend Policy 5.2(9) Protected Spaces: Sites of European, National and Local Ecological Importance as follows:**

Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance	
9	Co-operate with the NPWS, landowners and stakeholders in the preparation and implementation of management plans for designated sites <b>and support conservation objectives of lands within Designated Sites for nature conservation Natura 2000 (SAC/SPA) and NHA sites.</b>

## Material Alteration No.

A.83

**Amend Policy 5.2 (10) Protected Spaces: Sites of European, National and Local Ecological Importance as follows:**

Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance	
10	Protect and conserve rare and threatened habitats and their key habitats, (wherever they occur) listed on Annex I and Annex IV of the EU Habitats Directive (92/43EEC) and listed for protection under the Wildlife Acts 1976-2000 <b>and plant species listed in the Flora Protection Order 2015.</b>

## Material Alteration No.

A.84

**Amend Policy 5.2 (14) Protected Spaces: Sites of European, National and Local Ecological Importance and insert text as follows:**

Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance	
14	Support and implement measures to control and manage alien/invasive species, where appropriate <b>in accordance with the EU (Birds and Natural Habitats) Regulations 2011.</b>

## Material Alteration No.

## A.85

**Amend Policy 5.2 (15) Protected Spaces: Sites of European, National and Local Ecological Importance and insert text as follows:**

Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance	
15	Protect the ecological integrity of statutory Nature Reserves, <b>Wildfowl Sanctuaries</b> , refuges for fauna and Annex 1 Habitats.

## Material Alteration No.

## A.86

**Amend text in Section 5.5.2 Rivers, Canals and Waterways after the 3rd paragraph as follows:**

These water resources can contribute to the development of “Blueways” which is a concept to expand tourism opportunities associated with waterways. The Council will seek to advance blueways in the city in the interests of both the tourist and resident population. In particular, the development of the Great Western Blueway on the River and Lough Corrib facilitating activities such as kayaking, canoeing, rowing, angling and boating in a sustainable manner has potential to enhance amenity and tourism in the city. **Proposed blueways will be subject to a route selection process, which will take cognisance of site-specific circumstances including consideration of ecological and environmental sensitivities. Such routes will only be developed within and adjacent to European Sites where it can be shown that there will be no adverse impacts upon the integrity of the sites as defined by their conservation objectives.**

## Material Alteration No.

## A.87

**Amend Policy 5.3 (9) Blue Spaces: Coast, Canals and Waterways as follows:**

Policy 5.3 Blue Spaces: Coast, Canals and Waterways	
9.	Work with stakeholders, including IW, OPW, EPA, Inland Fisheries, and Corrib Navigation Trust <b>and local user representatives</b> in the management, <b>use, enhancement, protection and safety</b> of the river and canal systems <del>waterways and their context in the city.</del>

## Material Alteration No.

## A.88

**Amend Policy 5.3 Blue Spaces: Coast, Canals and Waterways and insert new policy (21) as follows:**

**Policy 5.3 Blue Spaces: Coast, Canals and Waterways**

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|-----|--|
| 21. | Ensure the conservation of the special recreational value of the riverside walk from Wolfe Tone Bridge to Salmon Weir Bridge and require that developments abutting the walkway incorporate measures to minimise noise levels in their design and reduce the emission and intrusion of any noise which might have potential to adversely impact on amenities and quiet space attributes. |
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## Material Alteration No.

## A.89

**Amend text in Section 5.7.1 Greenways, Boreens and Public Rights of Way after the 3rd paragraph as follows:**

The plan acknowledges that in order to conserve and protect sensitive ecological areas, greenway routes may need to be restricted or redirected to less sensitive areas. In this regard, the routes of proposed greenways shown on accompanying Development Plan maps are indicative only. Proposed greenways will be subject to a route selection process, which will take cognisance of site-specific circumstances including consideration of ecological and environmental sensitivities. Such routes will only be developed within and adjacent to European Sites where it can be shown that there will be no adverse impacts upon the integrity of the sites as defined by their conservation objectives. **In particular, the section of the indicative coastal greenway route between Ballyloughane and the eastern city boundary will be further considered following the establishment of the National Galway to Dublin greenway preferred route option which is due to be finalised in Q4 2022.**

**In the event that this preferred national route option differs in alignment to the Galway City Council mapped indicative greenway route, the objective will not continue to accommodate a cycle route but will be to provide solely for an informal walking greenway route. All emerging schemes shall include for public consultation with landowners and relevant stakeholders.**

## Material Alteration No.

## A.90

**Amend Policy 5.8 Community Spaces: Allotments, Community Gardens and Cemeteries to insert new policy (3) as follows**

**Policy 5.8 Community Spaces: Allotments, Community Gardens and Cemeteries**

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|----|---|
| 3. | Protect historic graveyards within the city and ensure appropriate management and maintenance of those in the ownership or care of Galway City Council. |
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## Material Alteration No.

## A.91

Amend Specific Objective Green Spaces 5.10(12) as follows:

5.10 Specific Objective Green Spaces	
Medium/Long Term	
12	Explore the potential for developing lands adjacent to Terryland Castle, Merlin Castle and Menlough Castle for public realm and landscaping to enhance the context of the Castles while protecting the existing natural and built heritage of the area.

## Material Alteration No.

## A.92

Amend Specific Objective 5.10 Community Spaces – Short Term by inserting new specific objective (28A) as follows:

5.10 Specific Objective Community Spaces	
Short Term	
28A.	Continue the phased recording of Public Rights of Way in accordance with OPR good practice guidance and make publically available by inclusion in the website inventory and by use of the plan variation process. The website will be updated within one year of adoption of the plan.

## Material Alteration No.

## A.93

Amend Section 5.10 Specific Objective Community Spaces – Medium/Long Term by inserting new specific objective (31 A) as follows:

5.10 Specific Objective Community Spaces	
Medium / Long Term	
31A.	Extend the Terryland Park greenway objective to enable linkage to the existing road network including Bóthar na dTréabh and Tuam Road.

Material Alteration No.

**A.94**

**Amend Section 5.10 (32) Specific Objective Community Spaces – Medium/Long Term and insert new Specific Objective (32A) as follows:**

<b>5.10 Specific Objective Community Spaces</b>	
<b>Medium/ Long Term</b>	
32.	Investigate the potential of providing services, for example kiosks, <del>public toilets</del> and food trucks, in or in close proximity to public parks and open spaces and along the coast and waterways.

<b>5.10 Specific Objective Community Spaces</b>	
<b>Medium/ Long Term</b>	
32A	Seek to provide permanent public toilets, in or in close proximity to public parks and open spaces and along the coast and waterways



Material Alteration No.

A.95

Amend Specific Objective 5.10 (38) as follows:

5.10 Specific Objective Open Spaces	
Short Term	
38.	Progress the acquisition of lands for recreation and amenity <b>and including land for nature conservation/biodiversity purposes</b> , and other lands which will enhance the extent of the green network, in particular key linkages and lands for active and passive recreation.

## Chapter 6: Economy, Enterprise and Retail

### Material Alteration No.

#### A.96

##### Amend text in Section 6.1 Context seventh paragraph as follows:

Overall it is not possible to predict how the new and evolving hybrid work models and increased digitisation will impact on commuting patterns or demand for workspaces. This reflects the complexity of such changes which range from complete or partial remote working, off site digital hub arrangements, digital nomad work and other flexible preferences. The National Remote Working Strategy acknowledges that remote working is expected to continue with a majority of employees wishing to adopt a hybrid model. This will provide for increased flexibility for work arrangements and facilitates for a reduction in commuting distances and times. The Strategy supports the development of remote working hub infrastructure Remote working hubs will offer the potential to access quality office facilities and technology, meeting spaces. As the landscape of work changes so will the implications on spatial planning. This plan needs to support the evolving arrangements and use the monitoring structure over the period of the plan to gauge the need for flexibility to respond to these shifting trends and capitalise on potential opportunities for delivering both economic and sustainable benefits.

### Material Alteration No.

#### A.97

##### Amend text in Section 6.1 Context in 15<sup>th</sup> paragraph as follows:

This shift towards Ireland's regions is supported by the enhanced development of the four regional cities of Galway, Limerick, Cork and Waterford. The NPF sees the regions as being supported by these cities and the cities being strengthened in their role as accessible centres of high value employment and services and focal points for investment to enable them to have the widest possible regional influence. It is noted that National Policy Objective NPO 1c of the National Planning Framework has a target growth of around 115,000 additional people in employment i.e. 450,000 (0.45m) in total in the Northern and Western Region by 2040. The NPF gives recognition in particular to Galway City's key role as a growth centre and driver for investment and identifies several key growth enabler projects for the Galway MASP area which can support and enhance Galway's economic role.

### Material Alteration No.

#### A.98

##### Amend Policy 6.1 General Policy to insert new policy (12B) as follows

Policy 6.1 General Policy	
12B.	Apply active land use mechanisms to facilitate development of lands at Ragoon and Knocknacarra through a co-ordinated approach in conjunction with the Council, landowners, Dept. of Housing, Local Government and Heritage, Irish Water, National Transport Authority to include third level institutions and the Department of Trade and Employment and other stakeholders.

## Material Alteration No.

## A.99

**Amend text in Section 6.3.2 Industrial Sector to include in the second paragraph as follows:**

Another key opportunity site for industrial and enterprise use is the former Galway Airport site. These lands were purchased by Galway City and Galway County Council when the airport function ceased with a vision to re-use for economic purposes. This 46 ha site is identified in the NPF as a growth enabler and being located in the MASP area the Plan includes an objective to unlock the potential of the lands in the lifetime of the strategy. An analysis of this site has been undertaken by Galway County Council which includes a framework for the potential redevelopment of the site for economic benefit of the wider Galway region. *The Framework will inform the preparation by both councils of a masterplan for the Airport Site in consultation with all relevant stakeholders including the NTA, TII and Irish Water.* A supporting objective for this *framework masterplan* is included in the current Draft Galway County Development Plan 2022-28.

## Material Alteration No.

## A.100

**Amend Policy 6.5 Enterprise and Innovation to include new policy (3B) and insert text as follows:**

Policy 6.5 Enterprise and Innovation	
3B.	<i>Support for the provision of social enterprise incubation infrastructure required for growing and strengthening social enterprise.</i>

## Material Alteration No.

## A.101

**Amend text in first paragraph of Section 6.3(8) Tourism Sector as follows:**

Galway City and County accounted for 59% of the tourist visits in 2019 for the North-West region and benefits greatly both economically and from the added vitality it brings. Prior to the year impacted by the Covid-19 pandemic Galway City and County *welcomed 2.7m tourist trips in 2019 (1.7m overseas and 1 million domestic trips) according to Fáilte Ireland's Survey of Overseas Travellers and the CSO's published figures on domestic travel.* ~~hosted up to 1.7m international tourists and 1 million domestic tourists per year as recorded by Tourism Ireland.~~

## Material Alteration No.

## A.102

**Amend fifth paragraph in Section 6.3.8 Tourism Sector as follows:**

Funding under the *Destination Town Scheme, Platforms for Growth and Shared Water Facilities Scheme* funding streams will further explore the potential of these areas as blueways that can support facilities for tourist activities.

## Material Alteration No.

## A.103

Amend Policy 6.8 Tourism Sector and insert new policy (7) as follows:

Policy 6.8 Tourism Sector	
7.	Support the preparation and implementation of the forthcoming Regional Tourism Strategies and the continued collaboration with Fáilte Ireland and tourism stakeholders to ensure successful implementation and delivery of these tourism plans.

## Material Alteration No.

## A.104

Amend Policy 6.8 Tourism Sector and insert new policy (8) as follows:

Policy 6.8 Tourism Sector	
8.	Support the promotion of Business Tourism to actively develop Galway as an events location with the appropriate infrastructure to attract international conferences, sporting, cultural and commercial events.

## Material Alteration No.

## A.105

Amend Policy 6.8 Tourism Sector and insert text in green for new policy (9) as follows:

Policy 6.8 Tourism Sector	
9.	Encourage and support investment in digital technology in the tourism sector, with a particular focus on sectors such as visitor attractions and activities with low digital presence and/or integration.

## Material Alteration No.

## A.106

Amend last paragraph in Section 6.3.10 Creative Economy and Gastronomy Sectors as follows:

The Plan through policies and objectives support the development of this sector and encourage further development of the expanding food and beverage sector onto regeneration sites and accommodation of new outdoor and indoor markets and dining and enhancement of existing markets through improvements and facilitating investment in the public realm.

Material Alteration No.

**A.107****Amend Policy 6.9 (4) Marine Sector and Renewable Energy and as follows:****Policy 6.9 Marine Sector and Renewable Energy**

4.	Support the sustainable re-development and extension of the Port of Galway and the diversification and expansion of activities subject to environmental, visual, economic viability and transportation considerations <b>in line with the National Marine Planning Framework (NMPF) 2021, and any successor thereof, or any emerging national ports strategies.</b>
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Material Alteration No.

**A.108****Amend Retail Strategy Policy 6.11(3) as follows:****Policy 6.11 Retail Strategy**

3.	Review the strategies and policies for retailing <b>and vary the plan if necessary</b> following the preparation of a <b>Joint Retail Strategy for the Galway Metropolitan Area</b> with Galway County Council, to ensure sufficient policy support to create a positive framework for continued vitality and investment in the main retail areas especially the Galway MASP and to ensure an informed and consistent approach to policies relating to shared retailing activities in line with national policy. <b>The preparation of the Joint Retail Strategy for the Galway Metropolitan Area will be completed within one year of the adoption of the City Development Plan and will be initiated and managed by a joint local authority working group.</b>
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Material Alteration No.

**A.109****Amend Policy 6.12(4) Retail Hierarchy as follows:****Policy 6.12 Retail Hierarchy - Metropolitan City Centre**

4.	Support the development of a vibrant, inclusive, <b>evening and</b> night-time culture and economy through sustainable measures and promote the need for associated transport supports, measures to secure a safe environment, and for diversity in entertainment and creative offerings. <b>This may include extended opening hours, proposals for outdoor living and event space, and proposals for the greater utilisation of existing heritage assets.</b>
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## Chapter 7: Community and Culture

Material Alteration No.

**A.110**

**Amend Policy 7.1 (1) as follows:**

Policy 7.1 General Policies	
1.	Support and facilitate the sustainable development of community, social and cultural infrastructure in collaboration with <b>all stakeholders</b> <del>key stakeholders</del> , that affords inclusive opportunities for everyone to shape their own lives, enables communities to realise their full potential and that contributes to a high quality of life and wellbeing for all who live work and visit the city.

Material Alteration No.

**A.111**

**Amend Policy 7.2 to include new policy (13) as follows:**

Policy 7.2 Creative City	
13.	In conjunction with the Arts Office and in line with the aims of Everyone Matters A Cultural Sustainability Strategy Framework For Galway 2016-2025 seek to develop a feasibility model for the provision of artist live-work space during the lifetime of the Development Plan.

Material Alteration No.

**A.112**

**Amend Policy 7.2 to include new policy (14) as follows:**

Policy 7.2 Creative City	
14.	Promote a high standard, sustainable quality and innovativeness in architecture and design, recognising Places for People - the National Policy on Architecture and the contribution of architecture to culture and its value as an art form.

Material Alteration No.

**A.113**

**Amend text in Section 7.3 Inclusive City, People with disabilities as follows:**

People with disabilities Galway City Council is committed to working with people with disabilities and their representative groups to facilitate their access to housing, transport, **employment** and the built environment. **Ireland's ratification of the UN Convention on the Rights of People with Disabilities (UNCRPD) in 2018 places an obligation on the Irish state to ensure people with disabilities have equal civil and political, social and economic rights across all sectors.** Having regarding to obligations under the UNCRPD, **the Council will work**



with relevant stakeholders to support the implementation of the UNCRPD at the local level. In addition, the Council is a signatory to the Barcelona Declaration of 1995, which promotes universal access in the public realm, public buildings and services and encourages participation of people with disabilities in the social, economic and cultural life of the city.

Galway City Council ~~would support~~ **supports** the installation of Changing Places facilities (specialised toilet facilities) in the City and particularly in recreational and amenity spaces. In addition, Galway City Council supports and encourages the provision of these facilities in any new building developments where the public have access in large numbers, such as, educational establishments, cultural buildings, health facilities and sport and leisure facilities. The Council will continue to support the development of a high quality, inclusive, accessible and affordable housing, transport, **employment**, built environment and public realm through the implementation of disability legislation, the building regulations, Universal Design Guidelines and the Galway City Public Realm Strategy.

Material Alteration No.

#### A.114

Amend Policy 7.3 (2) as follows:

Policy 7.3. Inclusive City	
2.	Proactively promote the various aims of the Council to give effect to the <b>UNCRPD</b> , Barcelona Declaration and support universal design principles to make Galway a more accessible and disability friendly city.

Material Alteration No.

#### A.115

Amend policy 7.3 (3) as follows:

Policy 7.3. Inclusive City	
3.	Support the objectives of the Social Inclusion Office in promoting a socially inclusive society in the city <b>and to include the provision of an Intercultural Centre.</b>

Material Alteration No.

#### A.116

Amend policy 7.3 (7) as follows:

Policy 7.3. Inclusive City	
7.	Co-operate with the Access for All Network and other organisations representing people with disabilities to provide equal access for all citizens particularly in the area of housing, transport, <b>employment</b> , built environment and the public realm within the city



Material Alteration No.

**A.119**

**Amend Policy 7.4(4) Bilingual City as follows:**

Policy 7.4. Bilingual City	
4.	Support the implementation of the Plean Tenga Chathair na Gaillimhe 2020-2026 and the designation of the city as a Gaeltacht Service Town. <b>Support the implementation of language plans for Bearna &amp; Cnoc na Cathrach LPA, Galway City East LPA and the Eachréidh LPA.</b>

Material Alteration No.

**A.120**

**Amend Policy 7.4 Bilingual City to include new policy (5) as follows:**

Policy 7.4. Bilingual City	
5.	<b>Support infrastructure and interventions in Gaeltacht areas of the city that preserves and promotes Irish in the Gaeltacht, conserves and protects the heritage, culture and richness of the language as well as strengthens the position of the Irish Language in the public realm.</b>

Material Alteration No.

**A.121****Amend text in Section 7.5 Community facilities, Education as follows:**

The city is also home to 33 primary schools and 12 secondary level schools, **25 primary schools, 12 post primary schools, 5 special schools and** a number of private colleges and language schools.

Material Alteration No.

**A.122****Amend Policy 7.8 Healthcare Facilities to insert new policy (5) as follows:**

Policy 7.8 Healthcare Facilities	
5.	Support the delivery of key strategic healthcare infrastructure, including a new Elective Hospital, within the city with the preferred location at Merlin Park Hospital campus.

Material Alteration No.

**A.123****Amend Specific Objectives 7.7(4) as follows:**

Section 7.7 Specific Objectives	
4.	Undertake a Social and Community Infrastructure Audit <b>within three years of the adoption of the City Development Plan</b> in conjunction with the LECP/LCDC and relevant stakeholders to establish a baseline of services in the city and to ensure adequate community facilities are provided to serve the existing and future targeted population of the city.

Material Alteration No.

**A.124****Amend Specific Objectives 7.7 to insert new Specific Objective (15) as follows:**

Section 7.7 Specific Objectives	
15.	Undertake an analysis study on City Hall and its associated site and services during the development plan period with a view to assessing the best sustainable options for the future of the site which can include the option of unlocking the potential of the site for regeneration opportunities.

## Chapter 8: Built Heritage and Placemaking and Urban Design

Material Alteration No.

A.125

Amend Policy 8.4 (1) Archaeology as follows:

Policy 8.4 Archaeology	
1.	Protect, <b>preserve</b> and promote the archaeological heritage of the city including <b>underwater archaeology in rivers, lakes, intertidal and subtidal environments.</b>

Material Alteration No.

A.126

Amend Policy 8.4 (5) Archaeology as follows:

Policy 8.4 Archaeology	
5.	Require the surveying, recording or excavation of archaeological heritage <b>to include standing historic buildings and underwater archaeological heritage</b> during the development process, where appropriate.

Material Alteration No.

A.127

Amend Policy 8.4 (7) Archaeology as follows:

Policy 8.4 Archaeology	
7.	Ensure that any development proposal with potential to impact on archaeological heritage, <b>including the the setting and amenity of sites and monuments,</b> includes for an archaeological assessment. This includes within terrestrial, riverine, intertidal and sub-tidal environments.

Material Alteration No.

A.128

Amend text in Section 8.7 Galway City Walls in 2<sup>nd</sup> paragraph as follows:

**The National Monuments Acts (1930-2004) legislation** gives statutory protection to the city walls. **All town defences are considered National Monuments by reason of the historical, architectural and archaeological interest attaching to them.** It requires that all works which impact on the fabric of the city defences, or any ground disturbance in proximity to the defences in Local Authority or the Minister's ownership or guardianship, or that have been the subject of a preservation order, are subject to a requirement for Ministerial Consent.

## Material Alteration No.

## A.129

**Amend Section 8.8 Urban Design and Placemaking, paragraph titled Urban Density and Building Height as follows (p.210)**

**Urban Density and Building Height**

...Large sites may support opportunities for exceptional forms of development, this will be where their built form, their social, economic and environmental impact can deliver excellence. Where sites of scale are capable of generating their own character, **in particular at the Ceannt Quarter, Inner Harbour and Headford Road Regeneration Areas, scope** for greater height ~~may~~ **is** open for consideration where this additionality can demonstrate justification **which may be** based on outstanding architectural design and satisfy all other planning considerations. **In general, the capacity for height will be assessed in conjunction with the development guidance set out in the Galway Urban Density and Building Height Study (2021) Section D Spatial strategy.**

## Material Alteration No.

## A.130

**Amend Policy 8.8 (6) Public Realm to include text as follows:**

Policy 8.8 Public Realm	
6.	Promote the important role that public space plays in providing for informal social interaction and maximise opportunities for outdoor gathering places, play areas, <b>outdoor dining and living</b> and outdoor public seating, where appropriate and in accordance with the Public Realm Strategy and accompanying manuals.



## Chapter 9: Environment and Infrastructure

Material Alteration No.

**A.131**

**Amend Policy 9.1 (3) Flood Risk as follows**

### Policy 9.1 Flood Risk

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|----|--|
| 3. | Ensure the recommendations of the Strategic Flood Risk Assessment (SFRA) for the Galway City Development Plan 2023-2029 are taken into consideration in the assessment of developments in identified areas of flood risk. <del>And</del> Require site specific Flood Risk Assessment (FRA) and associated design and construction measures appropriate to the scale and nature of the development and the risks arising, in all areas of identified flood risk <del>where appropriate including on sites where a only small proportion of the site is at risk of flooding and adopt a sequential approach in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009).</del> |
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Material Alteration No.

**A.132**

**Amend Policy 9.3 (4) Water Services as follows:**

### Policy 9.3 Water Services

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|----|---|
| 4. | Encourage all significant water users to use best practices in water conservation and continue to promote water conservation measures in the design of all new development in the city, such as rainwater harvesting and re-use of grey water, in liaison with Irish Water. |
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Material Alteration No.

**A.133**

**Amend Policy 9.3 Water Services to insert new policies (8) and (9) follows:**

### Policy 9.3 Water Services

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|----|---|
| 8. | Support the development and implementation of Drinking Water Safety Plans by Irish Water, which seek to protect human health by identifying, assessing and managing risks to water quality and quantity; taking a holistic approach from source to tap. |
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### Policy 9.3 Water Services

- |    |  |
|----|--|
| 9. | Support the promotion of effective management of trade in discharges to sewers by Irish Water in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works. |
|----|--|

## Material Alteration No.

## A.134

**Amend text in Section 9.5 Sustainable Urban Drainage Systems (SuDS) as follows:**

LAWPRO in conjunction with the DHLGH are developing an implementation strategy for the development of Water Sensitive Urban Design, which includes nature based SuDS and when completed will provide useful guidance in an urban context. The draft River Basin Management Plan also recognises the benefits of using nature based surface water management and the need to move away from engineering solutions. In this regard, ~~an action of the draft RBMP is to provide interim guidance to local authorities on measures to be implemented to support the delivery of a greater focus on nature based solutions in advance of a national implementation strategy. The Council will have regard to this guidance when published and in the interim will consider international best practice guidance manuals.~~ **Nature Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document' (DHLG) (November 2021), has been prepared in order to provide guidance on measures to be implemented to support the delivery of a greater focus on nature based solutions. The council will have regard to this interim guidance in advance of a national implementation strategy.**

## Material Alteration No.

## A.135

**Amend Policy 9.10 Energy and Associated Infrastructure to include new policy (4) as follows:**

Policy 9.10 Energy and Associated Infrastructure	
4.	<b>Promote the use of efficient energy storage systems and infrastructure that support energy efficiency and reusable energy system optimisation, subject to compliance with proper planning and environmental considerations.</b>

## Material Alteration No.

## A.136

**Amend text in Section 9.13 Energy and Associated Infrastructure- Renewable Energy in the first and second paragraphs as follows:**

Ireland is committed to generating ~~70%~~ **80%** of its electricity requirements from renewable energy by 2030 (**Climate Action Plan 2021**). **This will reduce greenhouse gas emissions generated by electricity production and facilitate the reduction of emissions in other sectors such as transport and heating through electrification.** In order to meet the increased demand for renewable electricity the government through the Renewable Electricity Support Scheme (RESS) is committed to increasing capacity across a number of sectors by 2030 including offshore wind and renewable energy, onshore wind and solar.

The RSES identifies the huge potential for off-shore wind energy as a considerable resource to be explored and the need for adequate provision of land based infrastructure and services. In particular, the Port of Galway is ideally placed to support the offshore renewable energy sector. This would complement their current role in supporting special project related imports including infrastructure for windfarms in the region. **The Council will also facilitate the**

development of emerging energy technologies such as green hydrogen and the development of a green hydrogen hub at Galway Port, subject to compliance with relevant planning considerations.

## Chapter 10: Compact Growth and Regeneration

Material Alteration No.

**A.137**

**Amend Policy 10.1(13) City Centre as follows:**

Policy 10.1 City Centre	
13.	Support initiatives to enhance the image and attractiveness <b>and maintenance</b> of the city centre <b>including private properties</b> in co-operation with local businesses, <b>property owners, management companies</b> , communities and other stakeholders.

Material Alteration No.

**A.138**

**Amend text in Section 10.6 Inner Harbour Regeneration Site in the 4<sup>th</sup> paragraph, first bullet point as follows:**

Set out a vision for the area and show compliance with the development plan and **the objectives of** city council plans and strategies including the Galway Transport Strategy, Public Realm Strategy, Urban Density and Building Height Study, Heritage Plan, Biodiversity Action Plan and any future plans and strategies such as the Greenspace Strategy and Retail Strategy and emerging new LECP.

Material Alteration No.

**A.139**

**Amend text in Section 10.6 Inner Harbour Regeneration Site as follows:**

Include **for** the provision of an arts/cultural facility at the developer's expense ~~and with a management regime incorporated into the development delivery that enables the long term sustainable use of such a facility.~~ **A delivery and management regime that enables the long term sustainable use of such a facility will be devised in collaboration with Galway City Council and other relevant stakeholders.**

## Material Alteration No.

**A.140****Amend text in Section 10.8 Sandy Road Regeneration Site as follows:**

The site is well serviced by all utilities and is within easy access of a wide range of services, located close to core bus routes and a well-integrated pedestrian and road network. Part of the site is identified as at risk of flooding associated with the Terryland/Sandy River and will require a specific flood risk assessment which will be required to have regard to the Coirib go Cósta Galway City Flood Relief Scheme project. **Until this assessment is complete, development within Flood zone A and B shall be limited to minor development.** In this particular case, having regard to the locational assets, national policy context, and the regeneration status of the site, the majority of the site can be dedicated to a residentially led development.

## Material Alteration No.

**A.141****Amend text in Section 10.9 Nuns' Island Masterplan Area as follows:**

Include measures to enhance amenity, **biodiversity** and open space, consider sustainable recreation opportunities and include for increased public access to the waterways. It will also be required to demonstrate a sensitive approach to the high quality waterways environment.

## Material Alteration No.

**A.142****Amend text in Section 10.17 Doughiska Road Opportunity Site as follows:**

Any new proposed development on this site will require a spatial framework to be prepared. In addition to the general guidance set out in Chapter 8, the framework will also take account of the archaeological context of the site and shall also integrate with the adjoining reservation for a pedestrian/cycleway. **The framework shall take account of proximity to the national road network and direct access to the national route will be prohibited.**

## Material Alteration No.

**A.143****Amend text in Section 10.19 Connaught Laundry Opportunity Site**

This 0.87 hectare site is located on ~~Henry~~ **St Helen's** Street, an area which has a distinctive character and a strong residential community. This site has capacity for redevelopment primarily for residential use to assimilate into the existing neighbourhood. The density of any redevelopment shall have regard to the surrounding context.

In this regard, the Council will consider residential development on the full extent of the site alongside appropriate public realm and community facilities. Any proposed development should include for a spatial framework.

## Material Alteration No.

**A.144****Amend text in Section 10.21 Knocknacarra District Centre (North) Site as follows:**

A key element of the overall vision for the Knocknacarra District Centre is that it functions as an 'urban village' type centre rather than purely a shopping area. This was supported through specific development objectives for the district centre lands in the 2017-2023 plan, which required a mix of uses including service retail, public health facilities, and community, recreational and residential uses, to achieve vibrancy and distinctiveness and local identity. In particular the requirement to provide ~~for a 20% residential content~~ **for a residential content of 20% of all existing floor space** has not been delivered to date and will be required to be fulfilled on this site in addition to the provision of a high quality public realm which will accommodate a civic space as a focus for community activity and amenity.

Any proposed development should include for a spatial framework having regard to guidance set out in Chapter 8 and will be required to consider the following:

- Development will be integrated within the overall district centre and proposals will be required to ~~respect~~ **protect** the amenity of the neighbouring school, demonstrate linkage with the wider neighbourhood area, the transport, pedestrian and cycle networks and linkage to the green network.
- Any development shall include for a high quality urban design
- Any design shall integrate the realigned link road of the N6 GCRR.
- **Any development shall adhere strictly to the development guidance provided for the West Outer Suburbs contained in the Urban Density and Building Heights Study.**

## Material Alteration No.

**A.145****Amend text in Section 10.23 Salthill as follows:**

In recognition of the importance of the Salthill promenade as a recreation and amenity resource and a tourist attraction, the Council will carry out a strategy for its **potential extension, its** long-term management and enhancement. The strategy will consider issues such as access, car parking, support facilities, surface treatment, landscaping and street furniture and supporting infrastructure for water based activities. It will build on improvements carried out following the storm damage in recent years. It will also complement the rehabilitation works proposed for the Blackrock diving tower and works to enhance accessibility for users of these facilities. In particular, it will consider the impacts of climate change and measures to ensure that this area is resilient to the challenges of extreme weather events. The strategy will be required to comply with the outcomes of the Coirib go Cósta Galway City Flood Relief Scheme being advanced by the City Council in conjunction with the OPW.



## Material Alteration No.

A.146

**Amend text in Section 10.26 Murrough LAP as follows:**

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. **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.

## Material Alteration No.

A.147

**Amend Policy 10.2 Strategic Regeneration and Opportunity Sites to insert new policy (2).**

Policy 10.2 Strategic Regeneration and Brownfield <b>Opportunity</b> Sites	
2.	Give priority to the development of the strategic Regeneration and Opportunity sites in line with core strategy, in particular to deliver new residential neighbourhoods, on lands supported by a number of land use zonings including CC and CI, as referenced in the land use zoning objectives in Chapter 11.



## Material Alteration No.

A.148

**Amend Policy 10.3(4) Salthill as follows:**

Policy 10.3 Salthill	
4	Continue to improve the amenity recreational quality of the area through the preparation of a strategy for the long-term management, <del>and enhancement</del> <b>and extension</b> of the promenade and by the implementation of environmental and coastal improvement schemes. This shall include for appropriate flood risk assessment and management measures.

Material Alteration No.

A.149

Amend Specific Objective 10.27 (3) as follows:

Section 10.27 Specific Objectives	
Headford Road Area	
3	Prepare a Local Area Plan for the Headford Road area (south of the Bodkin junction) <b>within the period of the plan.</b>

Material Alteration No.

A.150

Amend Specific Objective 10.27 to include new Specific Objective 5 A as follows:

10.27 Specific Objectives	
Regeneration and Opportunity sites	
5A	Master plans, spatial frameworks and development proposals for the Ceannt Quarter, Inner Harbour, Nuns Island, Royal Tara Site, Shantalla Road and Eyre Square East Regeneration and Opportunity sites shall have regard to archaeological and cultural heritage and be informed by archaeological baseline studies and impact assessments and Policy 5.2 Protected Spaces: Sites of European, National and Local Ecological Importance.

Material Alteration No.

A.151

Amend Specific Objective 10.27 (7) as follows:

10.27 Specific Objectives	
Salthill	
7	Carry out an environmental improvement scheme for Salthill <b>including for the upgrade of the Promenade.</b>

Material Alteration No.

A.152

Amend Specific Objective 10.27 (11) as follows:

10.27 Specific Objectives	
Murrough	
11	Prepare a Local Area Plan for Murrough <b>within the period of the this plan.</b>

Material Alteration No.

**A.153**

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**Specific Objective**

Amend Figure 10.6 Nuns Island Masterplan Area to include the Bish site in the Nuns Island Masterplan Area and amend the land use and specific zoning objectives map.

(Site outlined in red)



Material Alteration No.

A.154

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**Specific Objective**

Amend Figure 10.8 Seamus Quirke Regeneration Site to extend Seamus Quirke Regeneration Site and amend the land use and specific objectives zoning map.

(Site outlined in red)



## Material Alteration No.

A.155

**Omit 10.15 Arch Motors Opportunity Site Heading and Text and Figure 10.13 Arch Motors Opportunity Site**

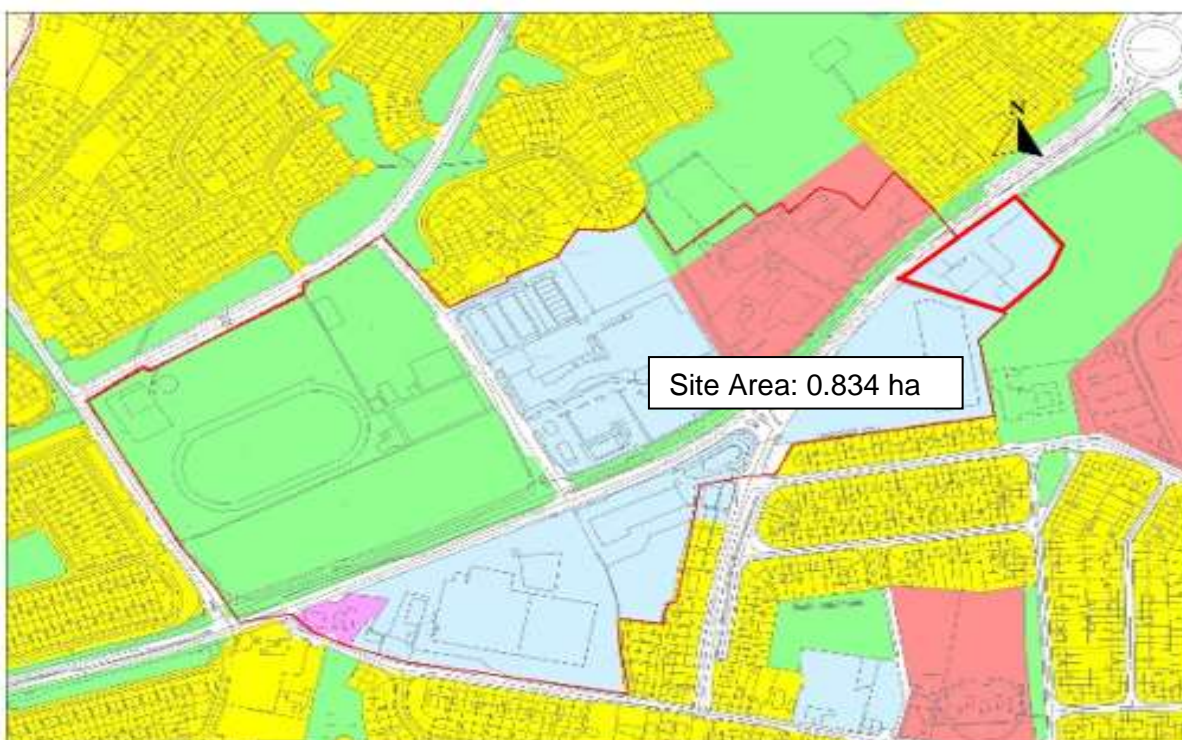
This site of 0.84 hectare is located along the Seamus Quirke Road adjacent to the Westside district centre. It has capacity for redevelopment for a residentially led mixed use scheme, in view of the advantaged location, being proximate to key facilities, along a public transport corridor and adjacent to park facilities. Any redevelopment should include for a spatial framework which will be required to include for measures to support the designation of the wider area as a pilot decarbonisation zone.

## Material Alteration No.

A.156

**Specific Objective**

Extend Westside district centre - Fig 10.22 to include Arch Motors Site outlined in dark red below.





## Chapter 11: Land Use Zoning Objectives and Development Standards and Guidelines

### Part A - Land Use Zoning Policies and Objectives

#### 11.2 Land Use Zoning General

Material Alteration No.

##### A.157

**Amend text in Section 11.2.1 Institutional and Community (CF) Land use zoning objective as follows:**

CF lands south of the railway line at Renmore occupied by the Defence Forces comprising approximately 9 hectares. The Council will consider the development of these lands for institutional, amenity or community facilities use either by the Defence Forces or another institution and will not permit residential, commercial or industrial development. **Any development shall not impact on lands which have been identified as at flood risk and a site specific flood risk assessment will be required as part of any development proposal.**

Material Alteration No.

##### A.158

**Amend Section 11.2.5 Industrial I Land Use Zoning Objective- specific development objectives for a number of I zoning throughout the city as follows:**

- Lands zoned I at Lough Atalia between the railway line and the seashore comprising of approximately 16.2 hectares. Development on this site will be limited to activities relating to Galway Port expansion and industries which must be located adjacent to the harbour for a viable existence, provided however, that the processes involved are environmentally acceptable and do not interfere with the residential amenity of nearby housing developments. **Such activities can include for enterprises associated with the sustainable energy sector supporting the supply chain activities of the offshore renewable energy sector, including green hydrogen and appropriate low emission industries. Any development shall not impact on lands which have been identified as at flood risk and a site specific flood risk assessment will be required as part of any development.**

Material Alteration No.

##### A.159

**Amend Section 11.2.6 Commercial/Industrial CI Land Use Zoning Objective and insert text as follows:**

#### 11.2.6 Commercial/Industrial CI Land Use Zoning Objective

To provide for enterprise, light industry and commercial uses other than those reserved to the CC zone	
Uses which are compatible with and contribute to the zoning objective, for example	<ul style="list-style-type: none"> <li>– Warehousing/Storage</li> <li>– Retail of a type and of a scale appropriate to the function and character of the area</li> </ul>



	<ul style="list-style-type: none"> <li>– Specialist offices</li> <li>– Offices of a type and of a scale appropriate to the function and character of the area</li> <li>– Light Industry</li> <li>– Accommodation for the Traveller Community</li> <li>– Childcare facilities</li> <li>– Community and cultural facilities</li> <li>– Allow for development of Regeneration and Opportunity Sites in accordance with the provisions of Chapter 10 and Policy 10.2 Strategic Regeneration and Opportunity Sites, particularly where it is identified to provide for mixed use development which includes for residential.</li> </ul>
Uses which may contribute to the zoning objectives, dependent on the CI location and scale of development, for example:	<ul style="list-style-type: none"> <li>- General industry (small scale)</li> <li>- Service retailing</li> <li>- Residential content of a scale that would not unduly interfere with the primary use of the land for CI purposes and would accord with the principles of sustainable neighbourhoods outlined in Chapter 3. Exceptions can be accommodated on publically owned lands on the Regeneration Sites at Headford Road and Sandy Road which can provide predominantly for residential uses in accordance with national housing policy.</li> <li>- Offices</li> <li>- Car parks (including heavy vehicle parks)</li> <li>- Waste management facility</li> <li>- Public transportation facility</li> <li>- Public utilities</li> <li>- Outdoor recreation</li> <li>- Commercial leisure/indoor recreation</li> </ul>

## Material Alteration No.

## A.160

The following are specific development objectives for a number of CI zones throughout the city:

- CI zoned lands on Monivea Road (Radharc Na Greine Site). Residential development on the full extent of this CI zoned land will be considered. ~~The density of any residential development on this site will have regard to the surrounding~~

~~context.~~ The density and height of any proposed development on this site should align with existing overall Radharc Na Greine Development.

Material Alteration No.

A.161

**Amend Section 11.2.8 Residential R and Low Density Residential LDR Land Use Zoning Objectives as follows:**

**11.2.8 Residential R and ~~Low Density LDR~~ Residential R2 Land Use Zoning Objectives**

<p>Zoning Objective R</p> <p>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.</p> <p>Zoning Objective <del>LDR</del> Residential R2</p> <p><del>To provide for low density residential development which will ensure the protection of existing residential amenity.</del></p> <p>To provide for sensitive residential infill where such infill will not have an impact on the environmental and visual sensitivities in the area, including those in particular the subject of Policy 5.2 and where such infill can be assimilated satisfactorily through design, layout and amenity impact in a manner that does not detract from the character of the area.</p>	
<p>Uses which are compatible with and contribute to the zoning objective, for example</p>	<ul style="list-style-type: none"> <li>– Residential</li> <li>– Residential institution</li> <li>– Outdoor recreational use</li> <li>– Accommodation for the Traveller Community</li> <li>– Local shops, local offices, licensed premises, banks and other local services</li> <li>– Buildings for education</li> <li>– Childcare facilities</li> <li>– Buildings for the care of the health, safety or welfare of the public</li> <li>– Buildings for community, cultural or recreational use</li> </ul>
<p>Uses which may contribute to the zoning objectives, dependent on the R and <del>LDR</del> Residential R2 location and scale of development, for example:</p>	<ul style="list-style-type: none"> <li>– Hotel, Guesthouses, Hostels and B&amp;Bs</li> <li>– Part conversion or extension of private residence to home office, childcare facility or small enterprises by the occupier of the dwelling, at a scale as would not unduly interfere with the primary use of the dwelling or prevailing residential amenity</li> <li>– Places of worship</li> <li>– Public utilities</li> </ul>

## Material Alteration No.

## A.162

**Amend Section 11.2.8 Specific Development Objectives for a number of LDR **R2** lands to omit small maps and delete text as follows:**

*The following lands zoned LDR have the following specific development objectives, subject to design, environmental assessments, water and wastewater services and traffic safety. Communal open space and recreational facilities may be a requirement in certain circumstances:*

**The following are specific development objectives for a number of LDR Residential R2 zones throughout the city:**

- LDR **Residential R2** lands at Coolagh Road, opposite Crestwood. Development shall be limited to one house only.
- LDR **Residential R2** lands at the junction of Gentian Hill. Development on these lands shall not exceed a density of 13 houses per hectare and shall be restricted to single storey dwellings. **One house only shall be open to consideration on the remainder of the undeveloped lands. The design of the development shall have a low profile ridge line which shall not exceed the ridge height of the adjoining development to the east.**
- LDR **Residential R2** lands comprising of approximately 0.47 hectares at Quarry Road, Menlo north of Menlo village end. Development shall be limited to one house only.
- LDR lands comprising of 4.68 hectares at Cappagh Road, Cappagh. Development of these lands shall generally have a maximum density of 2.5 houses to the hectare

**Omit ~~Fig 11.10 Curragreen LDR~~**



- Development shall generally have a maximum density of 5 houses to the hectare.
- ~~Where possible hedgerows and stone walls shall be retained, and supplemented by appropriate landscaping.~~

**Omit ~~Fig. 11.11 LDR Old Dublin Road~~**



- Development shall generally have a maximum density of 5 houses to the hectare.
- ~~House design shall be single storey, dormer or have a low profile ridge line.~~
- ~~Where possible hedgerows and stone walls shall be retained.~~

Omit ~~Fig11.12 LDR 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. This layout will have regard to the areas zoned RA, the tree coverage, the existing pillars and stone walls.~~
- ~~Development will only be considered where it accords with strategic main drainage proposals.~~

Omit ~~Fig. 11.13 LDR Roscam Pitch and Putt 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.~~
- ~~This layout will have regard to the sylvan character of the site and where appropriate the protection of existing trees and the Roscam Folly.~~
- ~~Development will only be considered where it accords with strategic main drainage proposals.~~

Insert specific development objective

- Residential R2 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 program for investment.

Omit ~~Fig. 11.14 LDR Roscam Village~~



- ~~Development shall generally have a maximum density of 5 houses to the hectare.~~
- ~~Where possible hedgerows and stonewalls shall be retained.~~
- ~~Protected views shall be preserved and shall have regard to the protected status of existing archaeological structures.~~

Omit ~~Fig. 11.15 LDR Doughiska~~



- ~~• Development shall generally have a maximum density of 5 houses to the hectare.~~
- ~~• Where possible existing hedgerows, trees and stone walls shall be retained.~~
- ~~• Any development shall accord with all GTS proposals.~~

Omit ~~Fig. 11.16 LDR 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.

Omit ~~Fig. 11.17 LDR Parkmore~~



- ~~• Development shall generally have a maximum density of 5 houses to the hectare.~~
- ~~• Where possible hedgerows and stone walls shall be retained.~~

Omit ~~Fig. 11.18 LDR Tuam Road~~



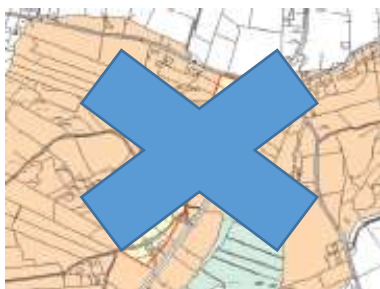
- ~~• Development shall have a maximum density of 5 houses to the hectare and shall only be considered following agreement on an overall layout of the area and shall be consistent with the N6 GCRR designed strategic road corridor.~~
- ~~• Residential development on the higher slopes shall, by means of layout and design, assimilate into the topography of the site and protect the ridge view.~~
- ~~• Development will only be considered where it accords with strategic main drainage proposals.~~

**Omit Fig.11.19 LDR Carraig Ban**



- Any infill development or extensions shall have regard to the existing pattern of development.

**Omit Fig.11.20 LDR Ballindoooley**



- In order to maintain the established character of the area, development shall generally not exceed a density of 5 houses to the hectare.
- Where possible hedgerows and stone walls shall be retained.
- The site outlined in black (0.29 hectares) shall be reserved for the provision of community, recreational, educational and heritage facilities and car parking relating to these facilities.

**Insert specific development objective**

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

**Omit Fig.11.21 LDR Chestnut Lane and Barnacranny**



- Development shall generally have a maximum density of 2.5 houses to the hectare.
- Where possible hedgerows and stone walls shall be retained.
- On Site A, an exception shall apply where a maximum density of 5 houses to the hectare shall be considered. Any development on Site A shall assess and take into consideration the ecological importance of these lands.

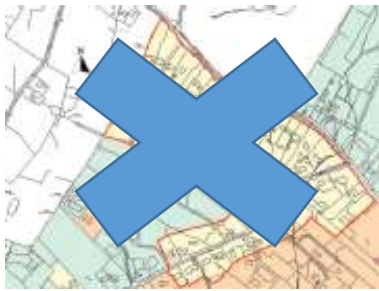
**Omit Fig.11.22 LDR at Circular Road**



- Development shall generally have a maximum density of 5 houses to the hectare.
- Where possible hedgerows and stone walls shall be retained.
- Development on Site A (0.5 hectares): A maximum of 3 houses shall be open for consideration on this site

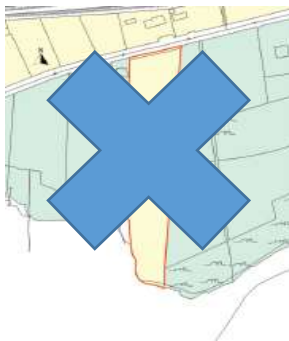


Omit ~~Fig.11.23 LDR Ballagh~~



- ~~Development shall generally have a maximum density of 5 houses to the hectare.~~
- ~~Where possible hedgerows and stone walls shall be retained.~~

Omit ~~Fig. 11.24 LDR Roscam: Coast Road~~



Amend specific development objective

- **Residential R2 lands at Roscam, south of the Coast Road.** Development shall be restricted to ~~two~~ **one** houses only, reserved for the use of immediate family members.
- ~~Development shall have regard to the existing pattern of development and the visual and environmental sensitivity of the site.~~

Omit ~~Fig. 11.25 LDR Murrough~~



- ~~Development shall have a maximum density of 5 houses to the hectare.~~
- ~~Development shall have regard to the existing pattern of development and shall be subject to amenity and environmental considerations.~~

Omit ~~Fig. 11.26 LDR Coolagh~~



Amend specific development objective

- **R2 lands at Coolagh.** Development shall generally have a maximum density of 2.5 houses to the hectare.
- **Protect the Masspath including the original pre famine stone boundary walls and integrate this masspath into any development layout while preserving its historical integrity.**



Omit ~~Fig. 11.27 LDR East of Castlegar NS~~



Amend specific development objective

- **R2 lands East of Castlegar NS.** Development shall generally have a maximum density of ~~2.5~~ **5** houses to the hectare. Any development shall be consistent with the N6 GCRR Strategic Road.

Omit ~~Fig. 11.28 LDR Castlegar Road, Castlegar~~



Amend specific development objective

- **Residential R2 lands at Castlegar to the north west of Castlegar NS.** Development shall be restricted to ~~three~~ **five** houses only, reserved for the use of immediate family members of the landowner. Any development shall be consistent with the N6 GCRR Strategic Road.  
*To be read in conjunction with proposed material alteration A. 33.*

Omit ~~Fig. 11.29 LDR Quarry Road, Menlo~~



Amend specific development objective

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

Omit ~~Fig. 11.30 LDR Roscam~~



Amend specific development objective

- **Residential R2 lands at Roscam Village. Family lands defined as site A and site B in details submitted in planning application reference 18/44.** Development ~~on each site outlined in red~~ shall be restricted to two houses only, reserved for the use of immediate family members of the landowner.
- **Residential R2 lands at Roscam Village. Lands defined by planning application reference 20/345 and the adjoining Residential R2 lands to the north.** Development ~~on each site~~ shall be restricted to two houses only, reserved for the use of immediate family members of the landowner.

**Fig. 11.31 LDR West of Coolagh Road, Coolagh**



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

## Chapter 11 Part B - Development Standards

### General Development Standards and Guidelines

#### Material Alteration No.

##### A.163

**Amend Section 11.3.1 Outer Suburbs (a) General** as follows (p.295- 9<sup>th</sup> bullet point)

Except where the Design Standards for New Apartments - Guidelines for Planning Authorities 2020 apply, ~~generally a plot ratio of 0.46:1 for new residential development shall not normally be exceeded.~~ residential density shall accord with the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (DECLG, 2009). Consideration ~~for a higher plot ratio~~ for higher density development will only apply where developments include for exceptional design and demonstrate high sustainability principles and where existing residential amenity is protected.

#### Material Alteration No.

##### A.164

**Amend Table 11.2: Indicative Examples of Recreational Facilities for Different Sizes of Residential Developments** as follows:

Number of Residential Units	Examples of Recreational Facilities
0-10	<del>No recreation facility required but green infrastructure at a minimum</del> Informal play areas with seat and natural features at appropriate scale to amenity and recreational facility and to include green infrastructure
11-20	<del>Seating, Picnic infrastructure, informal play areas</del> Natural play equipment/natural play area, teen area with seating, picnic infrastructure
21-50	<del>Play Equipment, Kick About Area, Formal Garden</del> Small playground, kick about area, landscaped garden/small park
51-100	<del>Skateboard Facility, Bowling Green, Basketball Court</del> MUGA, outdoor gym, self-directed play (may include skateboard or other equipment)
100+	<del>Play Ground, Playing Pitch, Formal Park</del> Large playgrounds for all ages, playing pitch, landscape park

#### Material Alteration No.

##### A.165

**Amend Section 11.3.1 Outer Suburbs (d) Overlooking** as follows:

- Residential units shall **generally** not directly overlook private open space or land with development potential from above ground floor level by less than 11 metres minimum.

## Material Alteration No.

## A.166

**Amend 11.3.1 Outer Suburbs (f) Distance between Dwellings for New Residential Development as follows:**

- The distance between side gables and side boundaries of dwellings shall **generally** be a minimum of 1.5 metres.
- Within all other residential developments, including apartment buildings and large dwellings, (greater than 200m<sup>2</sup>), the distance between buildings shall **generally** be greater unless deemed acceptable under specific site **performance based criteria**, this is to provide a good layout and context for the development.

## Material Alteration No.

## A.167

**Amend text in Section 11.3.1(g) Car Parking Standards as follows:**

Group car-parking spaces shall not be allocated to individual residential units **within residential developments and such grouped car-parking spaces shall be made available for all inhabitants/ visitors of the development.**

## Material Alteration No.

## A.168

**Amend Section 11.3.2 Established Suburbs section 11.3.2 (b) Amenity Standards** by including for text in green

Shall be as per Outer Suburbs except in certain circumstances where the established form and layout would deem a reduction in these standards appropriate, in the interests of sustainability, architectural quality and urban design. **These will be assessed on performance based criteria.**

## Material Alteration No.

## A.169

**Amend Section 11.7.1 Plot Ratio** to omit text (strikeout) and include for additional text as shown in green

In the lands zoned 'R' and directly adjoining Toft Park ~~a relaxation of the maximum plot ratio figure of 0.46:1 may be considered~~ **residential density shall accord with the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (DECLG, 2009). Maximum densities shall be achieved** only where the other residential amenity standards have been complied with, and where the development is of a scale and height appropriate to its high profile setting.

## Material Alteration No.

A.170

**Amend Section 11.9 Commercial and Industry 11.9.1 General as follows:**

- Adequate provision shall be made for storage of goods and materials within the building. Where such space is not provided such goods and materials, if they are to be stored outside, shall be stored in a designated storage area.
- **Infrastructural requirements with respect to water will require evidence to be provided by the developer of consultation with Irish Water prior to applying for planning permission to ensure that adequate water services will be available to service the development and that existing water services will not be negatively impacted.**
- Surfaces within the curtilage of industrial/commercial sites shall be of hard wearing, dust free and durable material.

## Material Alteration No.

A.171

**Amend Chapter 11 Part B Development Standards - General Development Standards and Guidelines by adding an additional heading 'Urban Development and Building Height' after 11.9.****Urban Development and Building Height**

With respect to building height, developments shall specifically have regard to the Galway Urban Density and Building Height Study (2021) which sets out the framework for density and building height in the city. Part D Spatial Strategy outlines the potential for appropriate building densities and heights for new development in each geographic zone and sub zone of the city.

## Material Alteration No.

A.172

**Amend Section 11.10.2 Electrical Vehicle (EV) Parking as follows:**

EV recharging infrastructure ~~is required under~~ **shall meet the requirements of Statutory Instrument No. 393/2021 - European Union (Energy Performance of Buildings) Regulations 2021.** ~~the EU Energy Performance Regulations, 2021. These regulations require the~~ **are the** minimum standards for EV charging points and infrastructure.

~~1) Installation of recharging points for EV for both, new buildings and existing buildings undergoing major renovations for more than ten car parking spaces and ducting infrastructure (consisting of conduits for electric cables) for at least one in every 5 car parking spaces to enable the subsequent installation of recharging points for electric vehicles.~~ **New buildings or buildings undergoing major renovations (other than a dwelling) shall install at least one recharging point and ducting infrastructure for at least one in every 5 car parking spaces to enable the subsequent installation of recharging points for electric vehicles.**

**2) New buildings or buildings undergoing major renovations (containing one or more than one dwelling), which has more than 10 car parking spaces, shall install ducting infrastructure for each car parking space to enable the subsequent installation of recharging points for electric vehicles.**

- 2) 3) For an existing building (other than a dwelling) with more than 20 car parking spaces, one, or more, recharging points will be required to be installed, before 1 January 2025.
- 3) 4) New dwellings with on-site car parking should be developed with appropriate infrastructure (ducting) that enables future installation of a charging point for EVs.
- 4) 5) Publicly accessible EV parking spaces should be clearly marked and be capable of communicating usage data with the National Charge Point Management System. EV parking spaces for disabled spaces should also be included developments.
- 5) 6) Electric car charging points – 10% of communal and private spaces shall be adapted and suitable for Electric car (EV) chargers.

The city will also install additional **Council will also endeavour to install additional** EV charging points for public spaces throughout the city having regard to the sensitivity of the locations. The Council ~~will work~~ **are committed to work** in conjunction with ESB networks and other service providers in the provision of charging points in public areas in the city, to ensure there are appropriate levels of electric charging infrastructure in place, including at public transport interchanges.

#### Material Alteration No.

#### A.173

#### Amend Section 11.10.3 Travel Plans as follows:

In line with the threshold indicated in the Department of Transport's ~~Smarter Travel A Sustainable Transport Future 2009-2020~~ **National Sustainable Mobility Policy** and NTA guidance Achieving Effective Workplace Travel Plans – Guidance for Local Authorities, **the Council requires local transport plans to be prepared for all large development proposals. Transport plans may also be requested** if an existing or proposed development has the potential to employ over 100 people. Travel Plans are also required for all schools and for residential developments of 100 dwellings or more.

#### Material Alteration No.

#### A.174

#### Amend Section 11.10.3 - Travel Plans after 3<sup>rd</sup> paragraph as follows:

**Complementary measures such as Area Based Transport Assessments (ABTA) and Traffic and Transport Assessments (TTA) are required for Local Area Plans (LAP's) and can also be considered on Masterplans and Framework Plans, where the scale of development determines the need for integrated land use and transport planning policies. A Traffic and Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development or re-development, with an agreed plan to mitigate any adverse consequences and should be carried out in accordance with Traffic & Transport Assessment Guidelines PE-PDV-02045 May 2014. The preparation of ABTAs, includes for an assessment process focused on understanding transport needs and land use integration, used in the preparation of Local Area Plans, planning schemes and masterplans and shall be carried out in accordance with Area Based Transport Assessment (ABTA) Guidance Notes PE-PDV-02046 April 2018 and supplementary ABTA How to Guide, Guidance Document, Pilot Methodology (2021). There shall also be a requirement for the principles of DMURS to be applied to Local Area Plans, Masterplans and Framework Plans taking into account street design based on the street classification and measures for cyclist and pedestrians to promote placemaking as set out in Section 11.3.1 (b) of the plan.**

## Material Alteration No.

**A.175**

Amend Section 11.10.4 Cycle Parking as follows:

In developments, where appropriate, a minimum of one cycle stand per 20 car spaces or over shall be provided. For every additional 50 car parking spaces, an additional cycle stand should be provided. Each cycle stand should accommodate a minimum of five bicycles. Cycle parking must be sheltered where appropriate.

For commercial developments, the number of cycle stands shall be equivalent to 25% of the number of car parking spaces. If the development has reduced car parking spaces, **the amount of spaces at a minimum shall meet the cycle parking space requirements in accordance with Section 5.5.7 of the National Cycle Manual 2011, or any forthcoming replacement to these standards**, unless otherwise agreed in writing with the Planning Authority and shall be located close to entrance points.

**Provisions for cycle parking shall also be made at community centres, sports grounds and other recreational facilities and business centres. Inclusivity and accessibility should be considered in the design and location of all cycle-parking. In developments with more than 20 cycle-parking spaces, a minimum of 10% of spaces should be provided, until superseded by the update of the National Cycle Manual, which are family and disability friendly, with spaces configured to accommodate cargo-bikes, tricycles, bikes with trailers, recumbent bikes and other non-standard cycles.**

**All on-street stands or racks should be capable of performing the basic functions of supporting the bicycle and protecting it against theft or vandalism. Off-street storage/parking facilities should provide adequate shelter, lighting, safety and security, ease of access and egress, and an appropriate level of supervision. As such, publicly accessible cycle parking should be of Sheffield stand type; wheel-gripper racks or similar are not acceptable for publicly accessible cycle parking. Where high-density cycle parking is provided in a secure location, stacked cycle parking may be acceptable provided it is easily used and secure."**

## Material Alteration No.

**A.176**

**Amend Section 11.19 Green Design & Surface Water/SuDS as follows:**

New development shall consider the use of innovative design features in buildings including Green roofs, walls and roof gardens. These are important measures in the control of surface water runoff, providing thermal insulation, enhancing biodiversity and promoting a varied cityscape. Development proposals which include any of the above elements shall be accompanied by details of construction techniques, long-term viability, maintenance and management, prepared by a suitably qualified landscape designer.

Development proposals will be required to be accompanied by a comprehensive SuDS assessment that addresses run-off quantity, run-off quality and its impact on the existing habitat and water quality and will have regard to guidance set out in Planning for Watercourses in the Urban Environment (IFI 2020) **and Nature Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document' (DHLG) (November 2021).**



Material Alteration No.

**A.177**

**Amend Section 11.30 Climate - Scheme Sustainability Statements in paragraph 2 as follows:**

All planning applications involving developments of 25 or more homes or over 500sqm of gross retail, commercial/office development in urban areas; or enterprise and employment developments over 1,000m<sup>2</sup> gross **and other projects, as deemed appropriate** should be accompanied by a Scheme Sustainability Statement.

Material Alteration No.

**A.178**

**Amend Section 11.33 Invasive Alien Species as follows**

On development sites, where invasive species are present, a control and management program for the protection against the particular invasive species, will be required as part of the planning process to **comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477/2011).**

Material Alteration No.

**A.179**

**Amend Section 11.34 Ecological Impact Assessment (EclA) to include text in green**

An Ecological Impact Assessment (EclA) will be required to be undertaken for **proposed developments likely to impact on locally important natural habitats and wildlife corridors**, developments proposed in areas that support, or have the potential to support, protected species or features of biodiversity importance, and that appropriate avoidance and mitigation measures are incorporated into all development proposals where the requirements of section 11.32 do not apply.

Material Alteration No.

**A.180**

**Insert new Section 11.35 in Chapter 11 part B Development Standards and Guidelines as follows:**

**Section 11.35 Residential Care Homes, Retirement Homes, Nursing Homes, Retirement Villages and Assisted Living Accommodation**

The City Council supports the provision of accommodation to meet the needs of an aging population. Such accommodation should preferably be integrated into the existing neighbourhoods and at locations that are well served by local services, community facilities and public transport links.

Proposals for such development should take into consideration the following:

- The location and accessibility to local services and the proximity to the pedestrian network and existing or planned public transport corridors;
- The potential impact on the character and amenities of the area;

- The Health Information and Quality Authority (HIQA) National Standards for Residential Care Settings for Older People in Ireland (July 2016), and any successor document;
- Standards set out in the Statutory Instrument No. 293 of 2016, Health Act 2007 (Care and Welfare of Residents in Designated Centres for Older People) Regulations 2016;
- The provision of good quality, appropriately sized "and designed" open space and communal amenity facilities.
- The adequacy of off-street parking.

Material Alteration No.

**A.181**

**Insert new Section 11.36 in Chapter 11 part B Development Standards and Guidelines as follows:**

**Section 11.36 Age Friendly Housing**

The City Council supports an age-friendly approach to new and existing residential development in the city. Proposals for residential development should consider the future proofing of units for an aging population. The following documents and guidelines should be taken into consideration in any development proposal:

- Housing Options for Our Ageing Population- Policy Statement (DHPLG and DH) (2019);
- Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home (Age Friendly Ireland); Age Friendly Homes Rating Checklist Age Friendly Homes Rating Tool June 2021(Age Friendly Ireland).

## APPENDICES

Material Alteration No.

**A.182**

**Amend Appendix 1 by committing to the following range of implementation and monitoring regime to be included for in Appendix 1 following completion of the plan making process.**

Appendix 1 - Implementation and Monitoring will include for a comprehensive list of indicators to be monitored in accordance with best practice, including Development Plans - Guidelines for Planning Authorities (July 2022), with the objectives within the National Planning Framework, Regional Spatial and Economic Strategy, Galway Metropolitan Area Strategic Plan and Galway Transport Strategy in addition to the SEA and UNSDG's in order to assess the success with which the development plan is being implemented.

Material Alteration No.

**A.183**

**Amend Appendix 2- Statement of Compliance with Ministerial Guidelines, Table – Section 28 Guidelines as follows:**

The Planning System and Flood Risk Management- Guidelines to Planning Authorities and Technical Appendices (2009) and [Planning Circular PL02/2014 Flood Guidelines](#).

Material Alteration No.

**A.184**

### **Appendix 5 – Infrastructure Assessment**

It is proposed to include a broad Infrastructure Assessment as outlined below.

## **Appendix 5**

### **Infrastructure Assessment**

## **Tiered Approach to Land Zoning – Infrastructure Assessment**

This section supports the Galway City Development Plan with respect to the availability of strategic infrastructure to ensure that the zoned lands have capacity for development over the lifetime of the plan in accordance with Appendix 3 of the National Planning Framework which sets out an approach for zoning lands as described hereunder.

### **Tiered Approach to Land Zoning**

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

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

The CDP may include zoned lands which cannot be serviced during the lifetime of the Plan, by reference to the infrastructural assessment of the Planning Authority. This means that they cannot be categorised as either Tier 1 lands or Tier 2 lands, as per the above and are not developable within the Plan period. This has been the situation for the City Plan. The reasoning for this has been included for in the Core Strategy section (Chapter1) and clarity given that these lands are not included within the Core Strategy for calculation purposes. Essentially these are 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 such as Ardaun LAP Phase 2 (North). These lands are not scheduled to be fully supported by infrastructure before 2029, but it is important that there is some context given to the lands to provide for a strategic settlement portion of NPF/RSES/MASP 2040 population delivery and to coordinate with a longer term infrastructure investment guide.

The following section sets out the strategic enabling infrastructure requirements in particular for Tier 2 lands in the city. The assessment focuses on the provision of infrastructure that is considered to be strategic in nature. The delivery of minor and/or local level infrastructure may be delivered through general local authority operational works, operational works of a service provider or developer-led and co-ordinated through the development management process. The assessment does not comprise an exhaustive list of requisite infrastructures across the city and while it is intended to inform and guide it is not to be relied upon solely in the development management purposes.

The full extent of requisite enabling infrastructure will continue to be assessed through the development plan period and during the development management process. The delivery of some of the strategic infrastructure projects although

scheduled within timelines can also be reliant on other factors such as consent processes and availability of capital and scheduling of construction but are nonetheless committed to by service providers/local authority.

In particular to note is that there are a number of ongoing strategic projects being implemented in the city. With respect to water and waste water there is generally adequate strategic provision within the city on a portion of undeveloped zoned lands on the east including (Ardaun LAP) where Irish Water is scheduled to provide enhancement through the Ardaun Wastewater Network Extension. Irish Water have scheduled a Drainage Area Plan to inform longer term servicing and needs of the city but this is not inhibiting current development. Irish Water will also be preparing a longer term - Greater Galway Area Drainage Strategy, this will inform the timeline for lands identified as Strategic Reserve that is beyond the period of the plan cycle. With respect to water supply while there is adequate capacity to meet the projected increase in population over the plan period works are ongoing on the– Terryland WTP Intake Works & Clifton Hill Rising Main which will secure and enhance supply into the longer term.

The strategic transport investment strategy is that included for in the GTS (Galway Transport Strategy). This plan aims to establish a more sustainable approach to address current and future transport requirements. This will include investment in walking, cycling and improved and more accessible public transport infrastructure. It also includes for a strategic orbital route that will by removing city centre traffic enable significant enhancement of sustainable modes in the city by reducing current congestion and increasing capacity for accommodation of improved public transport and sustainable modes on the network. Implementation of the GTS has an implementation strategy that spans 20 years from its inception in 2016 and is/will be continuously advancing throughout the plan period. As this is a strategic rolling plan the implementation of the GTS is considered to be complementary to the sustainability approach to in the plan and will facilitate both existing and future developments. Development on undeveloped zoned lands will be permissible in tandem with this roll out and does not warrant the inclusion of lands in Tier 2 relative to these projects

The Coirbe go Coiste Project, another ongoing strategic investment project in the city the main flood relief scheme will relieve the city from the risk of flooding from fluvial and tidal sources and protect currently developed lands and give additional enhancement to some zoned lands to maximise development capacity. This scheme is in the analysis and design stage and scheduled to be constructed during the currency of the plan period.

Less strategic infrastructural projects will be occurring throughout the plan period as part of the general annual operational plan that will include for enhancement of services to both existing and undeveloped zoned lands.

As indicated the NPF requires that the City Plan carry out an assessment of the required infrastructure to support any Tier 2 lands identified for development. The assessment is required to be aligned with the delivery program of relevant infrastructure providers. The following matrix sets out an assessment of the enabling

infrastructure in particular for Tier 2 lands. The assessment focuses on infrastructure that is considered to be strategic in nature. As previously stated the delivery of minor or more localised level of infrastructure will be delivered through operational works of a service provider, developer lead through development management or part of local authority operational plans. The process of preparing this infrastructure assessment is exclusively to inform but is not an exhaustive exercise nor to be relied upon as the only source of information for the development management process.

Tiered Approach to Land Zoning – Infrastructure Assessment								
Core Strategy Settlement / Location	Proposed Total Residential Unit Yield Y Est. pop capacity* P	Proportion of total residential unit yield attributed to Regeneration / Opportunity sites	Area (Ha) of which is specifically Zoned R residential	Wastewater Capacity	Water Capacity	Water Service Investment Program	Transport – Roads/Public Transport Infrastructure /Walking & Cycling infrastructure	Tier 1 / Tier 2
Outer Suburbs (West)	2070 (Y) 5175 (P)	150 (Y) infill	48	Adequate	Adequate	-----	Ongoing implementation of GTS Projects	Tier 1
Outer Suburbs (East)	2060 (Y) 5150 (P)	100 (Y) Opportunity / Infill	49	Adequate	Adequate	-----	Ongoing implementation of GTS Projects	Tier 1
Estab. Suburbs (West)	120 (Y) 300(P)	0	3	Adequate	Adequate	-----	Ongoing implementation of GTS Projects	Tier 1
Estab. Suburbs (East)	1,355 (Y) 3,387(P)	795 (Regen)	14	Adequate	Adequate	Ardaun Wastewater Network Extension – some lands only	Ongoing implementation of GTS Projects	Tier 1 (Part Tier 2)



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<b>Inner Residential Area</b>	250(Y) 625(P)	250 (Regen)	0	Adequate	Adequate	-----	Ongoing implementation of GTS Projects	Tier 1
<b>City Centre</b>	295(Y) 737 (P)	295 (Regen)	0	Adequate	Adequate	-----	Ongoing implementation of GTS Projects	Tier 1
<b>Ardaun</b>	500(Y) 1,250 (P)	N/A	Portion of zoned lands in LAP	Requires Investment	Requires Investment	Ardaun Wastewater Network Extension  Supplementary water supply infrastructure  Surface Water area drainage Scheme (non IW)	Ongoing implementation of GTS Projects	Tier 2
<b>Ardaun South (balance) and Ardaun North</b>	Not included in Core Strategy - development beyond period of the plan	-----	-----	Requires Investment	Requires Investment	Requires Investment	Ongoing implementation of GTS Projects. Additional strategic access	Strategic Reserve

\* Using an estimate of 2.5 per households noting that this not equivalent to population increase solely but also new household formations