



Review of Galway City Development Plan 2005-2011 and preparation of Draft Development Plan 2011-2017



Manager's Report on the pre-draft consultation process
under the Planning and Development Act 2000-2007

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Section 1 Introduction

Introduction

The Planning and Development Act 2000 Section 11, sets out the requirements in relation to the preparation of a Draft Development Plan. The first part of this process is the pre-draft stage, which is the current stage (see Fig.1 and Fig. 2). This phase specifically makes provision for public consultation at the very outset of the plan making process.

The Act specifies the requirements regarding the public consultation process which includes for public notification, public drop-in clinics and consultation with prescribed bodies and service providers. Within 16 weeks of the date of publication of the notice inviting submissions/observations, there is a requirement to prepare a Manager's Report for the Council.

The purpose of the Manager's Report is to **list** persons/bodies who made submissions/observations, give a summary of the issues raised in the submissions/observations indicate the **opinion** of the Manager regarding the issues raised and make **recommendations** regarding indicative policies that may be included in the draft Development Plan.

Following consideration of the report, the Member's of the Council may issue directions to the Manager regarding the preparation of the draft Development Plan. Any direction issued must take account of the statutory obligations of the local authority and any relevant policies or objectives of the Government or any Minister of the Government. The Manager is then obliged to comply with any directions issued. These directions should be given within approximately 10 weeks of the issuing of the report to the Council. It is anticipated that the likely date will be September 7th 2009 which is the first council meeting following the summer recess.

Pre-Draft Consultation

The pre-draft consultation period commenced on the Friday 27th February 2009 and ran for a period of 8 weeks up to the Wednesday 29th April 2009. Advertisements were placed in local newspapers, local radio and on the Council's website inviting written submissions/observations from the public and interested parties. Public Consultation Sessions were organised at different locations throughout the City to disseminate information to a wide body of people. In addition, a weekly drop-in clinic was held in the planning office for anyone seeking information on the Development Plan or wanting to make a submission. Information was also available from the general planning office.

Notice of intention to prepare a new Development Plan was also given to the bodies who are prescribed as consultees under the Planning Act.

In addition to the above a Background Issues Paper and leaflets entitled 'Guide to making a Development Plan' and 'Making a Submission to the Development Plan' were prepared and made available at the planning office, public meetings and on the Council's website. These documents although not statutorily required were prepared to ensure that adequate information was available to the public and all interested groups. A press release giving a summary of the procedures for making a Development Plan and information on the contents were circulated to local newspapers.

Public Consultation Sessions – Five public consultation sessions were held in four locations in the City – in the east, west, north and City Hall. (See Appendix 1). In order to encourage as wide an audience as possible all meetings were advertised extensively in the newspapers, on the radio and on the Council website.

The format of the public consultation sessions was the same for each location. Copies of the Background Issues Papers, Guides to the Development Plan / Making a Submission, selection of Maps, templates for making a submission, and other information were available. Information displays dealing with the procedures for making a Development Plan and the contents and topics of a Development Plan were exhibited. This format included opportunities for everyone in attendance to discuss issues with planning staff and ask questions. The nature of issues raised by attendees was similar to the issues raised in the written submissions.

Other Meetings/Consultations - Consultation meetings are being held with key stakeholders to canvass them for any relevant input and the main service/infrastructure providers to discuss plans and policies that might have a bearing on the Development Plan policy. This process is still ongoing and also includes for internal consultation within the City Council departments and with the adjoining authority Galway County Council. A list of stakeholders is given in Appendix 1. There are also a number of ongoing studies relating to demographics, housing requirements, densities, architectural conservation issues, landscape appraisals, recreational needs and ecological matters.

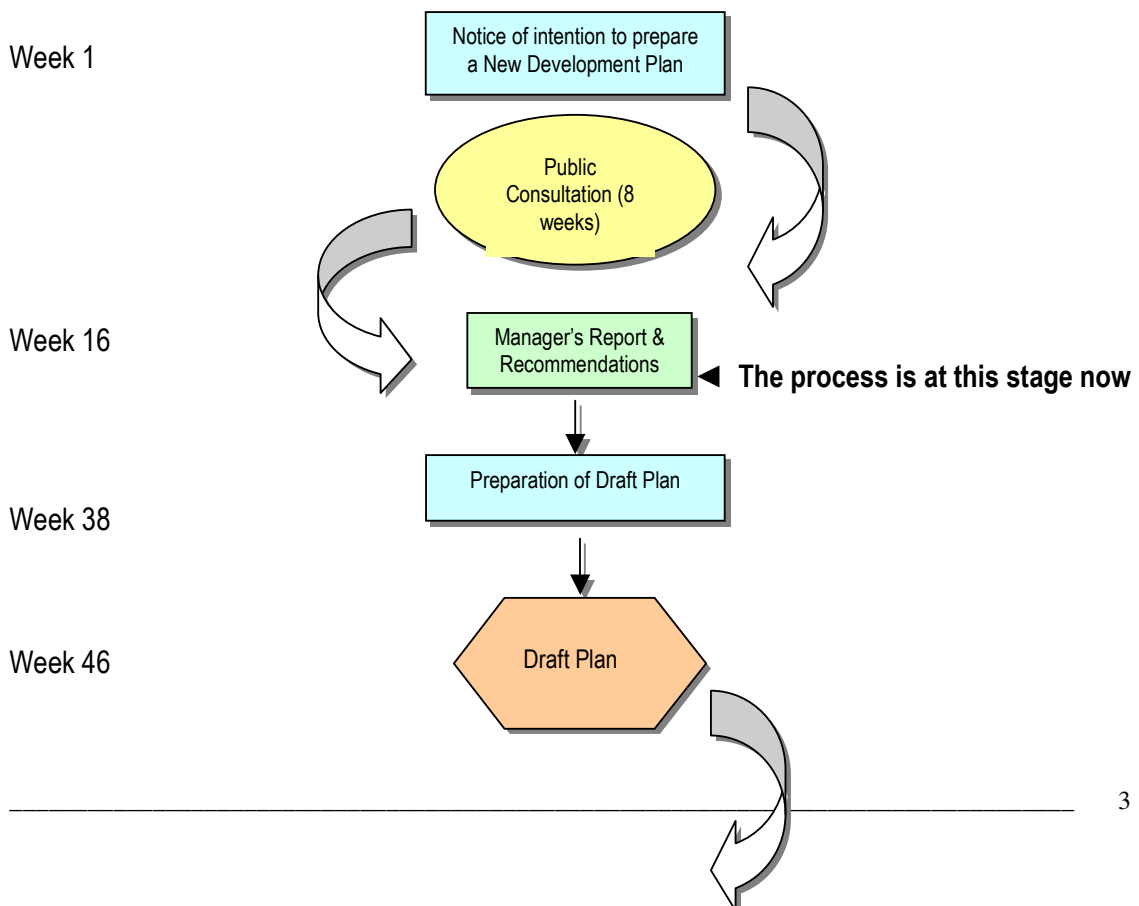
Written Submissions – A total of 165 written submissions were received. All of these submissions have been considered in the report. The submissions have been put onto the Council website. A copy of the CD-ROM which includes the submissions has been distributed to all the elected members. The list of the persons /bodies who made written submissions are in Appendix 1. The number of submissions and observations received reflects the strong interest in the plan-making process.

Strategic Environmental Assessment (SEA)

A Strategic Environmental Assessment (SEA) is being carried out in parallel with the review of the City Development Plan. An SEA is the formal evaluation of the likely significant environmental effects of implementing the City Development Plan before a decision is made to adopt the Plan. The process ensures that any potential environmental impacts are identified and assessed and this allows for

the development of sustainable policies and objectives. SEA is required by European law, which was transposed into Irish law under the Planning and Development (SEA) Regulations 2004. It is a mandatory and separate process, carried out in parallel with the review of the City Development Plan. An Environmental Report is prepared at the same time as the draft City Development Plan. In the Environmental Report, any submission received and consultations with environmental authorities are taken into account (See Appendix 4 for a summary of the SEA and the City Development Plan making process). This report will also be available to the council.

Fig.1 The Stages in the Development Plan Process



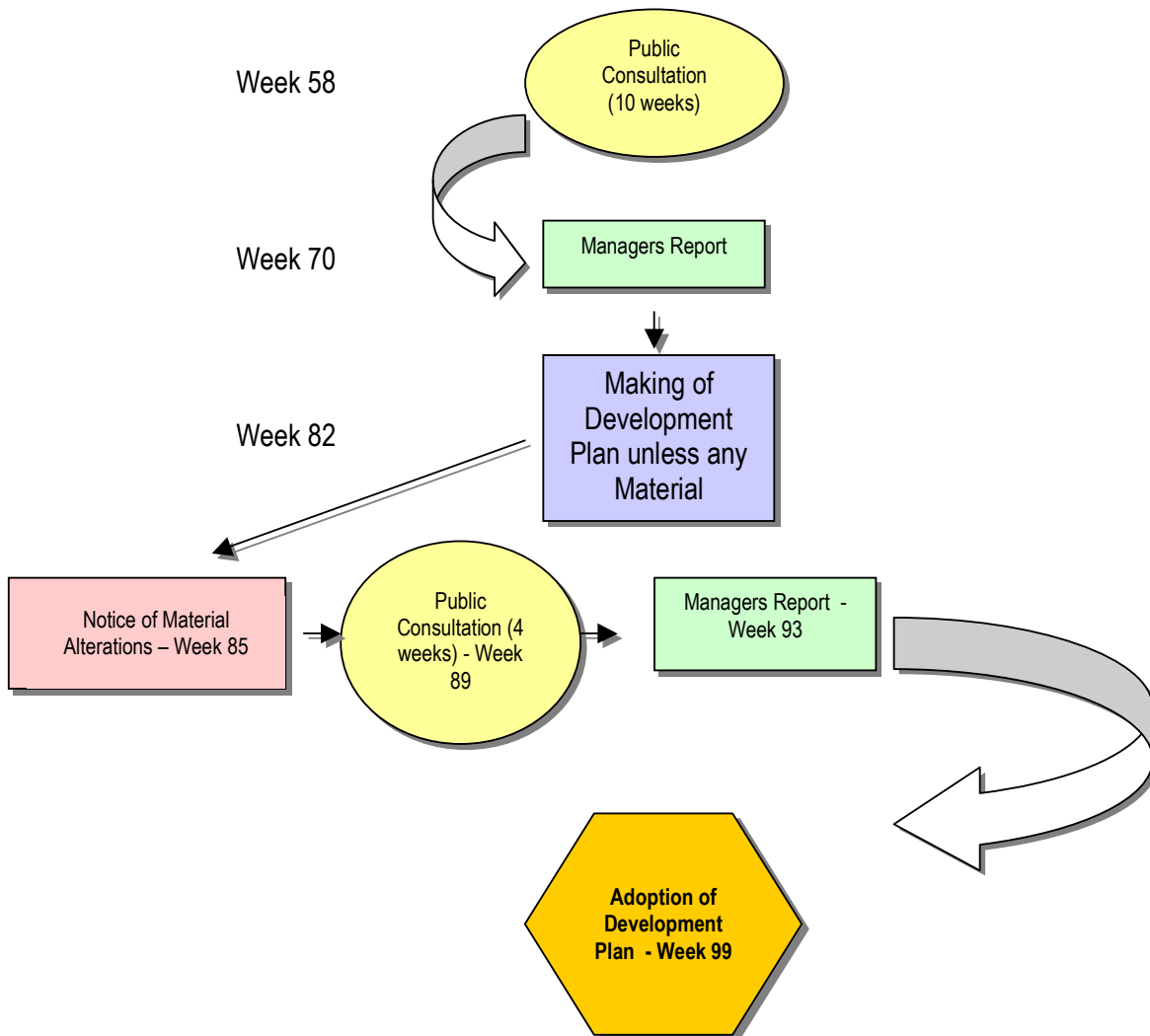


Fig. 2 Estimated dates for various stages

These dates may vary in accordance with city council meeting schedules

Date	Description	Week No.
27/02/09 (Fri)	Publish notice of intention to review City Development Plan. Invite submissions, consulted sectors, public etc.	Fourth Year 01
18/06/09 (Thurs)	City Manager submits report to members of the planning authority.	16
26/08/09 (Wed)	Council Members issue directions regarding Draft Plan preparation.	26

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17/11/09 (Tues)	City Manager submits completed Draft Plan to the members for their consideration.	38
11/1/10 (Mon)	The council members shall amend and adopt Draft Plan	46
22/1/10 (Fri)	Publish notice, display, refer and invite submissions and observations. Notify owner/occupier of protected structure or proposed protected structure.	48
02/04/10 (Fri)	End of display and submission date. (Not less than 10 weeks period of display could be longer was previously 12 weeks)	58
24/06/10 (Thurs)	City Manager submits a report to the members.	70
15/9/10 (Wed)	Council Members must have completed their consideration of the Draft Plan and report. They may accept or amend the Draft Plan and make the Development Plan.	82
05/10/10 (Tues)	If amendments are material alterations to the Draft Plan must publish notice, display and invite submissions.	85
2/11/10 (Tues)	End of display (not less than 4 weeks therefore could be longer) and submission date	89
29/11/10 (Mon)	City Manager submits report to the council members (not later than 4 weeks)	93
7/1/11 (Fri)	The council members must have completed their consideration of the amendments and the report and shall by resolution make the Plan with/without the amendments (not later than 6 weeks)	99
	The City development Plan will come into effect.	104
	If the Planning Authority fail to make the Development Plan within 2 yrs of the original notice, the City Manager makes the plan.	

Section 2 Summary of issues and Manager's Opinion

Introduction

The purpose of the Manager's Report, as well as giving policy recommendations, is to highlight what points have been raised in the public consultation that are considered relevant to the overall strategy for the development of the City and for establishing a broad policy structure to be contained in the plan.

The submissions and consultations have been reviewed to establish the topics /issues raised which had significance in the framing of the strategic approach of the plan. This review process showed common themes reflected in the concerns of the public. In order to give an accurate summary of the issues raised these were put under into a number of categories e.g. transportation, residential etc.

Each category has been examined and the opinion of the Manager given regarding the issues raised. The opinion of the Manager is bound under the Planning and Development Act 2000-2007 to take account of the proper planning and sustainable development of the area, the statutory obligations of the Local Authority and any relevant policies and objectives of the Government or of any Minister of the Government.

Analysis of the Issues Raised In the Written Submissions

It was considered that by simply classifying the submissions/consultations into separate categories the scale of concern regarding some issues might not be reflected clearly. It was also acknowledged that some submissions raised many issues and this needed to be expressed also.

For this reason issues expressed were quantified and expressed as a percentage of the total number of times the issue was raised. Where a number of issues were raised in submissions these were separated out and have been quantified in the analysis as separate entries under the appropriate category. This resulted in a record of issues cumulatively being raised of 220, indicating the diverse number of issues raised in many of the submissions. (See Table 1)
This process did not include submissions for re-zoning. The importance of these submissions is not being undermined and the section dealing with zoning (no. 13) clarifies the reasons for this approach.

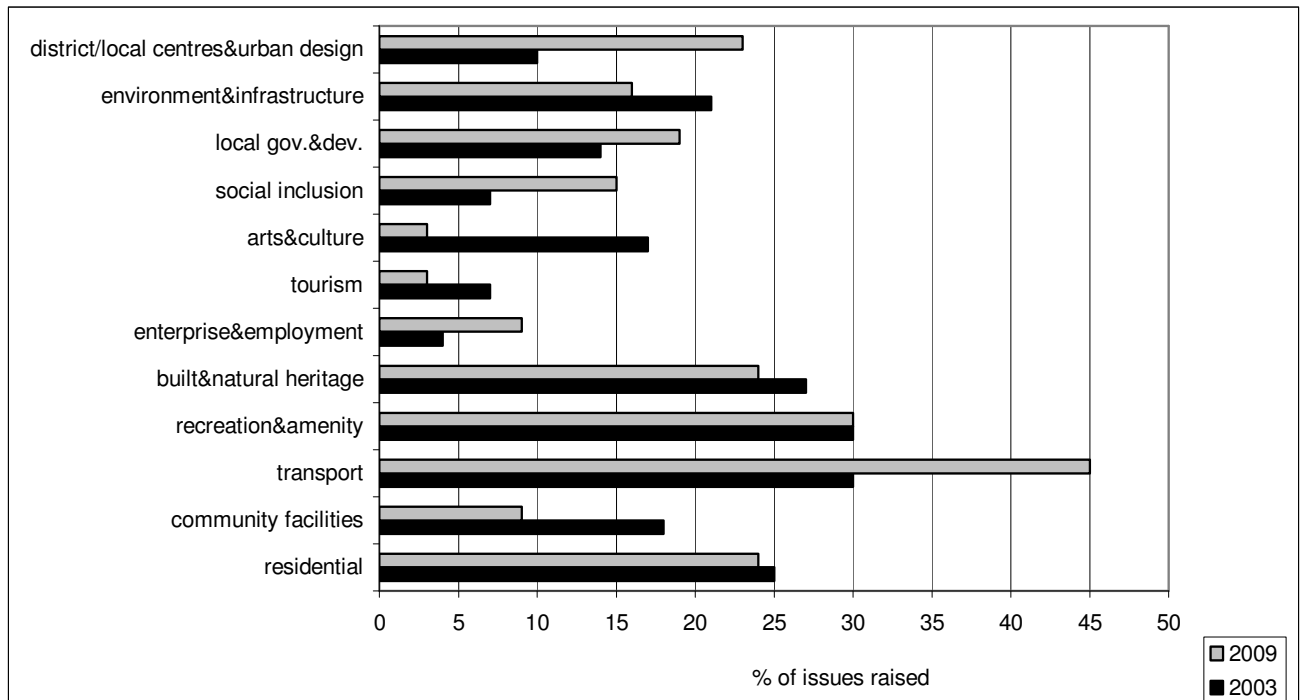
Each of the categories has been analysed separately –giving a summary of the submissions and the Manager's opinion. These categories are numbered 1 to 13 and shown in Table 1 under. A comparison of the issues raised under the previous pre-draft Development Plan consultation in 2003 for the current Development Plan 2005-2011 and the issues raised under this pre-draft consultation stage 2009 is also shown.

The categories listed are generally the same as the categories used during the previous development plan review, thus allowing for comparisons to be made.

Table 1 Breakdown of issues raised by categories

SUBMISSIONS		
CATEGORY	NO. OF TIMES ASSOCIATED ISSUES RAISED	% OF ALL ISSUES RAISED
Residential Development & Allied Services	24	11%
Community Facilities	9	4%
Transportation	45	20%
Recreation, Amenity and Open Space	30	14%
Built & Natural Heritage	24	11%
Enterprise & Employment	9	4%
Tourism	3	1%
Arts & Culture	3	1%
Social Inclusion	15	7%
Local Government and Development	19	9%
Environment, Services and Infrastructure	16	8%
District, Local Centres and Urban Design	23	10%
Total	220	100%

Comparison by category of the issues raised under the previous pre-draft Development Plan consultation in 2003 and issues raised under current pre-draft consultation 2009.



No. 1 Residential Development

Summary of issues raised

Residential issues comprised 11% of the total issues raised. Concerns were raised that sufficient lands should be zoned for the future population. A desire has been expressed to change the ratio of social and affordable housing under Part V of the Planning and Development Act. Some submissions requested increased residential densities on residential zoned lands, while in contrast others suggested that the existing character be retained through maintaining existing densities. Various qualitative aspects relating to housing development were raised including for open space and sustainable housing construction and to take cognisance of ministerial guidelines in particular the Sustainable Residential Guidelines for Urban Areas. Submissions also emphasised the need to integrate land use and transport patterns.

Issues Raised

- Increase density standards in Barnacranny, Bushypark and Chestnut Lane. See Fig.11.20 of the Development Plan
- Potential for achieving higher densities for Local Authority Housing Schemes

- Remove clause with regard to demolition of existing residential houses, except in ACA's, in favour of higher densities
- Increase separation distances between houses
- Housing Strategy Issues to be addressed
- Require in housing allocation that recognition is made for people with special needs and single person units
- Maintain existing character and densities of housing in established suburbs
- Review city suburbs open space provision for suburban areas
- Retain lands zoned for agriculture use at Ballindooley
- Promote higher density at specific locations
- Increase density for lands at Clybaun Road from 0.46:1 to 0.7:1
- Increase density for lands at Castlegar from 0.46:1 to 0.70:1
- Continually monitor population projections
- Zone sufficient land within the City
- Take account of densities recommended in current guidelines and encourage high quality high density residential environments
- Decrease site size on A zoned lands to not less than 0.5acre
- Create village envelope at Bolebeg from city boundary to Mincloon cross roads
- Requirement for redevelopment of Ceannt Station site to have a maximum residential content of 20% and classify hotel as residential use.
- Support high densities, mixed use areas and achievement of critical mass
- Extend Castlegar village envelope to include greater area of Castlegar including Ballindooley
- Change 1:1 ratio to 4:1 for Part V Social and Affordable housing scheme
- Incorporate best practice in design of city housing such as energy requirements, community facility provision, family friendly facilities

Opinion

Each planning authority is required to prepare a Housing Strategy (Section 94 of the Planning Act) as part of the development plan. This strategy has to take into account the existing needs and likely future needs for housing, the need to ensure that housing is available for persons who have different levels of income, the need for mixed types of housing and the need for housing for special needs. It should also address the need to counteract undue segregation. The Strategy must also include a requirement to comply with Part V of the Planning and Development Act in relation to the provision of social and affordable housing, the current provision of housing at a ratio of 1:1 will be reviewed in light of the current economic climate. This Strategy will be subject to review within two years of the adoption of the new development plan and can be varied if required.

The Development Plan will address the projected demands for housing and zone lands and deliver the relevant local area plans accordingly. There will also be a requirement to ensure that these can be serviced in a timely manner.

There is a requirement to comply with government policies such as the Sustainable Residential Guidelines for Urban Areas (2008), the existing plan already reflects many of the principles of these guidelines. The plan will continue to encourage a higher quality urban environment and a sense of place while maintaining the character of established neighbourhoods. The plan process will include a review of density standards. Emphasis will be placed on integrating landuse with transport patterns, linking housing with public transport opportunities and the reduction of energy consumption through reduced travel and through design for energy efficiency.

The village envelopes as defined in the current Development Plan may need to be re-assessed. With regard to the provision of a residential content in new developments in the city centre, the development plan will continue to encourage residential development in the city centre, in order to maintain a living city centre.

With regard to the provision of facilities in tandem with housing, there are limitations regarding the delivery of such infrastructure/facilities by the planning authority. Facilities such as schools, shops, health centres are all controlled by other parties. They can however continue to be facilitated as the current Development Plan does, through zoning or specific objectives or acquisition of land as appropriate.

The planning authority has a responsibility to deliver infrastructure/amenity facilities such as roads, drainage, water, parks and pitches. However the delivery of these may be constrained by future resources available to the authority. The Development Contribution Scheme highlights projects that are prioritised and the monies collected under the scheme will support the delivery of these.

No.2 Transportation

Summary of the issues raised

Transportation issues comprised 20% of the issues raised which represents the topic which attracted the highest interest. In general, substantial support was expressed for public-based sustainable transport solutions to the existing traffic problems, with the emphasis being on the strategic level and including for integrated options for bus, rail, pedestrian and a cycling network and including park and ride and light rail transit.

Revisions to the road network were suggested to improve traffic flow and capacity and included the addition of a new coastal route from the Harbour area to Murrough. Support is requested for facilitation of the Galway harbour and port area. Opposing views were expressed with regard to changes in car parking standards.

Issues Raised

- Adhere to National Roads policy
- Concerns over traffic congestion and parking in Renmore area/Dublin Road
- Support double tracking between Galway and Athenry and extension of Harbour and associated infrastructure development

- Support park and ride facilities and all public transportation measures and facilities in the city over car transport
- Increase car parking spaces in residential areas
- Promote a sustainable and integrated transport system in the city and provision of public transport including bus priority measures
- Support of rail network including western rail corridor
- Maximise access to the city through public transportation
- Request lands at Cappagh to provide for petrol station, park and ride, drive through take away and crematorium
- Assess potential for a new bridge crossing Lough Atalia
- Reduce car parking in the city centre
- Promote safe routes to school and use of sustainable transport modes including walking and cycling
- Promote permeability in housing layouts
- Car parking standards to be increased
- Assess future transport requirements in the city and the implications of settlement patterns and forms and other land uses including retail and industry
- Promote Garraun area in Galway County as a transport hub and major service area for city
- Specific bus priority measures, traffic management measures and rail links proposed
- Provide for cycle network and adequate cycle and pedestrian crossing facilities
- Provision of bus corridor from Ballindooley Cross to city centre
- Provide public transport facilities for the Castlegar area including park and ride
- Specific objective to improve vehicular access under N6 Quincentenary Bridge
- Include specific objective to extend uses permitted on CI lands to include general office use and that car parking standards for same be set at 1 car parking space per 25m²
- Provide a range of sustainable transportation options such as park and ride, extension of bus corridors, commuter rail services to outlying towns, Gluas, Ceannt Station as a multi-modal transportation hub, bus service to airport, facilitate facilities such as bus shelters, cycling parking, NUIG/Hospital parking facilities and potential boat transport
- Promote accessibility for all and implementation of the aims of the Barcelona Declaration
- Reaffirm commitment to G.C.O.B.
- Lower Lough Atalia Road to allow large vehicles to pass under railway bridge
- Support bus priority measures along Lough Atalia Road
- Provide link road from the Dublin Road to Lough Atalia Road skirting the rear of the Huntsman pub

- Explore the provision of a link road from Wellpark to Sean Mulvoy Rd. and Sandy Rd.
- Create a link road to Tuam Road from Monivea Road
- Create link road from Tuam Road via Liosbaun to Bothar na dTreabh
- Develop a coast road/promenade linking Roscam/Murrough to Galway City Centre via Ballyloughan Strand and Renmore point
- Proposed alternative route of proposed QBC from Renmore through Galway Harbour Enterprise Park
- Reinforce importance of Galway Harbour as a transit port and emphasise need for appropriate access to service Galway Harbour Enterprise Park
- Prohibit through roads in Terryland Forest Park
- Recommend the provision of sea plane facilities at Galway Harbour
- Development Plan to be in line with 'Smarter Travel - A sustainable transport future. A new policy for Ireland 2009-2010'

Opinion

It is acknowledged that transport in conjunction with land use is one of the most important aspects in any development plan. This is a particularly important issue for Galway being a designated Gateway under the National Spatial Strategy (NSS)/National Development Plan (NDP). The newly created Galway Transportation Unit (GTU) is supporting a strategic and integrated approach to transportation. Among the projects currently being undertaken is a public transport feasibility study. This study sees a much improved public transportation system as a key element in the transportation infrastructure of the city. Many of the concerns expressed in the submissions related to this issue.

The GTU will also be reviewing car parking policy within the city, which will link in with improved traffic management measures and Park and Ride facilities.

The Development Plan will continue to include for the Galway City Outer By-Pass which is considered a critical element in achieving the overall integration of transport within the city.

Emphasis will be placed on ways to reduce the need for a car to travel to and within the city. Policies for the promotion of pedestrian facilities and cycling will also be developed in tandem with land use zonings/objectives.

The planning process can also look at how development at design stage can improve traffic issues through achieving greater permeability, traffic calming and providing a safe environment for cyclists and pedestrians.

Other initiatives such as the Variable Messaging System which facilitates efficient car parking in the city, the linking of signal controlled junctions and the roads program, including the completion of bus priority measures also aim to address transport problems.

It is acknowledged that the Council can promote/make provision for transportation through reservation of lands, layout to accommodate bus routes etc., however the delivery of many public transport initiatives are under the

control of other agencies in particular the transport providers and national government policy. The city council is working in tandem with these agencies, many of which have representation on the Transportation SPC.

Submissions suggesting revisions to the road network will be assessed as part of the review and having regard to expected improvements arising from proposed traffic management measures and proposals for a range of sustainable transportation options.

The draft plan will address how the planning authority can facilitate improvements of both port and airport facilities.

No.3 Community Facilities

Summary of the issues raised

Community Facilities comprised 4% of the issues raised. The need to provide for community facilities such as schools, community centres, childcare facilities and primary health care facilities near residential areas was stressed. In addition it is required that these facilities should be provided in tandem with residential development schemes. It is also requested that innovative measures be introduced to deliver community facilities in partnership with the private sector.

Issues Raised

- Consider policies with regard to the provision of community buildings and creches in tandem with residential schemes
- Include policies and standards with regard to school provision
- Include Older People Policy
- Improve community facilities for the Castlegar area including extension of graveyard
- Provision of facilities such as allotments, school of music, community facilities and tourism facilities
- Propose objective facilitating the delivery of community facilities through partnership with private sector
- Allow for childcare facilities on agricultural zoned lands

Opinion

The delivery of many facilities is outside of the realm of control of the Council. However the Council can encourage and promote the location of such services within residential areas and to service all the community including the elderly. Specific provision for lands for public/social and educational facilities has been earmarked in the current plan and will continue under the new plan. Lands have been acquired around the city for community purposes such as at Ballybane and Ballinfoile. In addition the Council have acquired lands to facilitate the provision of schools in Doughiska and Knocknacarra.

The Development Plan will continue to encourage through landuse zoning and specific objectives, the provision of facilities in tandem with housing and to look at innovative ways for delivery of such facilities.

The Development Plan will continue to have regard to the City Development Board Strategy – Beo agus Briomhar 2002 – 2012 and in particular the Priority Actions 2009-2012. This strategy has certain targets regarding the social, economic and cultural developments within the city. The RAPID areas will also continue to be important in the policies regarding community facilities.

A central tenet in any provision of services will be the importance of accessibility for all and the need for social inclusion and this will be reflected in the plan.

No.4 Recreation & Amenity

Summary of issues raised

This issue in conjunction with transportation was one of the most topical issues raised, comprising 14% of the total number of times issues were raised. There was a strong emphasis put on increased acquisition of RA zoned lands for public use. A number of submissions received concerned the retention of greenways and provision of pedestrian routes. Requests were also made with regard to the development of parks and specific facilities including community gardens and allotments.

Issues Raised

- Local Authorities should acquire RA lands at Lough Rusheen and maintain public access
- Greater open space standards for residential development on CF zoned lands
- Relocate protected view on Barna Road
- Remove protected view at Ballindoooley
- Maintain protected views from Knocknacarra Cross to Silverstrand
- Deliver on objectives with regard to the provision of green ways
- Retain RA zoning at NUIG lands, Dangan
- Priority to be given to delivery of specific objective to provide pedestrian footbridge across the old Clifden railway line
- Request to remove proposed pedestrian link bridge from Bowling Green to Gaol Road
- Increase public ownership of RA zoned lands at Circular Road and develop recreation study of same lands. Have allotments there in the short term
- Remove protected view at Bushypark townland on the Moycullen Road
- Promote adequate provision of recreation facilities and open space and access for all
- Object to greenway passing through White Oaks housing estate
- Numerous points raised with regard to parks operation and management
- Suggestion regarding planting of fruit trees in the city
- Promote additional walkways, use local authority owned lands for allotments

- Amend the boundary of the RA zoning on university lands to concur with cSAC designation boundary and the CF zoned lands be extended to meet the reviewed RA boundary
- Request that greenways and public rights of way on NUIG lands are indicative only
- Commitment to ensure provision of millennium bridge along old railway line
- Include specific objective for pedestrian bridge over Eglinton Canal
- Include a specific objective to include ice skating rink in Terryland River Valley
- To include a specific objective to facilitate the relocation of the Galway Rowing Club
- Provision of community gardens and allotments
- Amend zoning objective for out-door recreation for A and G land use zones to allow for outdoor 'sports' or recreation amenity with 'appropriately' scaled associated facilities
- Continue to support the aim of park plans in particular with regard to provision of amenities and facilities and protection of habitat
- Encourage development of local parks and amenities
- Support retention of greenways at Castlegar

Opinion

This issue is one which is considered of vital importance to the City and one that contributes significantly to the quality of life experienced by those that live in and visit the City. Despite the common perception of the City being completely built up, over 55% of the landmass is zoned for either RA – recreational amenity or A /G – agricultural purposes. This is considered to be by far the largest area of such lands located within the boundaries of a City in the Country. While these lands are largely within private ownership, they provide important roles as biodiversity, amenity and greenbelt areas. A number of major developments have been undertaken in recent years such as the development and extension of Barna Woods/Lough Rusheen City Park, improvements of Terryland Forest Park and improvements to Merlin Park Woods.

Acquisition and development of additional RA lands will continue to be an objective of the Council. The Recreation and Amenity Needs Study (2008) sets out the future amenity needs of the city and considers ways in which additional and a more diverse range of recreational facilities can be delivered, both through multi use of existing facilities and through additional facility provision. The new development plan will continue current policies and standards in this regard and also in relation to provision of recreation facilities allied to ongoing private developments. The Plan can also promote development of other recreational facilities traditionally provided by private developers e.g. indoor play areas, cinemas, skating rink. This can be done through zoning and policy direction.

The development of greenways is an important part of the overall green network, linking areas within the city and linking with the surrounding countryside, providing an amenity function and an alternative route to work, school and local services. The plan will continue to promote the development of new greenways and the retention of existing ones and the development of key pedestrian links.

No.5 Built and Natural Heritage

Summary of issues raised

This issue attracted 11% of the overall comments made. This would rank it as the third most topical issue. Areas of concern relate to the need to ensure preservation/conservation of the natural heritage in the City. There are requests for the protection of local areas of ecological importance, the creation of wildlife corridors and avoidance of habitat fragmentation. Concern was also raised with regard to the need for coastal zone management. Submissions requested the protection of elevated ridges and retention of agricultural lands. There are also requests to provide a green belt between the city and county and create amenity links with the county. In relation to the built heritage, requests were made with regard to extending Architectural Conservation Areas (ACAs) within the city and a Special Planning Control Scheme is suggested for Shop Street.

Various directions from the DoEHLG are given in relation to the archaeological and architectural heritage.

Issues Raised

- Inclusion of national archaeological policies and architectural heritage policies of the DoEHLG in the development plan
- Have policy of protection for the Record of Monuments and Places (RMP)
- Give direction on architectural heritage protection and include in SEA
- Include policy for coastal zone management and carry out a coastal management plan
- Keep character of the city through use of appropriate building materials
- Should include amenity links between city and county at Tonabrocky and provide for green belt between the city and county
- Protect public rights of way and keep elevated ridges free from development
- Protect the natural and built environment
- Restore Menlo castle in the short term
- Extension of ACA's in the city to Eyre Square, parts of Bohermore and Forster Street
- Promote protection of the built heritage of the city through use of appropriate materials and designation of protected structures
- Draft Special Planning Control Scheme for Shop Street and environs recommended, similar to Grafton Street SPC scheme.
- Protection of areas of ecological importance including identified local ecological areas
- Avoidance of habitat fragmentation and creation of wildlife corridors and development of greenways

- Retain agricultural zoned lands
- Retain landscape features, hedgerows, walls, trees
- Clarification sought on extent of protection given to RPS ref. No. 8500 and 8501
- Request amendment to section 11.4.5 of the current development plan to allow interlinkage between licensed premises
- Examine impact and opportunities in the context of SEA/AA with respect to the county area

Opinion

It is acknowledged that there is a wealth of built and natural heritage within the City, the Development Plan will continue to reflect the importance of this heritage in its policies and objectives. The Council will examine proposals for extending protection of the natural heritage. The Plan will also continue to support the development of natural wildlife corridors within the context of development and the imminent City Biodiversity Plan. Any proposals for the development of amenity facilities within natural heritage areas will be required to acknowledge the sensitivity of the environment. An environmental assessment will also be undertaken during the review to help guide development appropriately and acknowledge the need for a green belt beyond the built up area of the City. In addition improved landscaping and general treatment of the public realm of all developments and retention of existing landscape features will continue to be a consideration for the Development Plan. The council will take into consideration the coastal zone area.

The Plan offers an opportunity to assess further additions to the RPS and to look at the potential for additional Architectural Conservation Areas. The Council will have regard to the advice of the DoEHLG regarding the natural environment and the architectural and archaeological heritage.

No.6 Environment, Services & Infrastructure

Summary of issues raised

These issues comprised of 8% of all the issues raised. Requests were made with regard to supporting renewable energy technology, use of sustainable building materials and to address climate change issues. Specific requests were made with regard to investment in infrastructure in the city.

Issues Raised

- Extend public sewer infrastructure to Circular Road
- Allow group treatment sewerage plants on LDR zoned lands
- Support the G.C.O.B., double tracking between Galway and Athenry and extension of the Harbour and associated infrastructure development
- Include for sustainable waste management and exclude incineration

- Address concerns of Climate Change and flooding in SEA
- Prohibit any consideration of quarry activity and restrict any new quarrying in the city
- Include objective to promote renewable technology within the NUIG campus
- Incorporate best practice in design of city housing to reduce energy requirements
- Support the use of renewable energy, achieving 40% reduction of current levels by 2020
- Include specific objective for the development of a deep water jetty for unloading of oil tankers and storage of class one petrol/chemical substances
- Promote sustainable building materials, in particular require all concrete to be made with cement made from industrial by-product
- Development Plan to include an objective for feasibility study to establish potential for natural cost effective renewable energy generation from water

Opinion

The securing of adequate infrastructure is an essential element for the sustainable and proper development of the City. It is a mandatory objective to facilitate the provision of adequate services for zoned lands. The issue of climate change and its implications will be taken into consideration in the plan review. The Plan will include policies which promote energy efficiency and reduction of energy consumption. Consideration will also be given to the promotion of renewable energy technology and sustainable building design and use of materials. Great efforts have been made by the City to re-cycle waste, the plan will encourage the continuation of this and accommodate it through design requirements and through expanding the opportunities for re-cycling. The review of the plan will assess the requirements in terms of critical infrastructure and provision of sewerage treatment facilities including group treatment plants, water and waste facilities. No development including quarrying which poses a threat to the protection of groundwater will be encouraged. Infrastructural projects critical to the future development of the city will be considered in the plan review.

No.7 Arts, Culture and Gaeltacht

Summary of the issues raised

Submissions received emphasised the cultural importance of the Irish language and the need to continue to promote the language through the planning process. The promotion and improvement of provision of cultural and arts facilities was also seen as important for the image of the city.

Issues Raised

- Maintain promotion of Irish language and naming of housing developments
- Promote Galway as a bilingual city
- Promote image of city and its cultural and tourist facilities
- Development Plan to recognise the importance of the Arts and Culture
- Emphasise the importance of the Irish language and improve the provision of cultural facilities

Opinion

The Arts, Culture and Gaeltacht elements of the City are important for both the enjoyment of the citizens of the City and to enhance tourism opportunities. The City has an Arts Plan and a Heritage Plan which the Development Plan will have regard to. Policies and objectives in the Plan can be drafted to include for cultural activities and be pro-active and supportive of specific projects that are planned.

The Council does not have direct responsibility or adequate finances for the provision of cultural facilities, however the Plan can help in identifying sites and provide a framework for delivery, in particular, for sites/venues where there is a great deficit in the City. There is also the potential for using the Development Contribution Scheme for support funding for projects and potential for delivery of facilities through development of large sites such as Ceannt Station and the Harbour.

With regard to the Gaeltacht, the Council will endeavour to protect and promote the cultural and linguistic aspects of the Gaeltacht as far as is feasible within the limits of a land-use plan but in the knowledge of how important this is to the distinctive character of Galway City.

No.8 Tourism

Summary of issues raised

A comprehensive submission was received from Failte Ireland, some of which can be addressed through the Development Plan.

Issues Raised

- Galway has significant tourism assets which should be promoted. Tourism should be integrated into the development plan process and planned for as a spatial land use.
- A strategic spatial plan of the existing and proposed tourism features in the City is required.
- Key principles for sustainable tourism development should be included in the plan.
- The new plan should include a range of tourism policies relating to the development of an economically, environmentally and socially sustainable tourism sector.

Opinion

The area of tourism overlaps with a number of other areas such as Arts, Culture and the Natural and Built Heritage and the points mentioned there apply. The Council can support projects or work in partnership with the tourism authorities/ others to provide facilities and where appropriate include objectives in the Development Plan. The Plan and planning process can further facilitate this in particular in relation to tourist accommodation and public transport facilities, inclusion of policies to protect the natural and built heritage and to facilitate the provision of arts and cultural facilities all of which contribute to the "tourism product".

No.9 Social Inclusion

Summary of issues raised

Submissions received request that the plan should be socially inclusive with regard to facilities and amenities for all groups in society and that social inclusion should be reflected in all service delivery.

Issues Raised

- Concerns regarding housing demand and provision of housing needs to be addressed
- Need to provide special needs and travellers accommodation and adequate transport facilities
- Need for socially integrated communities
- Policy decisions should be made by city council and in an integrated manner
- Plan should address implementation of the aims of the Barcelona Declaration
- Improve access to and provision of community facilities
- Plan should be socially inclusive with regard to facilities and amenities for all groups in our society
- Promote adequate provision of recreation facilities and open space and access for all
- Provide for housing requirements and facilities for the homeless
- Provide socially inclusive residential accommodation and life time adaptable housing
- Integrate Health Impact Assessment as part of SEA

Opinion

The need to promote social inclusion is a key objective of the National Development Plan and is also one of the key aspects of the City Development Board Strategy. The establishment of the Social Inclusion Unit within the city council highlights its importance. It is essential that the Development Plan should aim to further promote social inclusion. The Housing Strategy already

includes policies which promote social inclusion, the signing of the Barcelona Declaration by the Council is another commitment to this objective. Development Plan policies will continue to support the extension of social inclusion into areas of transport, employment, social and cultural facilities.

No.10 Enterprise and Employment

Summary of issues raised

This was raised in 4% of the issues overall. Support is requested for fostering business and promotion of key strategic sites in the city. A submission received requests the restriction of quarry activity in the city. Encouragement of services at local level is also requested and the preservation of the city centre as the prime retail area.

Issues Raised

- Redress the imbalance between east and west with regards to employment opportunities and development of business parks
- Preserve retail city centre core as prime retail space area
- Prohibit any continuation of quarry activity and restrict any new quarrying in the city, in particular with regard to impact on aquifers at Claddagh minerals
- To allow start up live-work units at Raleigh Row
- Support investment in city centre to offset dereliction and vacancy
- Support the development of key strategic sites for the city and promote Galway as a key hub in research in innovation and green technology
- Provide a covered market area at Hynes yard
- Support provision of facilities to encourage enterprise and employment such as incubator units and enterprise zones
- Encourage the development of local shops and services and local parks and amenities

Opinion

Having regard to the current economic situation, it is critical that the Development Plan promotes policies which maintain and develop the role of Galway as a gateway and regional capital. Galway will require substantial infrastructural investment to maintain and develop this role. Emphasis will continue to be placed on the promotion of the city centre as prime retail area and the development of district and local service centres in the outlying areas of the city. The review will assess the role and function of existing commercial areas within the city. Emphasis will be given to supporting the significant service industry in the city such as health and education and the plan will continue to support the research and technology base that exists as well as supporting the provision of new enterprise.

No.11 Local Government and development

Summary of issues raised

This issue represented 9% of the overall points raised. The issues raised included an expressed need to link in with the NSS and the NDP and the Regional Planning Guidelines and to have regard to strategic environmental issues. There are a number of requests sought for the acquisition of land for recreation purposes. Also requested are area plans for specific areas and to expedite the preparation of proposed Local Area Plans (LAPS).

Issues Raised

- Comply with NDP population targets for the gateway
- Reflect policies/objectives of NSS and NDP and West Regional Planning Guidelines (RPGs)
- Local Authority should acquire RA lands at Lough Rusheen and maintain public access
- Suggestions on visual format of production of plan
- Detailed comments on public consultation process required
- Plan should provide for alternative options for development
- Local Authority should acquire lands and monuments for public use
- Increase public ownership of RA zoned lands at Circular Road
- Take account of national policy in relation to climate change, NSS RPG's in development plan and SEA
- Need framework plan for Ceannt Station and Harbour area
- Requirement for City Architect and Biodiversity Officer
- Request Local Authority to progress Murrough LAP
- Prepare LAP for Ardaun urgently in consultation with landowners
- Establish defined boundary for the gateway
- Promote more integration between city and county with regard to strategic planning issues

Opinion

There are obligations under planning legislation for the Plan to have regard to the NSS/ NDP/ Regional Guidelines. A Strategic Environmental Assessment must be carried out on the plan and is being prepared in tandem with the plan review. Under this process consideration must be given to examination of options for development.

The positions of City Architect and Biodiversity Officer are not essential to making the Development Plan. Current government policy directs that there will be no additional posts created within the local authority. Irrespective of this the Architects and Parks Sections and Heritage Officer provide support services within the area of architecture and biodiversity.

It is considered very important that the City Council and the County Council work in tandem on a number of projects. There is an existing mechanism for consultation through the City and County Liaison Group. In the past, the G.T.P.S., the Retail Strategy and the Gateway Innovation Fund were carried out jointly. Currently, the progression of Ardaun is being carried out as a joint approach. The City Council has participated in the consultation process in the recent County Plan, there is also consultation with regard to transportation and infrastructure including the Galway main drainage project. It is envisaged that a number of projects (eg. an amenity environs plan) in the future will also be the subject of consultation/joint approach.

The council will continue, resources permitting, to acquire lands for amenity and other uses within the city. With regard to the preparation of plans, the council are committed to the preparation of a number of Local Area Plans and consider the use of plans for specific areas very beneficial in seeking the optimal sustainable development of particular areas. The preparation of plans will depend on available resources.

No.12 City, District, Local centres and Urban Design

Summary of issues raised

This issue represented 10% of the overall points raised. Many submissions request a review of densities, particularly in the city centre and designation of additional neighbourhood/district centres. Less restrictions on specific uses on CI zones were also requested. In contrast to this, requests were made to strengthen the retail hierarchy in line with the retail planning guidelines. A request was made for a city centre strategy including public realm and environmental improvements.

Issues Raised

- Increase density standards in city centre from 2.0:1 to 2.5:1/3:1
- Removal of local centre designation in Ballinfoile as local centre has been provided in the adjacent residential development Tir nÓg
- Increase plot ratio from 1.5:1 to 2.5:1 at Newtownsmyth
- Provide neighbourhood centre, park and ride, and residential development at Ballinfoile
- Include specific objective to allow for a convenience foodstore on lands at Ragoon Road (trading as T.O'Higgins Manufacturing Ltd.)
- Designate this area (Ragoon/Shantalla Road) as a district centre for Shantalla
- Promote out of town retail/commercial development
- Lands south east of the Lynch roundabout to be removed from the objective to prepare a Local Area Plan for area and rezone for CI use to accommodate a food store
- Remove existing threshold of 3,000m² for convenience goods at Knocknacarra District Centre

- Provide for Town Centre uses on Seamus Quirke Road
- Specific objective to permit a range of retail uses which are appropriate to city centre, similar to the objective relating to the Galway Shopping Centre south of the Bodkin roundabout (section 11.2.6) at Motorpark
- Promote redevelopment and refurbishment of existing premises, public realm and environmental improvements throughout the city
- Provide composite signage within city centre
- Consider mechanisms to achieve strategy for improvements to the city centre
- Include plan for city centre, in particular strategic plan for redevelopment of Ceannt Station and the Harbour as a single entity
- Modify specific objective on Knocknacarra District Centre to eliminate thresholds and include for certain uses
- Strengthen the retail hierarchy of the city in accordance with Retail Planning Guidelines
- Expand and consolidate existing neighbourhood centres near residential areas in particular Knocknacarra

Opinion

The existing density standards will be assessed under the plan review. Under the current Development Plan and within the context of development guidelines, significant commercial development was undertaken particularly in the suburbs in the designated service centres. Plan policies will build on the success of these centres.

The major potential expansion area of the City centre is Ceannt Station/adjoining lands, the Harbour area and the Headford road area. The current Development Plan makes provision for the development of Ceannt Station and the Harbour area. These projects are currently at an advanced stage of design as part of a pre planning Strategic Infrastructural Development (SID) application to An Bord Pleanála.

Emphasis will continue to be placed on the promotion of the city centre as the prime retail area. The plan will also continue to promote environmental improvements and improvement to the public realm within the city centre. The review will also assess the role and function of existing commercial areas within the city.

No.13 Zoning

Summary

As mentioned previously, zoning as represented in the submissions related almost exclusively to proposals for the re-zoning of land. Of the overall submissions received that is 165, 114 were for re-zoning. These were

predominantly requests to have land re-zoned for residential purposes. The areas which were the subject of the requests were spread out over all the City but focused predominantly on the fringes of the built –up areas currently zoned for agricultural /similar. There were also a number of requests for a change in zoning in the low density residential areas to higher densities. In addition there were requests to change from other land use zonings e.g. industrial zoned lands to CI and CC zoning. Other requests which were prevalent were requests to change from various zonings, particularly along the main approach roads to mixed use zonings (C.I. or C.C.) A number of submissions requested that the existing objectives of the zonings be altered to include or exclude uses.

Opinion

Re-zoning of land is fundamental to the preparation of a draft Development Plan however the current stage in this process is not the time to consider these specific individual submissions. The "Development Plans- Guidelines for Planning Authorities" issued by the DoEHLG (2007) states that *it is important that consultation at the pre-draft stage should focus on the "big picture"....Submissions at this stage relating to re-zoning of particular parcels of land should be discouraged...*

The focus for the pre-draft plan stage is the identification of issues that need to be addressed in the draft plan rather than responding to specific individual submissions. The definition of issues will enable an overall core strategy to be set out for the city and the establishment of a broad policy structure to be contained in the plan. The proper planning and sustainable development of the city requires this framework to be set down before re-zoning issues can be considered. This is not to suggest that these submissions be disregarded, only to indicate that it would be inappropriate to make determinations on the individual proposals now. However following the establishment of a strategy, policies and objectives for the plan, each re-zoning proposal will be fully considered. It is important to note that consultation at the pre-draft stage focuses on the broader issues.

It is recommended that the Council defer consideration of re-zoning submissions until the proposed Draft Development Plan is being considered, in advance of it going out on public display.

Section 3 Recommendations

Recommendations on policies to be included in the Draft Development Plan

The Planning Act requires the Manager's Report to include recommendations on the indicative policies that should be included in the Draft Development Plan in response to the issues raised in the public submissions. The statutory requirements as defined in Section 11 of the Act must also be followed (See Appendix 2). The Draft Plan will also have regard to the objectives of the Government and Ministers of the Government and any relevant Regional Plans /Strategies (See Appendix 3).

Recommended Policy Approach (General)

Aims

- To promote balanced and sustainable economic development that will enable Galway City to fulfil its role as a National Gateway and a regional centre
- To provide for a built and natural environment that is of high quality and that contributes to providing a good quality of life for residents and visitors.
- To promote social inclusion and the implementation of the National Action Plan for Social Inclusion 2007 – 2016 and the National Anti-Poverty Strategy.
- To facilitate the achievement of the goals contained in the City Development Board Strategy "Beo agus Briomhar" 2002-2012.
- To support and comply with the requirements of the NSS, the RPGs and other national policies or directions specified by the Minister under Sections 28 and Section 29 of the Planning and Development Act, 2000.
- Support the policies and objectives of the Atlantic Gateway Corridor Initiative.
- To continue to progress the development of a sustainable transportation strategy.
- To promote an integrated transportation strategy having regard to the Bus Strategy, imminent Transportation Feasibility Study, Smarter Travel and other national guidelines.

Strategies

- Facilitate the future development of Galway City within the strategic framework of the Galway Transportation Unit to ensure that the city has the necessary

transport infrastructure and services to support its continued growth and development.

- Support and promote the development of a high quality sustainable transport system within and linking the City.
- Promote balanced and sustainable economic development and employment opportunities.
- Maximise the economic opportunities for all persons in the City and to facilitate a wide range of access to social, community and housing facilities.
- Promote a high quality built environment through protection of the archaeological/architectural environment and through the encouragement of good quality urban design.
- Protect and promote the natural heritage of the city and within these areas to provide for recreational opportunities that are sustainable.
- Protect the prime role of the city centre and to promote areas in need of regeneration.
- Provide for the provision of necessary infrastructural and community facilities.
- Support the development of tourism and tourism infrastructure.

Recommended Policy Approach (Specific)

Residential

- Provide sufficient zoned and serviced land to accommodate the demand for all types of housing including social and affordable and for choice in location.
- Promote sustainable communities where community facilities, services of an appropriate nature are located within/easily accessible from residential areas.
- Promote high quality well-designed residential developments in accordance with the '*Draft Sustainable Residential Development in Urban Areas*' (2008) and the accompanying '*Urban Design Manual: A Best Practice Guide*'.
- Develop housing to appropriate densities having regard to the government guidelines on density and the opportunities afforded by public transport for sustainable developments.
- Require local area plans/site briefs and framework plans for significant sites in advance of proposals.
- Secure the implementation of the Traveller Accommodation Plan 2009-2013.

Transportation

- Seek to promote and provide for an integrated transport system for the City in conjunction with the relevant service providers and agencies.

- Support the provisions for transport and in particular public transport as promoted by the Galway Transportation Unit and support the provisions of the GTPS, Galway Strategic Bus study, Public Transportation Feasibility Study, Smarter Travel and the National Cycle Framework Plan.
- Provide for opportunities for sustainable modes of transport including pedestrians, cycling and public transport.
- Encourage traffic calming through design in new developments and through rehabilitation in older developments.
- Provide for new and upgraded roads where appropriate.
- Implement a traffic management system which will balance the needs of different user groups eg. commuters /shoppers/tourists.
- Promote and facilitate improved access to Airport and Port facilities.

Community /Cultural /Gaeltacht

- Have regard to the City Development Board Strategy – Beo agus Briomhar 2002-2012 and Priority Actions 2009-2012 and the RAPID areas with regard to social, economic and cultural development in the City.
- Promote and facilitate the development of cultural infrastructure throughout the City having regard to the Arts Plan and proposals for a cultural district.
- Implement and update a Development Contribution Scheme which will provide a framework for the funding and provision of improvements to existing facilities and for the development of new community facilities in conjunction with residential developments.
- Encourage the development of childcare facilities in accordance with Government recommendations.
- Encourage the development of educational facilities at appropriate locations
- Promote access to all within public buildings and spaces.
- Protect and promote the cultural and linguistic heritage in the City.

Recreation Amenity and Open Space

- Secure a good standard of open space and recreational facilities within residential developments.
- Include for the acquisition and development of open space and recreational facilities through the implementation of the Development Contribution Scheme.
- Pursue a policy of providing a diverse range of recreational facilities and opportunities for the City having regard to the Recreation and Amenity Needs Study 2008.
- Further develop the policy to establish Galway as a "Child Friendly City".
- Continue to develop a hierarchy of parks as identified in the Parks Strategy.
- Continue to develop and extend the Terryland Forest Park as a city park.

Built and Natural Heritage

- Seek to protect the architectural and archaeological heritage of the city while balancing the needs for development.
- Co-ordinate policies with that of the Architectural Heritage Protection, Guidelines for Planning Authorities (2004) and National Policy on Town Defences(2008).
- Provide for management plans for ACA's in the city
- Review the Record of Protected Structures and considered possible additions
- Review the existing natural heritage areas and consider other areas of significance for protection.
- Ensure that policies in the plan promote the sustainable use and management of the natural heritage areas for recreation /amenity purposes.
- Co-ordinate policies with that of the Heritage Plan where appropriate and the Draft Biodiversity Plan.

Environment, Services & Infrastructure

- Continue to develop and improve infrastructure services in the City including for water, drainage communications, energy and transport in a sustainable and efficient manner.
- Promote strategic infrastructure developments that will enable Galway City develop it's potential as a Gateway City and contribute to the quality of life of its citizens.
- Promote the use of Sustainable Urban Drainage Systems and sustainable water conservation measures such as rainwater harvesting, re-use of grey water and improved leakage control.
- Ensure implementation of adequate flood risk management measures and promote appropriate coastal zone management measures.
- Ensure compliance with the Urban Waste Water Directive, the Water Framework Directive and have regard to the draft Western River Basin District Management Plan.
- Promote appropriate measures to address climate change including initiatives relating to energy efficiency, conservation and use of renewable energy technology.
- Promote energy efficiency and sustainability in both existing and new buildings and support the implementation of the EU Energy Performance in Buildings Directive and the new Building Energy Rating Certification (BER) for public buildings and new and existing dwellings.
- Incorporate policies on the control of developments within areas identified under the Major Accident Directive (Seveso II) which will reduce the risk and limit the consequences of a major accident.

- Support the policy of the Regional Waste Management Plan which relates to Galway City.
- Promote and continue to facilitate re-cycling of waste within the City, including construction and demolition waste.
- Have regard to the Noise Action Plan for the city.

Enterprise & Employment including Tourism

- Promote balanced and sustainable economic development while allowing for Galway to fulfil it's role as a Gateway City.
- Support the implementation of the Gateway Innovation Fund projects
- Ensure sufficient serviced land is available within the City / Environs to facilitate inward investment, local economic development and the expansion of existing enterprises.
- Improve access, in particular sustainable modes of transport to major areas of employment while also encouraging opportunities for employment near and within residential areas.
- Provide for a diverse range of employment needs in order to maximise the opportunities for all persons /skills available in the City.
- Promote and facilitate the further development of sustainable tourism infrastructure and attractions within the City having regard to Failte Irelands West Regional Tourism Plan.
- Promote and facilitate in conjunction with national, regional and local development agencies, including Forfas, the Industrial Development Agency and Enterprise Ireland in attracting new commercial enterprises to the city

Social Inclusion

- Provide for the principle of social inclusion in all main policy areas in conjunction with the newly established Social Inclusion Unit.
- Provide for access to a range of social and community facilities including housing to suit all needs and abilities.
- Continue to facilitate the fulfilment of the Council 's obligations as a signatory to the Barcelona Declaration.

City, District, Local Centres and Urban Design

- Have regard to the Retail Planning Guidelines for Planning Authorities and the Retail Strategy for Galway City.
- Ensure that there are sufficient lands zoned to deliver the demand for retail floor space in an equitable, sustainable and efficient manner.
- Secure the development of district and neighbourhood centres providing for a mix of uses as designated in the current plan
- Continue to preserve the role of the City Centre as the prime retail area and to provide for the extension of the centre in a sequential manner as provided for in the current Development Plan.

-Promote regeneration of specific areas within the City in particular Ceannt Station, Harbour and Headford road areas.

-Promote a high standard in design throughout the City, ensuring that the distinctive character of the city centre is protected and that new developments respect this context

- Ensure that developments, in particular, residential developments create a sense of place, a distinctive identity and a legible expression of their purpose.

Zoning

- To ensure that an adequate supply of serviced land is zoned to meet the anticipated needs for the Development Plan period while allowing for choice in location and market place conditions.

Appendix 1

List of People and Bodies who made submissions:

Patricia & Patrick Flood - Barnacranny, Bushypark
Michael K. Maguire - Stonehaven, Lakeview Hill, Barnacranny, Bushypark, Galway
Kieran & Ann Murphy - Chestnut Lane, Dangan Lower, Galway
Frances Heaslip - Co-ordination Unit DCENR
Mr. Frank Kinsella - C/O Tobin Consulting Engineers
T.W. Kilgarriff - Diocesan Financial Administrator & Property Manager, Diocesan Office, The Cathedral, Galway
T.W. Kilgarriff - Diocesan Financial Administrator & Property Manager, Diocesan Office, The Cathedral, Galway
T.W. Kilgarriff - Diocesan Financial Administrator & Property Manager, Diocesan Office, The Cathedral, Galway
T.W. Kilgarriff - Diocesan Financial Administrator & Property Manager, Diocesan Office, The Cathedral, Galway
Yvonne Nolan, Development Applications Unit - DoEHLG, Dún Scéine, Harcourt Lane, Dublin 2

Pat Walsh, Carl Rocca, E.J. Caulfield, Brain Martin & Corrib Oil - C/O Harrmack Developments Ltd., Harris House, Tuam Road, Galway
Mrs. Mary King - C/O Oliver Higgins Consulting Engineers Ltd., Unit 4B, Oranmore Business Centre, Oranmore, Co. Galway
Tara Spain, Senior Planning Adviser - N.R.A., St. Martins House, Waterloo Road, Dublin 4
Conor & Mary Hayes & Hugh Silke - C/O Conor Hayes, Consulting Engineers, Dunlo St., Ballinasloe, Co. Galway
Denis C. Higgins - Coolough, Menlo, Galway
Linda Rabbitte - Menlo, Galway
Gerald Concannon - Barnacranny, Bushy Park, Galway
Phelim O'Neill - Crystal Partners, 1 st Floor, Block 2, Ballymaley Business Park, Galway Road, Ennis, Co. Clare
Fáilte Ireland - C/O AOS Planning Ltd., 4 th Floor, Red Cow Lane, 71/72 Brunswick St. North, Smithfield, Dublin 7
Dwayne Higgins - C/O Oliver Higgins Consulting Engineers Ltd., Unit 4B Oranmore Business Park, Oranmore, Co. Galway
Oliver Higgins Consulting Engineers - Unit 4B Oranmore Business Park, Oranmore, Co. Galway
Oliver Higgins Consulting Engineers - Unit 4B Oranmore Business Park, Oranmore, Co. Galway
John Rabbitte - 15 Woodhaven, Galway
Christina Heneghan, - West Regional Authority, 1 st Floor, Woodquay Court, Woodquay, Galway
Gerard & Ultan Mulqueen - 15 Kevin Barry Avenue, Tulla Road, Ennis, Galway
Gerard Hansberry - Rusheen Bay & Barna Roads Residents Rusheen Bay, Barna Road, Galway
Claire Brogan - Housing Dept., Galway City Council, City Hall
Donal Honan & Mary Francis O'Conghaile - corribhands@gmail.com
Larry McComiskey - Cappagh, Barna, Co. Galway
Kay McComiskey - Cappagh, Barna
Breda McComiskey - Cappagh, Barna
Thomas Heffernan - C/O Harewood Associates, 13 Mill Street, Galway
Patrick McCabe - Simon J. Kelly & Partners, Corrib Castle, Waterside, Galway
John Grealish - Curragrean, Merlin Park, Galway
Bernadette Gannon - 10 Old Devon Park, Salthill, Galway
Bryan Egan - Galway Architects & Engineers Group, 12 St. Francis Street, Galway
James A. O'Halloran - 214A Castlilawn Heights, Headford Road, Galway
T.O'hUiginn - Joe Burke Consulting Engineers Ltd., Tuí Bhriain, Shantalla Road, Galway
Blackrock International Land Plc - C/O Ciara Kellet, AOS Planning, 4 th Floor, Red Cow Lane, 71/72 Brunswick St. North Ltd., Smithfield, Dublin 7
Eircom Ltd. - C/O Declan Brassil & Co. Ltd., Lincoln House, Phoenix St. Smithfield, Dublin 2

Stephen Francis - Ballinfoile, Headford Rd., Galway
Michael D. Higgins T.D. - Constituency Office, Letteragh Road, Ragoon, Circular Rd., Galway
Peter Nelson - McInerney Homes Ltd., Regional Office, Doughiska Rd., Galway
Danny & Mary O'Leary - C/O David McNeela, Consulting Engineers, 4 Sea Road, Galway
John Curley - C/o Simon J Kelly & Partners, Corrib Castle, Waterside, Galway
Sean Dockery & Associates - 1 st Floor, Hynes Building, St. Augustine St., Galway
Sean Dockery & Associates - 1 st Floor, Hynes Building, St. Augustine St., Galway
Sean Dockery & Associates - 1 st Floor, Hynes Building, St. Augustine St., Galway
Alan Kelly, HDS Consultancy Services Ltd - 1 st Floor, Unit C., Briarhill Business Park, Ballybrit
Mary Colohan - Forward Planning Section Mary_Colohan@education.gov.ie
Mr. Seamus Furey - C/O Oliver Higgins Consulting Engineers, Unit 4B Oranmore Business Park, Oranmore, Co. Galway
Stephanie Crowe - Ballindooley, Co. Galway
Poul Walsh Olesen - Co-ordinator Galway City Community Forum, City Hall, College Road
Alva Graham - Property Services, ESB., 27 Lower Fitzwilliam St., Dublin 2
Liam Francis - Pier Rd., Menlo, Galway
Christy Kelly - 128 Dangan Heights, Dangan Upper, Newcastle, Galway
Christy Kelly - 128 Dangan Heights, Dangan Upper, Galway
Michael O'Connell - Letteragh Road, Ragoon, Galway
Thomas Lally - Fountain View House, Cappagh Road, Barna
Rita Lally & Tom Lally - Cappagh Road, Barna, Galway
James Keogh - 38 Cnócan Rua, Moycullen, Co. Galway
John Kelehan & Michael Mullins - C/O James Keogh, 38 Cnócan Rua, Moycullen, Co. Galway
An Taisce - Galway Association - C/O Derrick Hambleton, 26 Manor Ave., Kingston, Galway
Fiona Donovan - Health Promotion Services, HSE West, Seamus Quirke Rd., Galway
Conor Coyne - Roscam, Merlin Park, Galway
Martin Geraghty - David Martin Hairdressing, New Dock St., Galway
Gary & Máire Browne - 29 Whiteoaks/Doire Gheal, Clybaun Rd., Galway
Colm Cantillon - Simon J. Kelly & Partners, Corrib Castle, Waterside, Galway
Brendan Wallace - Chairperson, White Oaks Association, 34 Whiteoaks, Clybaun Rd., Galway
Martin O'Connor, Assistant CEO - Cope Galway, 2-5 Calbro House, Tuam Rd., Galway
Mary & Martin Nestor - Bushypark House, Bushypark, Galway

Pat Bradford - Chairman, Devon Park Residents Association., 25 Devon Park, Salthill, Galway
Mícheál O'Higgins - T.OhUiggin & Co. Ltd.
Martin Lavelle - Partry, Ballinrobe, Co. Mayo
Presentation Congregation North Province - C/O OKM Architects Ltd., Woodquay Court, Woodquay, Galway
Joseph McNamara - C/O Patrick McGinty, Tygro Consulting Eng. Ltd., Unit B, 11/13 Sundrive Rd., Kimmage, Dublin 12
Brendan Smith - Chairperson, Friends of the Forest, C/O 38S Sandvyle Lawn, Headford Rd., Galway
Yvonne Nolan - Development Applications Unit, DoEHLG
Joseph Owens - Clada Group Ltd., Ballinfoile, Headford Rd., Galway
Kate O'Dwyer - Galway Slow Food, Ballycasey, Kilcoona, Headford Rd., Galway
Tesco Ireland - C/O Emma Reilly, DPP, 15 Harcourt St., Dublin 2
Aldi Stores, - C/O Robert Keran, John Spain Associates, 10 Lower Mount St., Dublin 2
Patrick & Helena Francis - Circular Road, Upper Dangan, Galway
Michael Tiernan - Ballindooley, Headford Rd., Galway
Nora O'Reilly - 102 Gleann Rua, Renmore, Galway
Máirin & James O'Reilly - 103 Gleann Rua, Renmore, Galway
Ian McGrath - Gleann Rua Residents Association, 62 Gleann Rua, Renmore, Galway
Jim Cormican - Taylors Hill, Galway
James Cormican - Atlantic House, 39 Prospect Hill, Galway
James Cormican - Atlantic House, 39 Prospect Hill, Galway
Galway Contract Consultancy Ltd., C/O Declan J. Maloney, Valhall, 39 Prospect Hill, Galway
Keep the Beat Klub, C/O Rosemary Drumm, Thornhill House, Carrowbrowne, Castlegar, Galway
Malcolm O'Burn, 21A Newcastle Park, Galway
Declan Keane & Niall Costello, C/O Planning Workshop, Unit 204 Business Innovation Centre, NUI Galway
Declan Commons, C/O Planning Workshop, Unit 204 Business Innovation Centre, NUI Galway
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Peter Keane - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
John Feeney - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
Ted Murphy - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
Mike Tully - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
Liam O'Neill - C/O Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
T. Grogan - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
Galway City Harbour Co. - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd.
J. Feeney & Others - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
Galway Harbour Co. - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
Galway City Harbour - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
Galway Harbour Co. Ltd. - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
Ann Griffin & Others - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
T & B McGrath & Others - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
Brothers of Charity - C/O Liam O'Neill, Tobin Consulting Engineers, Fairgreen House, Fairgreen Rd
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Lindat Ltd. - C/O Fraser Tinsley, Brian Meehan & Associates, 44 Fitzwilliam Place, Dublin 2
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Tadhg O'Mahony, Senior Scientific Officer - SEA Section-Environment Research Centre, Office of Environmental Assessment, Environmental Protection Agency, Regional Inspectorate, Inniscarra, Co. Cork

List of Prescribed Bodies consulted by the Planning Authority:

- *The Western Regional Authority, St Brendans Avenue, Woodquay Court, Woodquay, Galway.*
- *National Roads Authority, St. Martins House, Waterloo Road, Dublin 4.*
- *An Taisce, Tailors Hall, Backlane, Dublin 8.*
- *The Western Regional Fisheries Board, The Weir Lodge, Earls Island, Galway.*
- *The Heritage Council, Rothe House, Parliment Street, Kilkenny.*
- *Health & Safety Authority, The Metropolitan Building, James Joyce St., Dublin*
- *The Minister for Enterprise, Trade & Employment, Department of Enterprise, Trade & Employment, 23 Kildare St., Dublin 2*

- *The Minister for Communications, Energy & Natural Resources, Department of Communications, Energy & Natural Resources, 29-31 Adelaide Road, Dublin 2*
- *The Minister for Education & Science, Department of Education & Science, Marlborough Street, Dublin 1.*
- *The Minister for Defence, Parkgate, Infirmary Road, Dublin 7.*
- *The Minister for Arts, Sports & Tourism, Dept. of Arts, Sports & Tourism, 23 Kildare St., Dublin 2*
- *The Minister for Agriculture & Food, Kildare Street, Dublin 2.*
- *The Minister for the Environment Heritage & Local Government, Department of the Environment, Heritage & Local Government, Custom House, Dublin 1.*
- *Health Services Executive, Corporate & Public Affairs Department, Merlin Park, Galway*
- *Fórfas, Wilton Park House, Wilton Place, Dublin 2.*
- *The Electricity Supply Board, 27 Lwr Fitzwilliam Street, Dublin 2.*
- *The Office of Public Works, 51 St. Stephens Green, Dublin 2.*
- *An Comhairle Ealaíonn, 70 Merrion Square, Dublin 2.*
- *The Central Fisheries Board, Swords Business Campus, Swords, Co. Dublin*
- *Environment Unit, Fáilte Ireland, Baggot Street Bridge, Dublin 2.*
- *Galway City Development Board c/o Community and Enterprise, Galway City Council.*
- *The County Manager, Galway County Council, Arás an Chontae, Prospect Hill, Galway.*
- *An Bord Pleanála, 64 Marlborough Street, Dublin 1.*
- *BMW Assembly, The Square, Ballaghaderreen, Co. Roscommon*
- *Minister for Community, Rural & Gaeltacht Affairs, Dept. of Community Rural & Gaeltacht Affairs, Dún Amhairgin, 43-49 Mespil Road, Dublin 4*
- *Derrick Hambleton, An Taise-Galway Association, 26 Manor Avenue, Kingston, Galway*
- *Health & Safety Authority, Odeon House, Eyre Square, Galway*
- *Aer Rianta International, Shannon Airport, Co. Clare*
- *Dublin Airport Authority, Head Office, Dublin Airport, Co. Dublin*
- *Fiona Monaghan, General Manager, Fáilte Ireland West, Aras Fáilte, Forster St., Galway*

List of Service providers consulted by the Authority (this process is still ongoing):

- *Office of Public Works, Main Street, Headford, Co Galway.*
- *An Garda Síochána, Chief Supt. Mill Street, Galway.*
- *Dept of Defence, Property Management Branch, Dept of Defence, Colaiste Caoimhin, Glasnevin, Dublin 9.*
- *FAS, FAS Placement Services Unit, Island House, Cathedral Square, Galway.*
- *Department of Education and Science, Marlborough Street, Dublin 1.*

- *Planning and Building Section/Local Inspectorate, Department of Education, Portlaoise Road, Tullamore.*
- *ESB, Sean Mulvoy Road, Galway.*
- *Eirgrid, , No. 27 Lower Fitzwilliam Street, Dublin 2.*
- *Bord Gas Eireann, P.O. Box 51, Gasworks Road, Cork.*
- *Irish Aviation Authority, Aviation House, Hawkins Street, Dublin 2.*
- *Eircom, St. Stephen's Green West, Dublin 2.*
- *Bus Eireann, Broadstone, Dublin 7.*
- *Commission for Energy Regulation, Plaza House, Belgard Road, Tallagh, Dublin 24.*
- *Coras Iompair Eireann, Heuston Station, Dublin 8.*
- *Iarnod Eireann, Connolly Station, Dublin 1.*

List of key stakeholders consulted (this process is still ongoing).

- *NUIG – Mr John Gibney, Buildings Officer*
- *GMIT – Ms Marion Coy, GMIT President and Mr. Andrew D'arcy, Buildings Officer*
- *Galway Energy Agency Ltd, Mr. Peter Keaveney*
- *DoEHLG – Mr. Hugh Carey and Dr. Julie Fossett*
- *Merlin Park Hospitals and University College Galway (Western Health Board), Grainne Cahill.*
- *Ireland West Tourism (Failte Ireland) – Fiona Monaghan*
- *CIF Group, 8 Mountpellier Terrace, The Crescent, Galway*
- *Údaras na Gaeltachta – S. Ní Lochlainn*
- *Galway Airport, General Manager, Carnmore, Galway*
- *Galway Harbour Company*
- *IDA, West Regional Office, Mervue Business Park, Galway*
- *Enterprise Ireland, Mervue Business Park, Galway*

Public Consultation Sessions:

<u>Date</u>	<u>Day</u>	<u>Location</u>	<u>Time</u>
31 st March 8.00pm	Tuesday	Clybaun Hotel, Knocknacarra.	3.00pm -
1 st April 8.00pm	Wednesday	Days Hotel, Dublin Road	3.00pm -
2 nd April 3.00pm - 8.00pm	Thursday	Galway City Council, City Hall, College Road	
8 th April 8.00pm	Wednesday	Westwood Hotel,	3.00pm -

Newcastle

Appendix 2

Mandatory Objectives for a Development Plan.

A Development Plan must set out an overall strategy for the proper planning and sustainable development covered by the Plan and must also include the following development objectives:

- Zoning of Land
- Provision of infrastructure, including transport, energy, communication facilities, water supply and waste disposal facilities.
- Conservation and protection of the environment.
- Integration of planning and sustainable development with the social, community and cultural area and its population.
- Preservation of the character of the landscape including views and prospects.
- Protection of structures of special architectural, historical, archaeological, artistic, cultural, technician interest.
- Preservation of the character of Architectural Conservation Areas.
- Renewal of areas in need of regeneration.
- Provision of traveller accommodation.
- Preservation, improvement and extension of recreational amenities.
- Control of establishments under the Major Accidents Directive.
- Provision of community services, including schools, crèches and childcare facilities.

In addition, a development plan may also include a wide range of other objectives relating to:

- Location and pattern of development.
- Control of areas and structures.
- Community Facilities.
- Environment and amenities.
- Infrastructure and transport.

Note: This does not purport to be a legal interpretation. For full details see Section 10 of the Planning and Development Act, 2000.

Appendix 3

Guidelines and Strategies to be considered when preparing the next City Development Plan.

- Galway City Recreation and Amenity Needs Study (2008).
- Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, December (2008).
- Best Practice Urban Design Manual (2008).
- Provision of Schools and the Planning System, Code of Practice for Planning Authorities (2008).
- The Planning System and Flood Risk Management Guidelines, Consultation Draft Guidelines for Planning Authorities (2008).
- National Policy on Town Defences (2008).
- Sustainable Urban Housing: Design Standards for New Apartments (2007).
- Development Plans Guidelines for planning authorities (2007).
- National Development Plan Transforming Ireland – A Better Quality of Life for All 2007-2013.
- Galway Strategic Bus Study 2007.
- Retail Planning, Guidelines for Planning Authorities, December 2005.
- City Heritage Plan 2005-2009.
- Galway City Habitat Inventory 2005.

- Architectural Heritage Protection/Guidelines for Planning Authorities (2004).
- Strategic Environmental Assessment, Assessment of the effects of Certain Plans and Programmes on the Environment, Guidelines 2004.

- Developing Sustainable Tourism in Galway – A Programme for Action 2003-12.
- Architectural Heritage Protection for Places of Public Worship (2003).
- Galway Transportation & Planning Study 1999 & update 2002.
- The National Spatial Strategy 2002.
- Galway City Development Board Strategy *Beo agus Briomhar* 2002.

- Childcare Facilities, Guidelines for Planning Authorities, June 2001
- Galway as a Child Friendly City, 2000.
- The National Children's Strategy - 'Our Children Their Lives' November 2000
- DoEHLG Landscape and Landscape Assessment - Draft Guidelines for Planning Authorities, June 2000.
- Ready Steady Play! A National Play Strategy, National Children's Office 2004.

- Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, (1996).
- Tree Preservation, Guidelines for Planning Authorities, March 1994.
- National Inventory of Architectural Heritage Survey.
- The West Region Planning Guidelines 2004-2016.
- The National Anti-Poverty Strategy.
- Development Plans of adjoining Planning Authorities – Galway County Council.
- Connaught Waste Management Plan 2006-2011.
- National Climate Change Strategy 2007-2012.
- Draft Western River Basin District Management Plan.
- Action on Architecture (2002)
- Conversations about Architecture and the Built Environment (2007).

Appendix 4

Summary of SEA and the City Development Plan making process:

Stage	Development Plan process	SEA process
Initial consultation process	Publication of statutory notice of intention to make or review Plan and publication of Issues Paper	Scoping of Environmental Report
Preparation of documentation	Preparation of draft City Development Plan	Preparation of Environmental Report
Public consultation	Public display of Draft Development Plan and consideration of submissions received	Public display of Environmental Report and consideration of submissions received
Second display (if required)	Manager submits draft plan to Council, Members decide if any amendments to draft should be made	Identify any significant environmental effects of any material amendment(s)
Completion	Consideration of	Consideration of

of process	submissions received Members adopt Plan	submissions received Public informed of decision and how SEA process influenced the adopted Plan
Post plan	Implementation	Monitoring of significant environmental effects

Adapted from SEA Guidelines for Regional Authorities and Planning Authorities, November 2004