

Adopted Minutes of Galway City Council Special Meeting held in the Council Chamber, City Hall and Online via MS Teams on Friday, 5 June 2026 at 11.30a.m.	
Presiding:	Mayor M. Cubbard
Elected Members Present:	Councillors: A. Cheevers, M.J. Crowe, A. Curran, F. Fahy, S. Forde, C. Higgins, E. Hoare, P. Keane, D. Lyons, J. McDonagh, D. McDonnell, T. O'Flaherty.
Elected Members Online:	Councillors: A. Burke, J. Forde, N. McNelis, H. Ogbu.
Elected Members Apologies:	Councillor E. Seoighthe.
Executive Present:	Chief Executive: L. Cleary, Director of Services: P. Philbin, Acting Director of Services: E. Fanning. Senior Planner: E. Lynch, Senior Executive Planner: P. Staunton, Senior Executive Officer: A. Rohan, Clerical Officer: C. Cormican.

The Meeting commenced with a statement of intent to conduct the business of the meeting in line with Standing Orders followed by a moment of silent reflection.

Mayor Cubbard welcomed all to the meeting.

1. Disclosure of Conflict of Interest

(Section 177 of the Local Government Act 2001 as amended).

No disclosures raised.

2. Business Prescribed By Statute:

(a) To consider Variation No. 3 to the Galway City Development Plan 2023-2029 and the Chief Executive's Report on the submissions received in accordance with Section 58 of the Planning and Development Act 2024 (as amended).

Mr. E. Lynch, Senior Planner read a statement regarding the Code of Conduct and Regulation of Lobbying. This was also displayed on screen.

Extract from Code of Conduct for Councillors under the Local Government Act 2001: Key decisions on planning matters such as the making of development plans are vested in the elected council as representatives of the local community acting in the interests of the common good and the proper planning and sustainable development of the area. The planning system is a very open one allowing for input by all parties. It is all the more important therefore that consideration of planning matter by Councillors is carried out in a transparent fashion; follows due process; and is based on what is relevant while ignoring that which is irrelevant within the requirements of the statutory planning framework. The same applies as regards input by individual Councillors in relation to planning applications, decisions on which vest in the executive. Extra care must therefore be observed in dealing with planning

matters and in this context the provisions of this Code particularly as regards conflict of personal and public interest are very relevant.

Extract from Regulation of Lobbying; Guidelines on lobbying in relation to development and zoning of land from the Standards in Public Office

Commission: When communicating with public officials or representatives regarding the zoning or development of land, individuals and groups who may not ordinarily regard themselves as carrying on lobbying activities, may find that the Act also applies to them. These guidelines deal specifically with lobbying in relation to zoning and development. When drawing up development plans or local area plans, local authorities engage in a formal consultation process. This means that the public may make a submission to the local authority setting out their views on the proposed plan. Making views known to a local authority as part of a formal public consultation process is not lobbying. Communication, however with a Designated Public Official outside the formal public consultation process about a development plan or local area plan or a proposal to zone or re-zone particular lands may be lobbying. For example contacting a local TD or County Councillor about a development plan or a proposal to zone or re-zone particular lands outside the formal public consultation process.

Councillors noted same. It was also noted that training was provided to Councillors earlier in the year on this matter and if further guidance is required to make contact with the Senior Executive Officer, Corporate Services and Governance.

Mr. E. Lynch went through the purpose of the proposed Variation No. 3. The purpose of Variation No. 3 is to incorporate new revised Housing Growth Requirements arising from the National Planning Framework Implementation: Housing Growth Requirements' Guidelines published in July 2025.

Galway City Council's approach to meeting the Government's revised housing growth requirements is a targeted, plan-led strategy to deliver additional housing in the short, medium and long term in line with Ministerial Guidelines. The emerging strategy focuses on four key areas:

1. Regeneration lands
2. Infill densification in inner suburban and public transport adjacent locations
3. Targeted greenfield zoning
4. Statutory Area Plans for Castlegar and Doughiska to provide ten-year guidance on land use, density and enabling infrastructure.

This integrated approach ensures sustainable growth, compact development, and strategic regeneration while aligning with guidelines on flexibility, phasing, and infrastructure planning. In order to support this strategy, and to meet the future housing needs of Galway City, it is proposed to zone an additional approximate 89 hectares of residential land.

He then went through the progress to date and showed a timeline of Circulars and Letters from the Minister.

With regards to making the Variation, Mr. E. Lynch explained how Members may, by resolution, make the variation as proposed by the Chief Executive or make a modified version of the proposed variation.

A modified variation may be made only with minor modifications. Otherwise it is deemed not to have been made and triggers the Material Alterations process.

A modification to the variation is deemed to be minor where it—

- i. does not substantially or materially alter the material alteration,
- ii. is not likely to have significant effects on the environment or on any European site, and
- iii. does not relate to an increase in the area of land zoned for any purpose, or an addition to or deletion from the record of protected structures.

Mr. E. Lynch gave an overview of submissions received.

A total of 71 submissions were received in relation to Variation 3. Submissions were received from OPR, NWRA, NTA, HAS, TII, MARA, OPW, EPA, Department of Education, Údarás na Gaeltachta, An Taisce, LDA, ESB, and Uisce Éireann.

18 submissions contained new land use rezoning requests. The Members considered these submissions and the Chief Executive's Response to same.

The Chief Executive's Report summarises all the submissions received and provides the Chief Executive's response to the matters raised.

Proposed By: Cllr. D. McDonnell		Seconded By: Cllr. T. O’Flaherty	
To accept the Chief Executive’s Recommendations and confirm that no additional lands beyond those that went on display as part of Variation no. 3. will be zoned at this point in time.			
Present: 17	In Favour: 17	Against: 0	Abstain: 0
Result: This Motion was carried.			

Mr. E. Lynch went through the Office of the Planning Regulators five recommendations separately and these were noted by Council.

Mr. E. Lynch then gave the detail regarding each of the parcels of land for consideration by Council.

A.55 Murrough

Area: 34.82 ha

Existing zoning: Unzoned lands, Murrough Local Area Plan & Natural Heritage, Recreation and Amenity (RA)

Proposed zoning: Residential (R) & Natural Heritage, Recreation and Amenity (RA) and to include a requirement for a Masterplan / Area Plan prior to development.

Specific objectives are proposed to be included, with modifications following consultation (as set out in the CE Report).

Cllr T. O' Flaherty proposed that a minor clarification be included as an addition to the Chief Executive's recommendation as follows.

'6.b. All proposals to the western end of the Masterplan Area– adjacent to Ballyloughane and Renmore - shall positively respond to the established character of this area (transition to/from existing village setting), protecting third-party residential amenities as appropriate. This will be considered as part of a masterplan process.'

It was proposed by Cllr. D. McDonnell that the Chief Executive's Recommendation be adopted along with the clarification submitted by Cllr. T. O'Flaherty.

Cllr T. O'Flaherty accepted that the Chief Executive's Recommendation be adopted with the clarification that she had submitted.

Mr. Lynch advised that this was a minor modification and was not a material amendment.

Mayor Cubbard called for a vote on same as follows:

Proposed By: Cllr. T. O’Flaherty		Seconded By: Cllr. D. Lyons	
To accept the Chief Executive’s Recommendation and to include the following wording			
‘6.b. All proposals to the western end of the Masterplan Area– adjacent to Ballyloughane and Renmore - shall positively respond to the established character of this area (transition to/from existing village setting), protecting third-party residential amenities as appropriate. This will be considered as part of a masterplan process.’			
Present: 17	In Favour: 17	Against: 0	Abstain: 0
Result: This Motion was carried.			

A.56/57 Rosshill

Area: 13.38 ha

Existing zoning: Residential (R2)

Proposed zoning: Residential (R)

A specific objective is proposed to be included, with modifications following consultation (as set out in the CE Report).

Mr. E. Lynch gave background to this item.

Cllr. A. Cheever and Cllr. S. Forde both requested that the National Transport Authority be asked to consider the provision of bus services to Ross Hill as part of BusConnects. This was agreed to be followed up on.

The motion to accept the Chief Executive's recommendation was proposed by Cllr. D. McDonnell and seconded by Cllr. P. Keane. No alternative proposals were raised.

The Chair called for a vote to be taken.

Proposed By: Cllr. D. McDonnell		Seconded By: Cllr. P. Keane	
To accept the Chief Executive’s recommendation to zone A.56/57 Rosshill, Area: 13.38ha as Residential (R)			
Present: 16	In Favour: 16	Against: 0	Abstain: 0
Result: The Motion was carried			

A.58 Merlin Lands

Area: 1.7 ha

Existing zoning: Natural Heritage, Recreation and Amenity (RA)

Proposed zoning: Residential (R)

Specific objectives are proposed to be included, with modifications following consultation (as set out in the CE Report).

Mr. E. Lynch gave background to this item.

The Elected Members discussed access to City Council owned lands and interaction with the Dublin Road BusConnects Corridor. It was requested by Cllr. A. Cheevers that the City Council engage with Merlin Lane Residents when designing any proposed development. This was agreed.

The motion to accept the Chief Executive's recommendation was proposed by Cllr. D. McDonnell and seconded by Cllr. D. Lyons. No alternative proposals were raised.

The Chair called for a vote to be taken.

Proposed By: Cllr. D. McDonnell		Seconded By: Cllr. D. Lyons	
To accept the Chief Executive’s recommendation to zone A.58 Merlin Lands, Area: 1.7ha as Residential (R)			
Present: 17	In Favour: 17	Against: 0	Abstain: 0
Result: The Motion was carried			

A.59 Junction of Dublin Road and Doughiska Road

Area: 1.2 ha

Existing zoning: Residential (R2)

Proposed zoning: Residential (R)

No submissions were received in relation to this proposed amendment.

Mr. E. Lynch gave background to this item.

The motion to accept the Chief Executive's recommendation was proposed by Cllr. A. Curran and seconded by Cllr. M.J. Crowe. No alternative proposals were raised.

The Chair called for a vote to be taken.

Proposed By: Cllr. A. Curran		Seconded By: Cllr. M.J. Crowe	
To accept the Chief Executive’s recommendation to zone A.59 Junction of Dublin Road and Doughiska Road, Area: 1.2ha as Residential (R)			
Present: 17	In Favour: 17	Against: 0	Abstain: 0
Result: The Motion was carried			

A.60 Ardaun

Area: 0.44 ha

Existing zoning: Natural Heritage, Recreation and Amenity (RA)

Proposed zoning: Urban Village Centre (UVC)

Mr. E. Lynch gave background to this item.

The motion to accept the Chief Executive's recommendation was proposed by Cllr. A. Curran and seconded by Cllr. D. Lyons. No alternative proposals were raised.

The Chair called for a vote to be taken.

Proposed By: Cllr. A. Curran		Seconded By: Cllr. D. Lyons	
To accept the Chief Executive’s recommendation to zone A.60 Ardaun, Area: 0.44ha as Urban Village Centre (UVC)			
Present: 17	In Favour: 17	Against: 0	Abstain: 0
Result: The Motion was carried			

A.62 Doughiska

Area: 10.8 ha

Existing zoning: Residential (R2)

Proposed zoning: Residential (R)

Mr. E. Lynch gave background to this item.

The motion to accept the Chief Executive's recommendation was proposed by Cllr. D. Lyons and seconded by Cllr. D. McDonnell. No alternative proposals were raised.

The Chair called for a vote to be taken.

Proposed By: Cllr. D. Lyons		Seconded By: Cllr. D. McDonnell	
To accept the Chief Executive’s recommendation to zone A.62 Doughiska, Area: 10.8ha as Residential (R)			
Present: 17	In Favour: 17	Against: 0	Abstain: 0
Result: The Motion was carried			

A.63 Tuam Road

Area: 11.4 ha

Existing zoning: Residential (R2)

Proposed zoning: Residential (R)

Mr. E. Lynch gave background to this item.

The motion to accept the Chief Executive's recommendation was proposed by Cllr. D. Lyons and seconded by Cllr. M.J. Crowe. No alternative proposals were raised.

The Chair called for a vote to be taken.

Proposed By: Cllr. D. Lyons		Seconded By: Cllr. D. McDonnell	
To accept the Chief Executive’s recommendation to zone A.63 Tuam Road, Area: 11.4ha as Residential (R)			
Present: 17	In Favour: 17	Against: 0	Abstain: 0
Result: The Motion was carried			

A.64 Coolough (previously referred to as Mionlach)

Area: 10.44 ha

Existing zoning: Residential (R2)

Proposed zoning: Residential (R)

Mr. E. Lynch gave background to this item.

The motion to accept the Chief Executive's recommendation was proposed by Cllr. F. Fahy and seconded by Cllr. S. Forde. No alternative proposals were raised.

The Chair called for a vote to be taken.

Proposed By: Cllr. F. Fahy		Seconded By: Cllr. S. Forde	
To accept the Chief Executive’s recommendation to zone A.64 Coolough (previously referred to as Mionlach), Area: 10.44ha as Residential (R)			
Present: 17	In Favour: 17	Against: 0	Abstain: 0
Result: The Motion was carried			

A.65 City Hall

Area: 1.55 ha

Existing zoning: Community and Institutional (CF)

Proposed zoning: Commercial / Industrial (CI)

Specific objectives are proposed to be included (as set out in the CE Report).

Mr. E. Lynch gave background to this item.

The motion to accept the Chief Executive's recommendation was proposed by Cllr. D. Lyons and seconded by Cllr. P. Keane. No alternative proposals were raised.

Elected Members discussed the site and the possible future uses. They acknowledged the need for a Masterplan and for public consultation, where the range of appropriate uses could be considered.

The Chief Executive advised that there would be engagement with the Elected members regarding the Masterplan.

Cllr. A. Curran put forward a motion to leave the zoning as is. There was no seconder the motion.

The Chair called for a vote to be taken.

Proposed By: Cllr. D. Lyons		Seconded By: Cllr. P. Keane	
To accept the Chief Executive’s recommendation to zone A.65 City Hall, Area: 1.55ha, as Commercial/Industrial (CI)			
Present: 17	In Favour: 15	Against: 1	Abstain: 1
Result: The Motion was carried			

As the Mayor had to leave the meeting, it was proposed by Cllr. D. Lyons and seconded by Cllr. D. McDonnell and agreed that Cllr. A. Cheevers take the Chair.

A.66 Sandy Road

Area: 0.84 ha

Existing zoning: Commercial / Industrial (CI)

It is proposed to amend the boundary of the Sandy Road Regeneration and Opportunity Site to include the site.

No change of land use zoning is proposed.

Mr. E. Lynch gave background to this item.

Cllr D. McDonnell proposed to accept the Chief Executive's Recommendation with the proposed additional text for paragraph 10.8:

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

The motion to accept the Chief Executive's recommendation with the additional text was proposed by Cllr. D. McDonnell and seconded by Cllr. F. Fahy.

The Chair called for a vote to be taken.

Proposed By: Cllr. D. McDonnell		Seconded By: Cllr. F. Fahy	
To accept the Chief Executive's Recommendation and to include the following wording in paragraph 10.8;			
'Additional Lands to the East of the Regeneration Site included by Variation No. 3 The extension of the boundary under Variation No. 3 to include additional lands to the east of the Sandy Road Regeneration Site is intended to facilitate the integrated and coordinated development of the wider Regeneration lands. In particular, as part of their development, these lands may provide for active travel and permeability connections to adjoining and future development areas within the Regeneration Site. The inclusion of these lands within the amended boundary does not preclude its development progressing in advance of the remainder of the Regeneration Site. The development of these lands to the east which can provide predominantly for residential uses, where it can be demonstrated that such development would not prejudice the comprehensive and coordinated development of adjoining lands subject to proper planning and environmental considerations.'			
Present: 16	In Favour: 16	Against: 0	Abstain: 0
Result: The Motion was carried			

A.67 Circular Road East

Area: 4 ha

Existing zoning: Natural Heritage, Recreation and Amenity (RA)

Proposed zoning: Residential (R)

Specific objectives are proposed to be included, with modifications following consultation (as set out in the CE Report).

Mr. E. Lynch gave background to this item.

Councillors discussed the access and permeability to and within the site and a discussion on the portion of lands owned by Galway City Council within the lands outlined.

The motion to accept the Chief Executive's recommendation was proposed by Cllr. D. McDonnell and seconded by Cllr. M. J. Crowe. No alternative proposals were raised.

The Chair called for a vote to be taken.

Proposed By: Cllr. D. McDonnell		Seconded By: Cllr. M. J. Crowe	
To accept the Chief Executive’s recommendation to zone A.67 Circular Road East, Area: 4ha as Residential (R)			
Present: 14	In Favour: 14	Against: 0	Abstain: 0
Result: The Motion was carried			

A.68 Letteragh

Area: 4.5 ha

Existing zoning: Agricultural (A)

Proposed zoning: Residential (R)

A specific objective is proposed to be included, with modifications following consultation (as set out in the CE Report).

Mr. E. Lynch gave background to this item.

Cllrs. A. Curran, Cllr. E. Hoare and A. Cheevers raised issues regarding permeability and multi modal corridors and the need to be progressed. It was agreed that the Government needs to provide funding for improved active travel in this area. There was general consensus on this matter.

The motion to accept the Chief Executive's recommendation was proposed by Cllr. D. McDonnell and seconded by Cllr. S. Forde. No alternative proposals were raised.

The Chair called for a vote to be taken.

Proposed By: Cllr. D. McDonnell		Seconded By: Cllr. S. Forde	
To accept the Chief Executive’s recommendation to zone A.68 Letteragh, Area: 4.5ha as Residential (R)			
Present: 13	In Favour: 13	Against: 0	Abstain: 0
Result: The Motion was carried			

A.69 Circular Road (parcels A, B and C)

Area: 4.5 ha

Existing zoning: Residential (R2)

Proposed zoning: Residential (R)

Mr. E. Lynch gave background to this item.

The motion to accept the Chief Executive's recommendation was proposed by Cllr. E. Hoare and seconded by Cllr. J. McDonagh. No alternative proposals were raised.

The Chair called for a vote to be taken. The Meetings Administrator had to contact Cllr. A. Burke by telephone to confirm her vote on this item due to technical issues online.

Proposed By: Cllr. E. Hoare		Seconded By: Cllr. J. McDonagh	
To accept the Chief Executive’s recommendation to zone A.69 Circular Road (parcels A, B and C), Area: 4.5ha as Residential (R)			
Present: 14	In Favour: 14	Against: 0	Abstain: 0
Result: The Motion was carried			

Mr. E. Lynch went through the fact that all parcels of land and all submissions have been considered and understood by all Elected Members. He referred to the detailed workshop on the Variation which was held for Elected Members in City Hall in advance of the meeting.

The following Motion was brought before the Elected Members for their consideration to accept the Chief Executive's recommendation to make the Variation;

This motion was proposed by Cllr. F. Fahy and was seconded by Cllr. O'Flaherty. The Chair called for a vote to be taken.

Proposed By: Cllr. F. Fahy	Seconded By: Cllr. T. O’Flaherty
Accept the Recommendation of the Chief Executive regarding to the variation and to make the variation as follows:	

“This Council being the Planning Authority for Galway City, having considered Variation Number 3 of the Galway City Development Plan 2023-2029 including the Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment, published on 06 March 2026, and the submissions received during the statutory public consultation period, in accordance with Section 58 of the Planning and Development Act 2024, resolve to make the variation with the amendments as agreed by motion at the Special Meeting on the 5th June 2026 and the recommendations of the Chief Executive in his report circulated on 30th April 2026”

Present: 14	In Favour: 14	Against: 0	Abstain: 0
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Result: The Motion was carried

Mr. E. Lynch referred Councillors to the Strategic Environmental Assessment and Stage 2 Appropriate Assessment Reports.

This following motion was proposed by Cllr. D. McDonnell and was seconded by Cllr. F. Fahy. The Chair called for a vote to be taken.

Proposed By: Cllr. D. McDonnell	Seconded By: Cllr. F. Fahy
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To accept the Chief Executive’s recommendation

“The Variation to be made is being subject to Strategic Environmental Assessment and Stage 2 Appropriate Assessment. All related documents have been made available to Members. We are making a final AA determination that that having incorporated mitigation measures into the Variation, it has been demonstrated that the Variation to be made is not foreseen to give rise to any significant adverse effects to any designated European site, alone or in combination with other plans or projects. The written resolution to make the Variation will refer to the SEA and AA documents.”

Present: 14	In Favour: 14	Against: 0	Abstain: 0
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Result: The Motion was carried

The Elected Members thanked Mr. E. Lynch, Mr. P. Staunton and their team for their excellent communication and consultation with the Elected Members on the Variation.

The meeting concluded at 1.40p.m.