



Comhairle Chontae na Gaillimhe  
Galway County Council

# **Draft** **Tuam Local Area Plan** 2023-2029

June 2023

Material Alterations

## Proposed Material Alterations to the Draft Tuam Local Area Plan 2023-2029

in accordance with:

**Planning and Development Act 2000, as amended**  
**Planning and Development Regulations 2001, as amended**  
**Planning and Development (Strategic Environment Assessment) Regulations 2004, as amended.**

The proposed Tuam Local Area Plan 2023-2029 was prepared and placed on public display on Wednesday 8<sup>th</sup> February 2023 for a period of 6 weeks up to Thursday 23<sup>rd</sup> March 2023. A total of 62 submissions were received on the Draft LAP and a Chief Executive's report was prepared on the submissions received and submitted to the Municipal District Members of Tuam for their consideration.

On 6<sup>th</sup> June 2023 at a Special Municipal District meeting the MD Members considered the Draft Tuam Local Area plan and Chief Executive's Report and proposed a number of changes to the Draft Plan, which were deemed to be Material Alterations. They are listed in the table below and are reflected on maps as appropriate.

In accordance with Section 20(3) (e) of the Planning and Development Act 2000 (as amended), the proposed Material Alterations are hereby published for public consultation for a period of 4 weeks.

### How to Read the Proposed Material Alterations

The proposed Material Alterations are referred to as proposed MA 1 – MA 60 and are accompanied by maps as appropriate.

For the purposes of reading this report, please note the following:

- Proposed text is shown with **RED** font and **HIGHLIGHTED** in the document.
- Text with a ~~STRIKETHROUGH~~ is proposed for deletion.
- Text in black regular font is existing text from the Draft LAP.

In accordance with Section 20 3(f) of the Planning and Development Act 2000 (as amended), Galway County Council has screened the Proposed Material Alterations for the need to undertake Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) and has determined that: SEA is required with respect to certain Proposed Material Alterations; and Stage 2 AA is not required for any Proposed Material Alteration

A copy of the proposed Material Alterations to the Draft Tuam Local Area Plan 2023-2029, the SEA and AA Screening Determinations in accordance with Section 20 of the Planning and Development Act 2000, as amended, and associated SEA and AA documents (including information on the likely significant effects on the environment of implementing the proposed Material Alterations that is included in the SEA Environmental Report on Proposed Material Alterations) will be available for public display and may be inspected from **Tuesday 27<sup>th</sup> June 2023 to 4.00pm on Wednesday 26<sup>th</sup> July 2023** inclusive during normal opening hours at the following locations:

- <https://consult.galway.ie/>
- **Planning Office, Áras an Chontae, Prospect Hill, Galway, H91 H6KX** (Monday-Friday 9am-4pm)
- **Tuam Library, High Street, Tuam** (Tuesday-Saturday 10.30am-1pm and 2pm-5pm)
- **Tuam Area Office, Civic Offices, Tuam, H54 F627** (Monday-Friday 9am-1pm and 2pm-5pm)

Written Submissions or observations with respect to the proposed Material Alterations to the Draft Tuam Local Area Plan 2023-2029, the SEA and AA determinations in accordance with Section 20 of the Planning and Development Act 2000, as amended, and the associated SEA and AA documents (including information on the likely significant effects on the environment of implementing the proposed Material Alterations that is included in the SEA Environmental Report on Proposed Material Alterations) are invited from members of the public and other interested parties. Written submissions or observations must state the full name and address of the person or relevant body or agency making Material Alterations and should be clearly marked “Proposed Material Alterations to the Draft Tuam Local Area Plan 2023-2029”, and should quote the relevant proposed material alteration reference number(s) (which commences with ‘MA’).

Submissions may be made to the Planning Authority within the above period and **before 4pm on Wednesday 26<sup>th</sup> July 2023**. Written submissions or observations should be clearly marked ‘***Proposed Material Alterations to the Draft Tuam LAP 2023-2029***’ and must be submitted either:

#### **Online**

Online by visiting <https://consult.galway.ie/>

#### **By Email**

Sent by email to [forwardplanning@galwaycoco.ie](mailto:forwardplanning@galwaycoco.ie)

#### **In Writing**

in writing and addressed to:

**‘Proposed Material Alterations to the Draft Tuam Local Area Plan’** Forward Planning Section, Galway County Council, Prospect Hill, Galway.

**The closing date for Submissions/Observations is Wednesday 26<sup>th</sup> July 2023 at 4.00pm.**

#### **Late Submissions will not be accepted**

Please send your submission/observation through **one medium only** either in writing or electronically.

#### **In respect of making a submission or observation please note the following:**

Children or groups and associations representing the interests of children are entitled to make submissions or observations regarding policy objectives to deliver an overall strategy for the proper planning and sustainable development of the area of the LAP.

Galway County Council is subject to the provisions of the Freedom of Information (FOI) Act (as amended). Please be advised that all submissions received will be published online in accordance with the requirements of the Planning Act.

You should ensure that no vexatious, libellous or confidential information, including confidential information relating to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure) is included in your submission. The Planning Authority reserves the right to redact any submission or part thereof that does not comply with this requirement. Please be advised that the submission will be published in full.

Galway County Council is subject to the provisions of the Data Protection Act (as amended) and General Data Protection Regulation (GDPR). In order to assist us in complying with Data Protection

and GDPR please include your name and contact details (and where relevant, details of any organisation, community group or company etc., which you represent), on a separate sheet to the content of your submission/ observation. This processing of your personal data is lawful under Article 6 (1)(e) of the GDPR regulations. The Council's Data Protection Policy is available on the Council website.

Please note that in accordance with Section 19 of the Planning and Development (Amendment) Act, 2018 all valid submissions received by the Council shall be published on the Galway County Council website within 10 working days of its receipt by the Council. The planning process is an open and public process and therefore your submission (in part or in total) will be available to view online at <https://consult.galway.ie/>. All observations or submissions received during the above time period will be taken into consideration before the making of the Tuam Local Area Plan 2023-2029.

Hard copies of the Material Alterations and associated documentation are available for purchase from the Planning Department.



**Draft Tuam Local Area Plan Material Alterations, Forward Planning Policy Unit**

Amendment Number	<b>MA1</b>												
Submission Number	<b>GLW-C42-49 Office of the Planning Regulator</b>												
Section / Policy Objective/Policy	<b>Section 3: Compact Growth, Sequential Approach and Infrastructure Capacity</b>												
Proposed Material Amendment													
Amendment to the Land-Use Matrix Table:													
Residential Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
ApartmentsP <sup>1</sup>	P	O	⊖ <sup>±</sup>	N	N	N	N	N	N	N	N	N	N
Residential Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
ApartmentsP <sup>1</sup>	P	O	P	N	N	N	N	N	N	N	N	N	N

Amendment Number	<b>MA2</b>												
Submission Number	<b>GLW-C42-49 Office of the Planning Regulator</b>												
Section / Policy Objective/Policy	<b>Section 4: Town Centre and Regeneration. Policy Objective TKT 60 Strategic Sites in Tuam</b>												
Proposed Material Amendment													
Include Policy TKT 60 Strategic Sites in Tuam as follows:													
<b>TKT 60 Strategic Sites in Tuam</b>													
It is a Policy Objective of the Council to establish a database of strategic brownfield and infill sites in Tuam so that brownfield land re-use can be managed and coordinated across multiple stakeholders as part of an active land management process.													

Amendment Number	<b>MA3</b>												
Submission Number	<b>GLW-C42-49 Office of the Planning Regulator</b>												
Section / Policy Objective/Policy	<b>Section 4: Town Centre and Regeneration. Policy Objective</b>												

	<b>TKT 61 Active Land Management in Tuam</b>
Proposed Material Amendment	
Include Policy TKT 61 Active Land Management in Tuam as follows:	
<p><b>TKT 61 Active Land Management in Tuam</b></p> <p>To promote and facilitate the re-use of underutilized or vacant lands in Tuam or lands identified for regeneration, through a coordinated approach to active land management between the Council and stakeholders.</p>	

Amendment Number	<b>MA4</b>
Submission Number	<b>GLW-C42-49 Office of the Planning Regulator</b>
Section / Policy Objective/Policy	<b>Section 6: Climate Action and Flood Risk Management. Policy Objective TKT 62 Climate Change and Local Renewable Energy Sources</b>
Proposed Material Amendment	
Include Policy TKT 62 Climate Change and Local Renewable Energy Sources as follows:	
<p><b>TKT 62 Climate Change and Local Renewable Energy Sources</b></p> <p>Promote and encourage development which is resilient to climate change by ensuring that development proposals demonstrate sustainable design principles for new buildings/ services/site including:</p> <ul style="list-style-type: none"> <li>(a) measures such as green roofs and green walls to reduce internal overheating and the urban heat island effect;</li> <li>(b) ensuring the efficient use of natural resources (including water) and making the most of natural systems both within and around buildings.</li> <li>(c) minimising pollution by reducing surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems (SuDS);</li> <li>(d) reducing flood risk, damage to property from extreme events—residential, public and commercial;</li> <li>(e) reducing risks from temperature extremes and extreme weather events to critical infrastructure such as roads, communication networks, the water/drainage network, and energy supply;</li> <li>(f) promoting and protecting biodiversity and green infrastructure.</li> </ul>	

Amendment Number	MA5
Submission Number	GLW-C42-49 Office of the Planning Regulator
Section / Policy Objective/Policy	Section 8: Implementation and Management. Policy Objective TKT 63
Proposed Material Amendment	
Include the policy TKT 63 Implementation and Monitoring as follows:	
<p><b>TKT 63 Implementation and Monitoring</b></p> <p>Monitor development for compliance with the policy objectives of the Core Strategy and adjust, where necessary, the approach taken to the consideration of development proposals to ensure effective alignment with the National, Regional and County policy objectives.</p>	

Amendment Number	MA6
Submission Number	GLW-C42-27 Dept of Housing, Local Government and Heritage
Section / Policy Objective/Policy	Section 4.3 of the AA NIR
Proposed Material Amendment	
To add the following text to Section 4.3 of the AA NIR:	
<p>The available site-specific conservation objectives are the clear objectives for the conservation of the features of interest within a site</p>	

Amendment Number	MA7
Submission Number	GLW-C42-32 Office of Public Works (OPW)
Section / Policy Objective/Policy	Policy Objective TKT 41 Constrained Land Use
Proposed Material Amendment	
Amend the policy objective TKT 41 Constrained Land Use as follows:	
<p><b>TKT 41 Constrained Land Use</b></p> <p>To facilitate the appropriate management and sustainable use of Flood Risk within the zoning plan area. This zoning indicates where the Plan Making Justification Test may need to be applied and as such can limit new development, while recognising that existing development uses within these</p>	

zones may require small scale development, as outlined below, over the life of the Local Area Plan, which would contribute towards the compact and sustainable urban development of the town. **New development will generally be limited to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B, and a detailed site-specific Flood Risk Assessment will be required in these areas.** The underlying zoning or the existing permitted uses may be deemed to be acceptable in principle, however within Flood Zone A/B development is typically limited to extensions, renovations and change of use. Infill highly vulnerable development and demolition and reconstruction can only take place in Flood Zone C. Less vulnerable development in Flood Zone B will also need to be considered carefully. These aspects are assessed on a case by case basis under the application of the Plan Making Justification Test and as supported by specific objectives in the written statement.

Amendment Number	<b>MA8</b>
Submission Number	<b>GLW-C42-32 Office of Public Works (OPW)</b>
Section / Policy Objective/Policy	<b>Policy Objective TKT 52 Flood Risk Management and table 1.6.1 Land Use Matrix Table</b>
Proposed Material Amendment	
Amend the policy objective TKT 52 Flood Risk Management as follows:	
<p><b>TKT 52 Flood Risk Management</b></p> <p>Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPER Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.</p> <ul style="list-style-type: none"> <li>Amendments to the Land Use Zoning Maps (Attached as Appendix C): Land use zoning of lands zoned “A – Agriculture” that are within Flood Zone A or B will be amended to “OS – Open Space/Recreation &amp; Amenity”.</li> <li>To update the meaning of the “A – Agriculture” land use zoning objective by adding the following to the “General Notes on Land Use Zoning Matrix” under Table 1.6.1 “Land Use Matrix” of the Plan</li> </ul> <p><b>8. Lands zoned “A – Agriculture” would not pass the Plan Making Justification Test. Furthermore, the Plan Making Justification Test is unsuitable for assessing Agriculture zoned lands, which are not consistent with the condition that any lands justified are essential in achieving compact and sustainable urban growth. Consequently, developments on lands zoned “A – Agriculture” shall be limited as per the requirements of Policy Objective TKT 41 Constrained Land Use.</b></p> <p><b>This limitation shall take primacy over any related provision relating to the land use zoning matrix.</b></p>	

- To update the meaning of the “R – Residential Existing” land use zoning objective by adding the following to the “General Notes on Land Use Zoning Matrix” under Table 1.6.1 “Land Use Matrix” of the Plan:

9. Uses under “R – Residential Existing” that have not passed the Justification Test (residential developments to the north of the Weir Road and to the immediate south east of the N17) as updated in the SFRA shall be limited as per the requirements of Policy Objective TKT 41 Constrained Land Use.

This limitation shall take primacy over any related provision relating to the land use zoning matrix.

- Updated the SFRA To clarify which Residential Existing sites zoned pass the Justification Test on SFRA Table 7 (these are the Residential Existing developments: to the north the Weir Road in the estates of Millstream Park and Carrigweir; and along the Birmingham Road).

To update text in the Land Use Matrix Table adding the following to the “General Notes on Land Use Zoning Matrix” under Table 1.6.1 “Land Use Matrix” of the Plan.

10. Insert Asterix under all uses where Community Facility Zoning where the matrix indicates “Permitted in Principle” and “Open to Consideration”. This is applicable on the lands to the east of Parkmore shall be limited in Flood Zone B to less-vulnerable and water compatible uses (as per the Flood Risk Management Guidelines).

This limitation shall take primacy over any related provision relating to the land use zoning matrix.

To update text in the Land Use Matrix Table by adding the following to the “General Notes on Land Use Zoning Matrix” under Table 1.6.1 “Land Use Matrix” of the Plan.

11. Insert Asterix under all uses for Industrial Zoning where the matrix indicates “Permitted in Principle” and “Open to Consideration”. This is applicable on the lands adjacent and including the existing commercial/industrial development between the River Clare and the N83. This shall be limited in areas at elevated risk of flooding, as per the Flood Risk Management Guidelines, as follows:

- In Flood Zone A, uses shall be limited to water compatible uses.
- In Flood Zone B, uses shall be limited to less vulnerable and water compatible uses (as per the Flood Risk Management Guidelines);

These limitations shall take primacy over any related provision relating to the land use zoning matrix.

Amendment Number	MA9
Submission Number	Elected Members Amendment as a Result of Notice of Motion



Section / Policy Objective/Policy	<b>Table 1.6.1 Land Use Matrix Table</b>
Proposed Material Amendment	
<ul style="list-style-type: none"> <li>To update the meaning of the “BE –Business and Enterprise” land use zoning objective by adding the following to the “General Notes on Land Use Zoning Matrix” under Table 1.6.1 “Land Use Matrix” of the Plan</li> </ul> <p><b>12. Lands zoned “BE – Business and Enterprise” would not pass the Plan Making Justification Test. Furthermore, the Plan Making Justification Test is unsuitable for assessing Business and Enterprise zoned lands, which are not consistent with the condition that any lands justified are essential in achieving compact and sustainable urban growth. Consequently, developments on lands zoned “BE-Business and Enterprise” shall be limited as per the requirements of Policy Objective TKT 41 Constrained Land Use.</b></p> <p><b>This limitation shall take primacy over any related provision relating to the land use zoning matrix</b></p> <ul style="list-style-type: none"> <li>To update the meaning of the “I –Industrial” land use zoning objective by adding the following to the “General Notes on Land Use Zoning Matrix” under Table 1.6.1 “Land Use Matrix” of the Plan</li> </ul> <p><b>13. Lands zoned “I-Industrial ” would not pass the Plan Making Justification Test. Furthermore, the Plan Making Justification Test is unsuitable for assessing Industrial zoned lands, which are not consistent with the condition that any lands justified are essential in achieving compact and sustainable urban growth. Consequently, developments on lands zoned “I-Industrial” shall be limited as per the requirements of Policy Objective TKT 41 Constrained Land Use.</b></p> <p><b>This limitation shall take primacy over any related provision relating to the land use zoning matrix</b></p>	

Amendment Number	<b>MA10</b>
Submission Number	<b>GLW-C42-16 TII (Transport Infrastructure Ireland)</b>
Section / Policy Objective/Policy	<b>Policy Objective TKT 12(b) Business and Technology</b>
Proposed Material Amendment	
<p>Include Policy TKT 12 (b) Business and Technology as follows:</p> <p><b>TKT 12(b) Business and Technology</b></p> <p><b>Any proposals relating to development on lands zoned Business and Technology at Mountpotter shall consider access arrangements serving these lands in a co-ordinated manner which would avoid the proliferation of access to the national road network.</b></p>	

Amendment Number	<b>MA11</b>		
Submission Number	<b>GLW-C42-23 (Hubert McDonagh and Denise Gleeson McDonagh)</b>		
Section / Policy Objective/Policy	<b>Table 1.6 Land use Zones</b>		
Proposed Material Amendment			
Amend Business and Technology Land Use Zones as follows:			
From:			
<b>Business and Technology</b>	To provide for the development of business and technology.	To facilitate the further development and improvement of new and existing employment areas and to facilitate opportunities for the development of new high-quality business and technology developments in a good quality physical environment.	
To:			
<b>Business and Technology</b>	To provide for the development of business and technology.	To facilitate the further development and improvement of new and existing/ <b>manufacturing opportunities</b> employment areas and to facilitate opportunities for the development of new high-quality business and technology developments in a good quality physical environment.	

Amendment Number	<b>MA12</b>												
Submission Number	<b>GLW-C42-52 (Brock McClure Planning and Development Consultants (On behalf of Valeo, submitted by Linda McEllin))</b>												
Section / Policy Objective/Policy	<b>Table 1.6.1 Land Use Matrix Table</b>												
Proposed Material Amendment													
Amendment to the Land-Use Matrix Table:													
Small Scale Manufacturing													
From:													
Commercial and Industrial Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	

Small Scale Manufacturing	N	N	N	P	<del>N</del>	O	N	N	N	N	N	N	N
To:													
Commercial and Industrial Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Small Scale Manufacturing	N	N	N	P	O*	O	N	N	N	N	N	N	N
Industrial-Light Use on Business and Technology Lands													
From:													
Commercial and Industrial Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Industrial – Light Use	N	N	N	P	<del>N</del>	O	N	N	N	N	N	N	N
To:													
Commercial and Industrial Uses	C1	C2	R	I	BT	BE	T	CF	OS	A	PU	TI	
Industrial – Light Use	N	N	N	P	O*	O	N	N	N	N	N	N	N

Amendment Number	<b>MA13</b>
Submission Number	<b>GLW-C42-16 TII (Transport Infrastructure Ireland)</b>
Section / Policy Objective/Policy	<b>Policy Objective TI 7 Noise</b>
Proposed Material Amendment	
Include Policy TI 7 Noise as follows:	
<b>Policy Objective TI 7 – Noise</b>	
Require all new proposed development, which is considered to be noise sensitive within 300m of existing, new or planned national roads, or roadways with traffic volumes greater than 8,220 Annual Average Daily Traffic (AADT), to include a noise assessment and mitigation measures if necessary with their planning application documentation. The cost of mitigation measures shall be borne by the developer. Mitigation measures in order to protect the noise environment of Residential Existing development will be facilitated or enforced as necessary.	

Amendment Number	<b>MA14</b>
Submission Number	<b>GLW-C42-37 National Transport Authority – (NTA)</b>

Section / Policy Objective/Policy	<b>Policy Objective TKT 33 Sustainable Transportation</b>
Proposed Material Amendment	
Insert the following wording into policy objective TKT 33 Sustainable Transportation:  Facilitate any Smarter Travel..... <b>cycle parking</b> as appropriate.	

Amendment Number	<b>MA15</b>
Submission Number	<b>GLW-C42-37 National Transport Authority – (NTA)</b>
Section / Policy Objective/Policy	<b>Policy Objective TKT 34 Pedestrian and Cycle Network</b>
Proposed Material Amendment	
Insert the following wording into policy objective TKT 34 Pedestrian and Cycle Network as follows:  Facilitate the improvement..... national policy documents Smarter Travel –A Sustainable Transport Future 2009-2020 and the Design Manual for Urban Roads and Streets (2013), as updated in 2019 and NTA document <b>Permeability: Best Practice Guide.</b>	

Amendment Number	<b>MA16</b>
Submission Number	<b>GLW-C42-47 Uisce Éireann</b>
Section / Policy Objective/Policy	<b>Section 1.6.3 DM Standard</b>
Proposed Material Amendment	
Insert the following wording in Section 1.6.3 DM Standard:  It is considered appropriate to reference in Section 1.6.3 DM Standard the following document, <b>SuDS: Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Best Practice Interim Guidance Document.</b>	

Amendment Number	<b>MA17</b>
Submission Number	<b>GLW-C42-47 Uisce Éireann</b>
Section / Policy Objective/Policy	<b>Policy Objective TKT2</b>

	<b>Service Led Development</b>
Proposed Material Amendment	
To insert the following wording into Policy TKT2: Service Led Development as follows:	
Development under the plan shall be preceded by sufficient capacity in the public wastewater infrastructure and potable water infrastructure.	
Potential developers shall make a Pre-Connection Enquiry to Uisce Éireann in order to establish the feasibility of a connection to the public network.	

Amendment Number	<b>MA18</b>
Submission Number	<b>GLW-C42-47 Uisce Éireann</b>
Section / Policy Objective/Policy	<b>Policy Objective TKT 18 Water Supply, Wastewater and Combined Drainage Infrastructure</b>
Proposed Material Amendment	
Insert the following wording into Policy Objective TKT 18: Water Supply, Wastewater and Combined Drainage Infrastructure	
Support Uisce Eireann in the provision and maintenance adequate wastewater disposal and water supply and the maintenance of existing combined (sewage and surface water) drainage infrastructure, in accordance with EU Directives, to service Tuam. This will include satisfactory capacity for public wastewater and a satisfactory quantity and quality of water supply, Sustainable Drainage System approaches and techniques within the plan area shall also be supported. The removal of surface water from combined drainage infrastructure is strongly encouraged in order to free up capacity for future development.	

Amendment Number	<b>MA19</b>
Submission Number	<b>GLW-C42-47 Uisce Éireann</b>
Section / Policy Objective/Policy	<b>Policy Objective TKT 19 Water Supply and Water Conservation</b>
Proposed Material Amendment	



Insert the following wording into Policy Objective TKT 19: Water Supply and Water Conservation

Ensure that new developments are adequately serviced with a suitable quantity and quality of drinking water supply, promote water conservation to reduce the overall level of water loss in the public supply and require that new domestic developments provide for water supply metering **in accordance with their connection agreement with Uisce Éireann.**

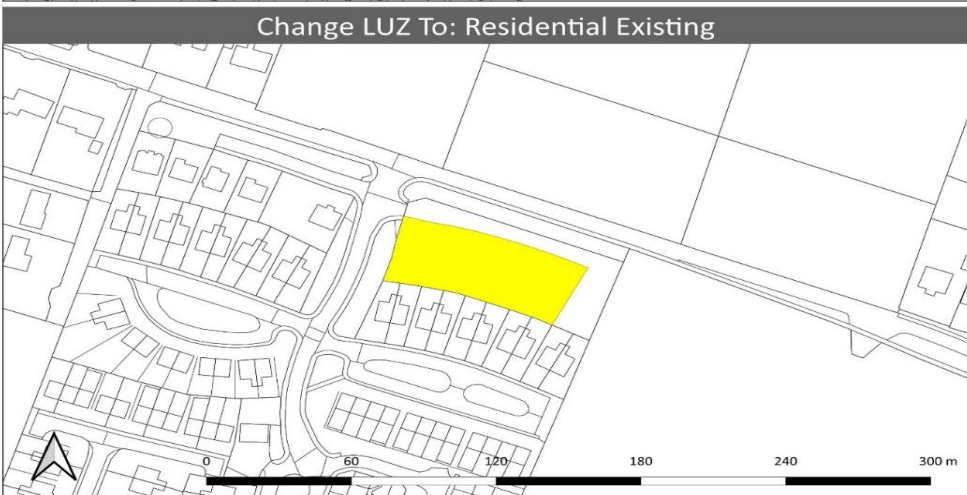
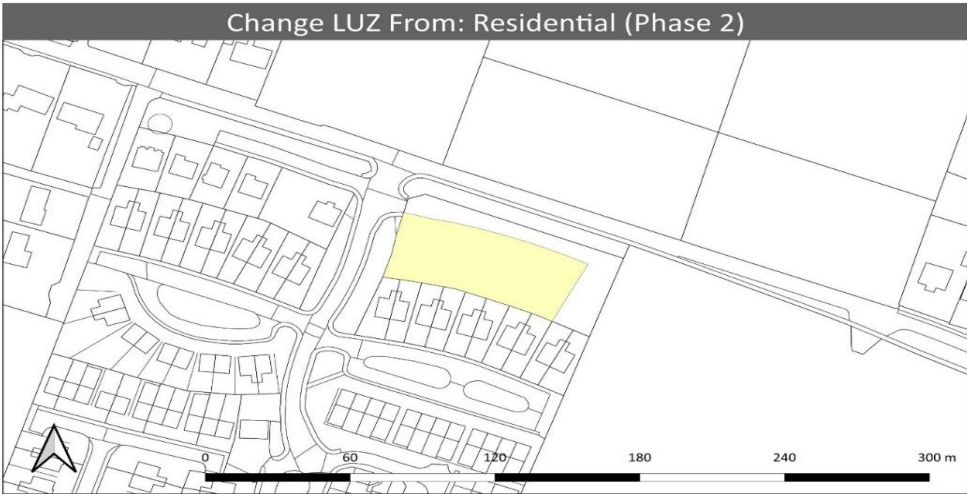
Amendment Number	<b>MA20</b>
Submission Number	<b>GLW-C42-47 Uisce Éireann</b>
Section / Policy Objective/Policy	<b>Policy Objective TKT 46 Surface Water Drainage and Sustainable Drainage Systems (SuDs)</b>
Proposed Material Amendment	
<p>Insert the following wording into Policy Objective TKT 46: Surface Water Drainage and Sustainable Drainage Systems (SuDs) as follows</p> <p>Maintain and enhance, as appropriate, the existing surface water drainage system in Tuam. Ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in all new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals. <b>To maximise the capacity of existing collection systems for foul water, the discharge of additional surface water to combined (foul and surface water) sewers is not permitted.</b> Refer also to Section 3.5 of the accompanying SFRA, "Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy"</p>	

Amendment Number	<b>MA21</b>
Submission Number	<b>GLW-C42-13</b>
Section / Policy Objective/Policy	<b>Rezone Lands: Residential Phase 2 to Residential Existing.</b>

**Proposed Material Amendment**

To rezone the following lands from Residential Phase 2 to Residential Existing

Change Zoning From: Residential (Phase 2)  
 Change Zoning to: Residential Existing  
 Area: 0.248 Ha.

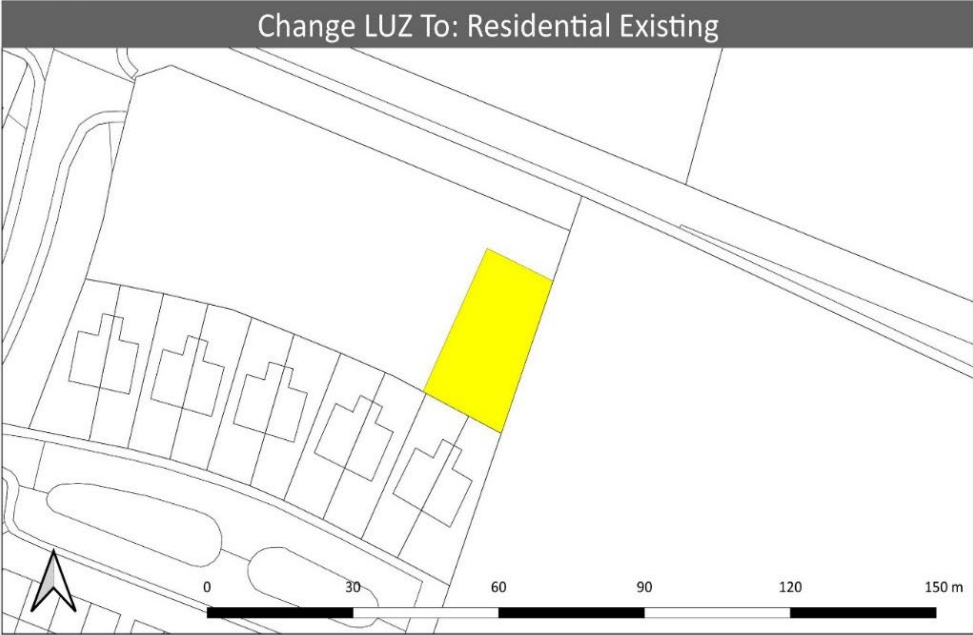
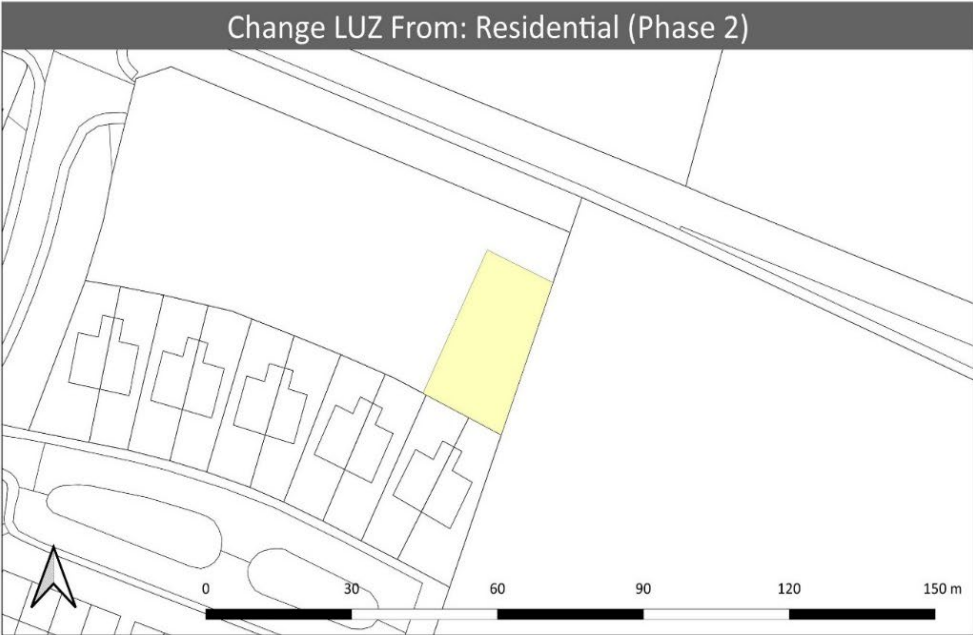


Amendment Number	<b>MA22</b>
Submission Number	<b>GLW-C42-36</b>
Section / Policy Objective/Policy	<b>Rezone Lands: Residential Phase 2 to Residential Existing.</b>

**Proposed Material Amendment**

To rezone the following lands from Residential Phase 2 to Residential Existing

Change Zoning From: Residential (Phase 2)  
 Change Zoning to: Residential Existing  
 Area: 0.051 Ha.

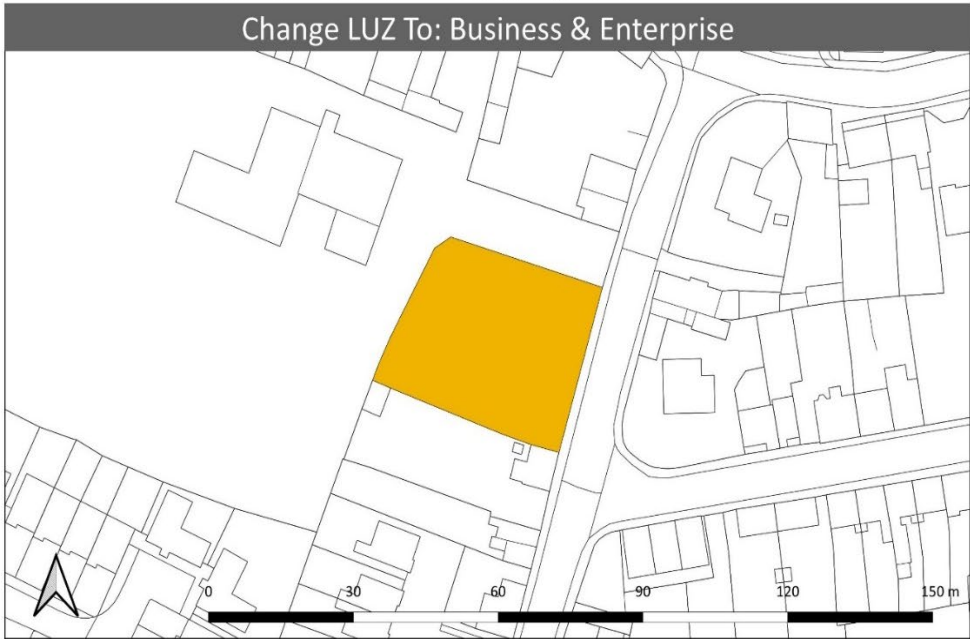
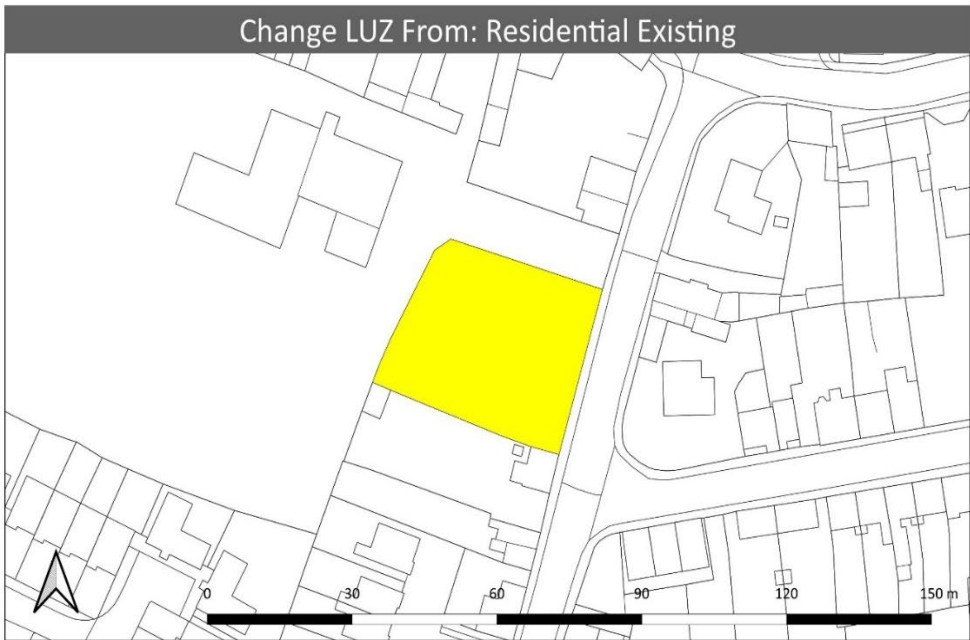


Amendment Number	<b>MA23</b>
Submission Number	<b>GLW-C42-54</b>
Section / Policy Objective/Policy	<b>Rezone Lands: Residential Existing to Business and Enterprise.</b>

**Proposed Material Amendment**

To rezone the following lands from Residential Existing to Business and Enterprise

Change Zoning From: Residential Existing  
 Change Zoning to: Business & Enterprise  
 Area: 0.124 Ha.



Amendment Number	<b>MA24</b>
Submission Number	<b>Elected Members Amendment as a Result of Notice of Motion</b>
Section / Policy Objective/Policy	<b>Policy Objective TKT 6 Residential Infill Development</b>
Proposed Material Amendment	
Amend Policy Objective TKT 6 Residential Infill Development as follows:  Within the <b>settlement boundary</b> <del>town-centre</del> , small scale limited infill housing development will be considered on appropriate sites. These infill sites shall have regard to the existing character of the street, respecting the existing building line, scale, proportions, layout, heights and materials of surrounding developments. A proposed site must have a safe means of access and egress and comply with development management standards for new dwellings.	

Amendment Number	<b>MA25</b>
Submission Number	<b>Elected Members Amendment as a Result of Notice of Motion</b>
Section / Policy Objective/Policy	<b>TKT 16 Agriculture</b>
Proposed Material Amendment	
Amend Policy Objective TKT 16 Agriculture as follows:  There will be a general presumption against residential development on Agricultural zoned lands, located within the plan boundary except for single house developments for family members on farm family-owned lands. <del>{see Policy Objectives RH1 and RH2 of the Galway County Development Plan 2022-2028}</del> .	

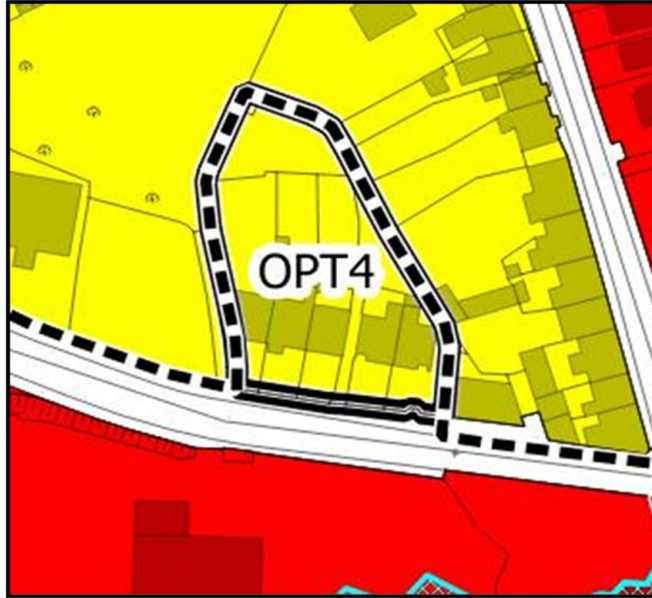
Amendment No.	<b>MA26</b>
Submission Number	<b>Elected Members Amendment as a Result of Notice of Motion</b>
Section / Policy Objective/Policy	<b>Amend Wording for Opportunity Site 4 –Bishop Street</b>
Proposed Material Amendment	



Amend the following description for Opportunity Site 4 to read as follows:

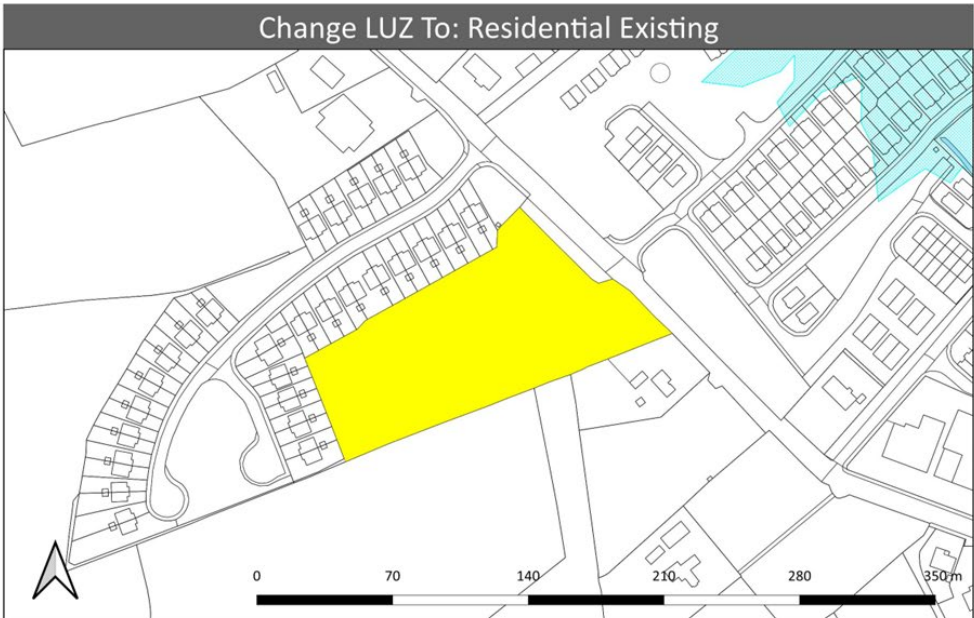
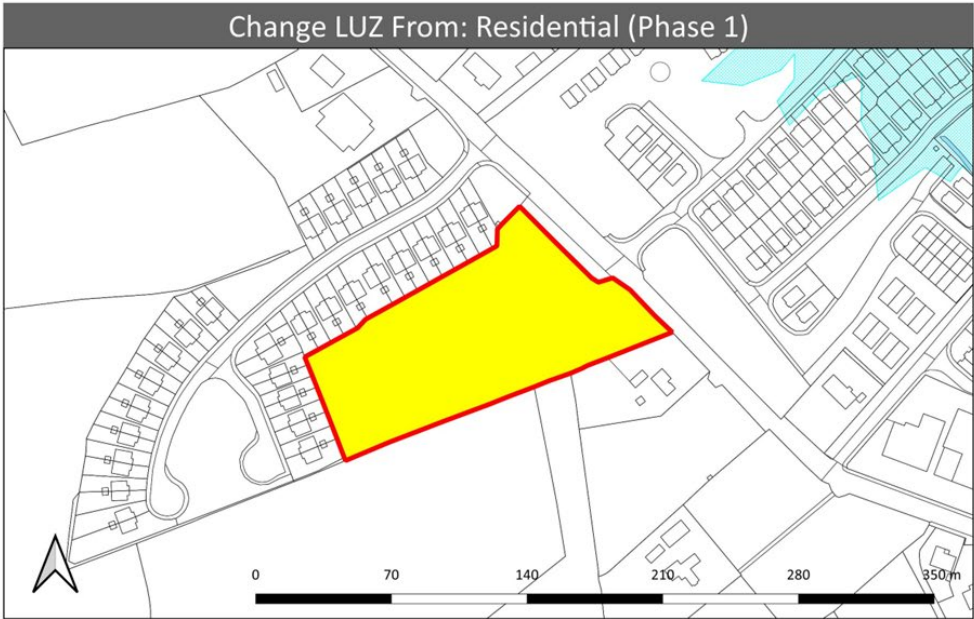
**The lands are vacant and underutilised and are located within the ACA boundary .**

Area: The site is measured at circa 0.17 hectares.



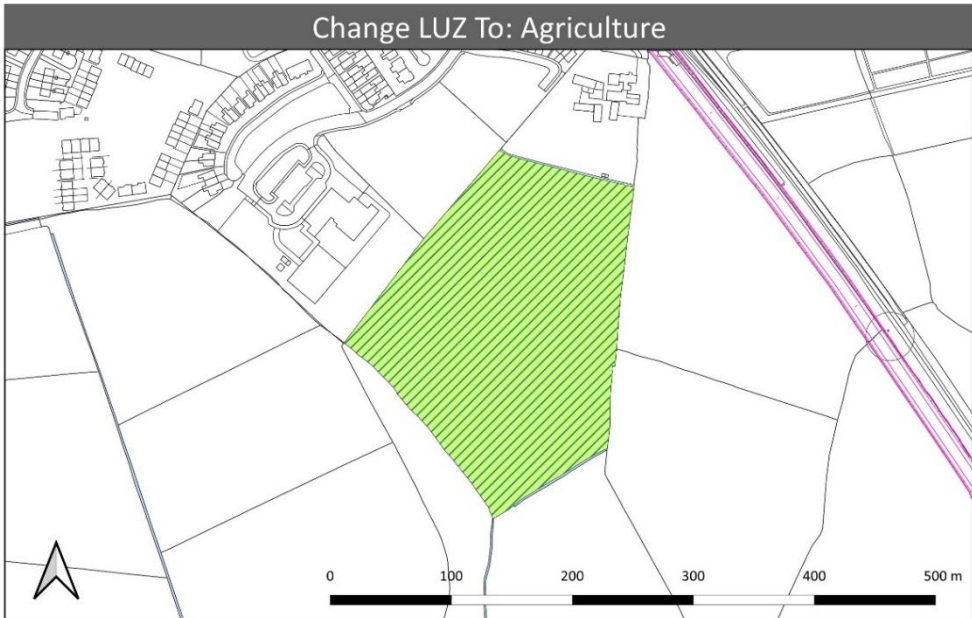
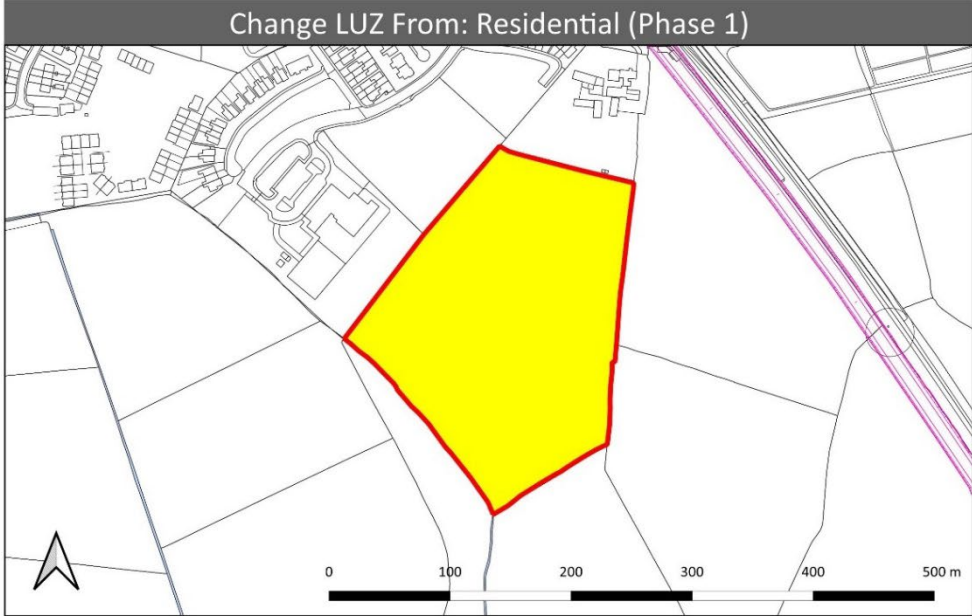
Amendment Number	<b>MA27</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>Rezone land from R1 to R Existing</b>
Proposed Material Amendment	

Change Zoning From: Residential (Phase 1)  
 Change Zoning to: Residential Existing  
 Area: 1.119 Ha.



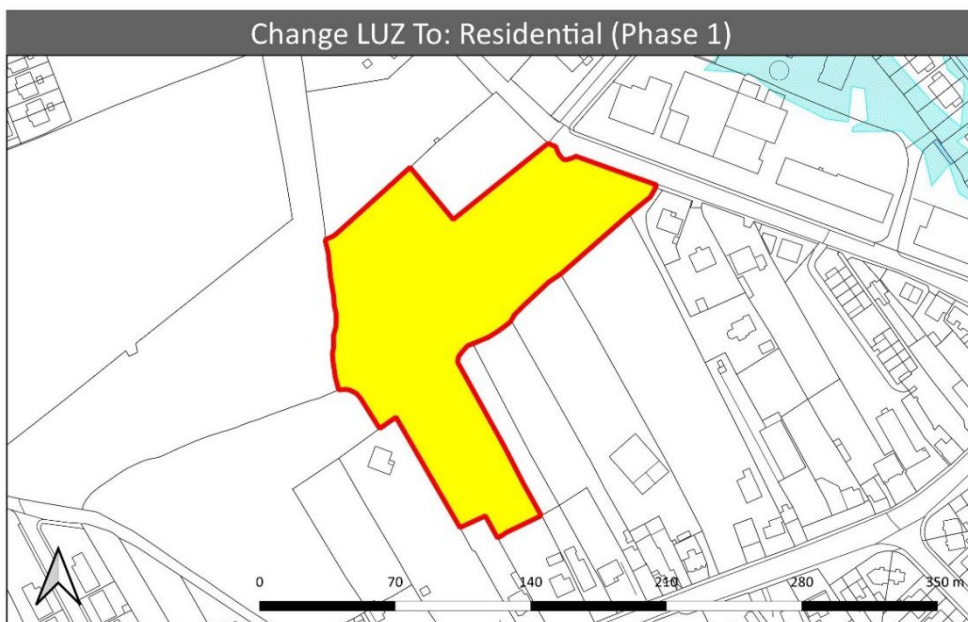
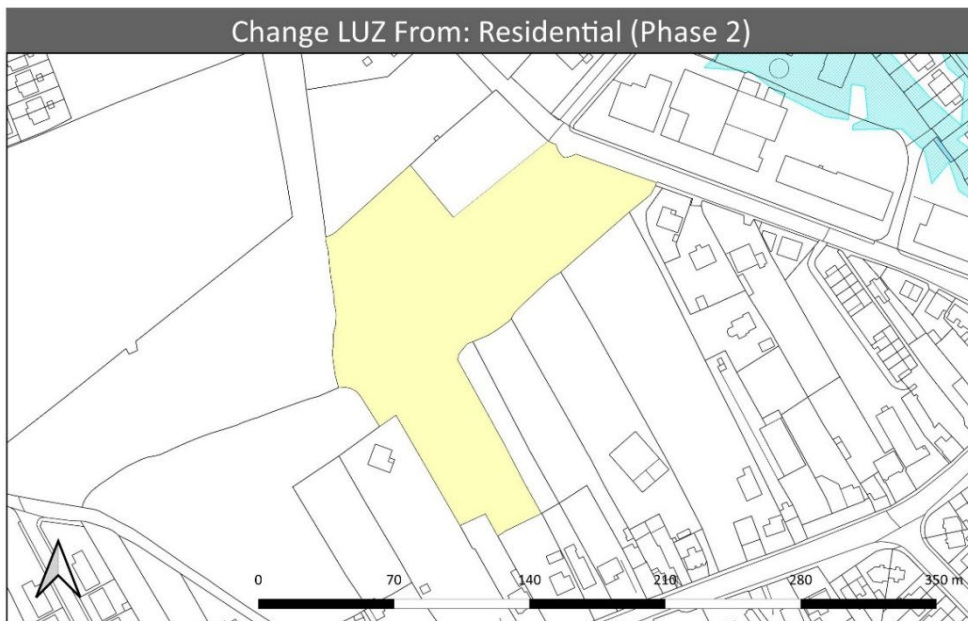
Amendment Number	<b>MA28</b>
Submission Number	<b>GLW-C42-6</b>
Section/Policy Objective	<b>Rezone land from R1 to A</b>
Proposed Material Amendment	

Change Zoning From: Residential (Phase 1)  
 Change Zoning to: Agriculture  
 Area: 4.445 Ha.



Amendment Number	<b>MA29</b>
Submission Number	<b>GLW-C42-24 (GLW-C42-26 + GLW-C42-28) and Elected Members Motion</b>
Section/Policy Objective	<b>Rezone land from R2 to R1</b>
Proposed Material Amendment	

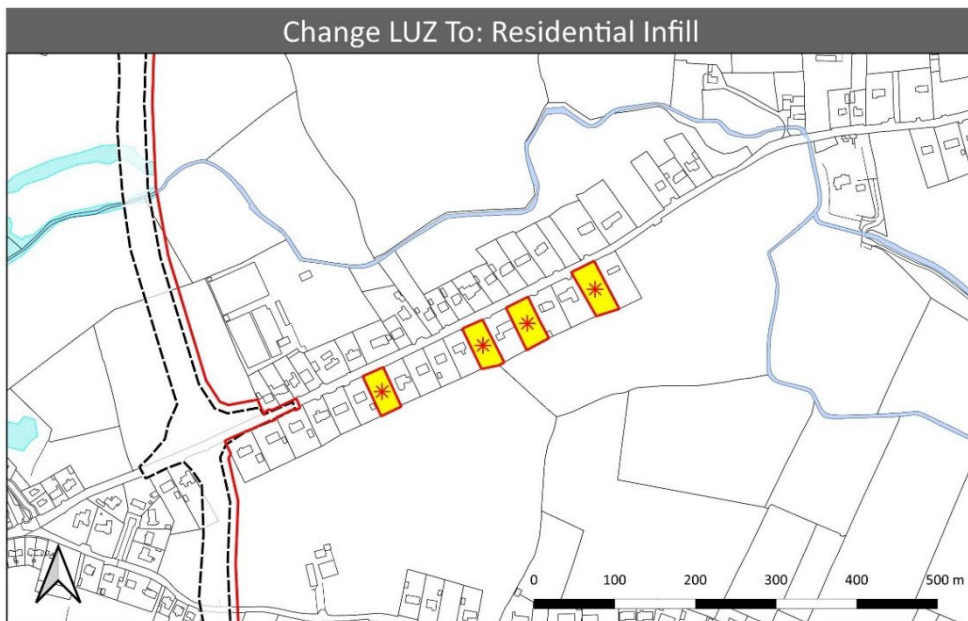
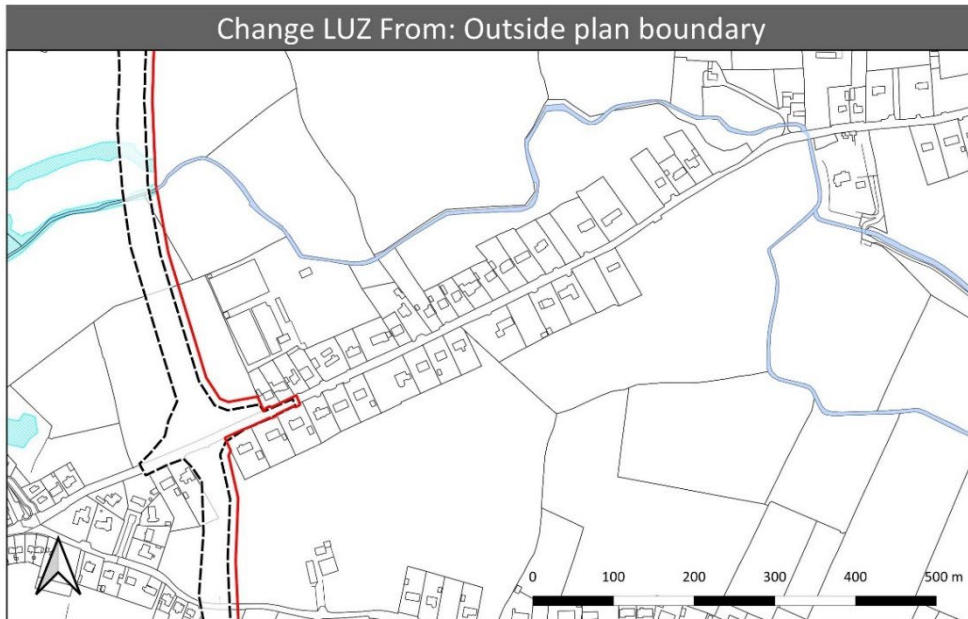
Change Zoning From: Residential (Phase 2)  
Change Zoning to: Residential (Phase 1)  
Area: 1.539 Ha.





Amendment Number	<b>MA30</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>Rezone land from Outside Plan Boundary to R Infill</b>
Proposed Material Amendment	

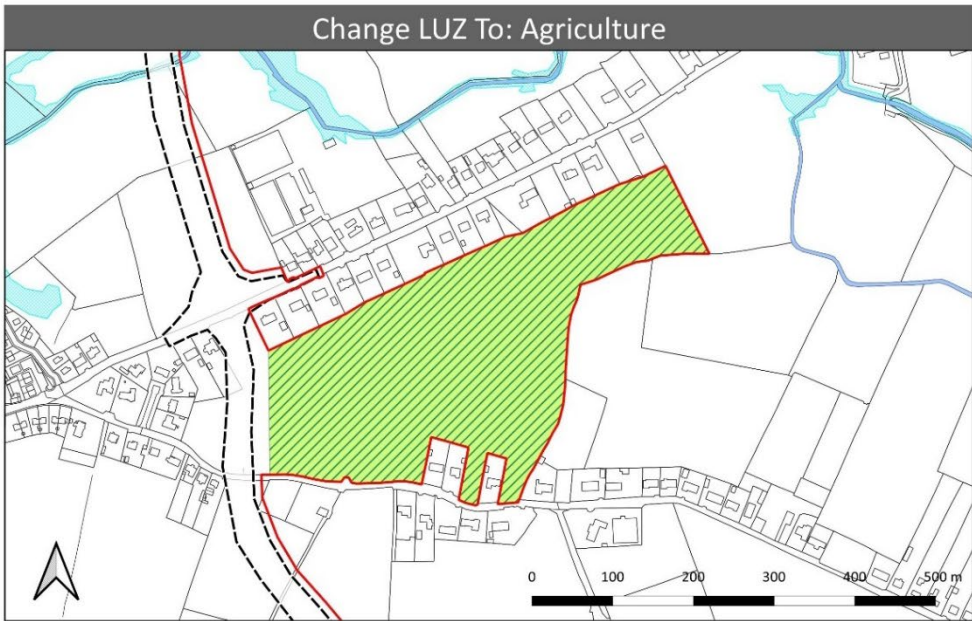
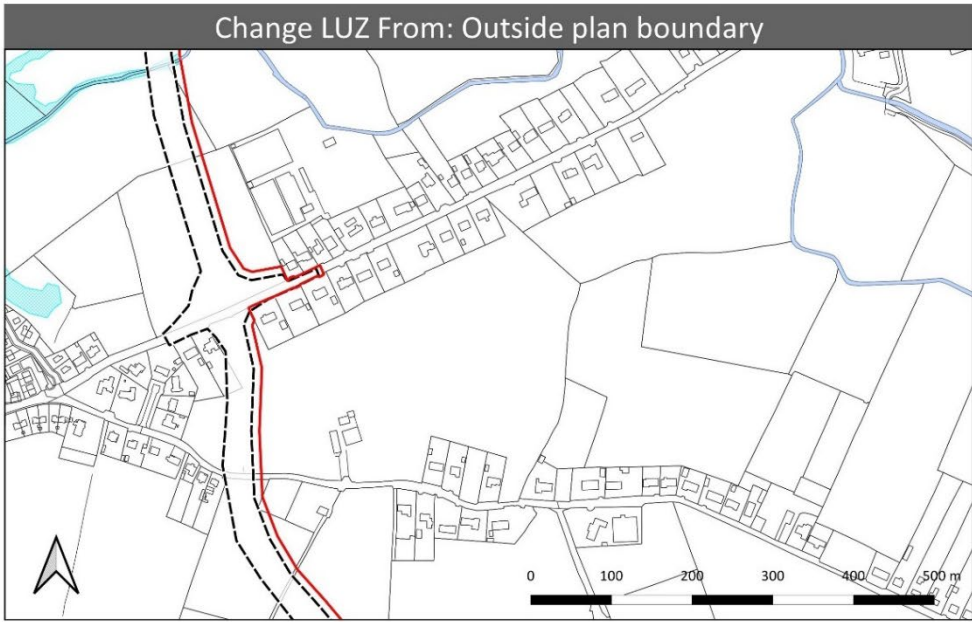
Change Zoning From: Outside plan boundary  
Change Zoning to: Residential Infill  
Area: 0.693 Ha.





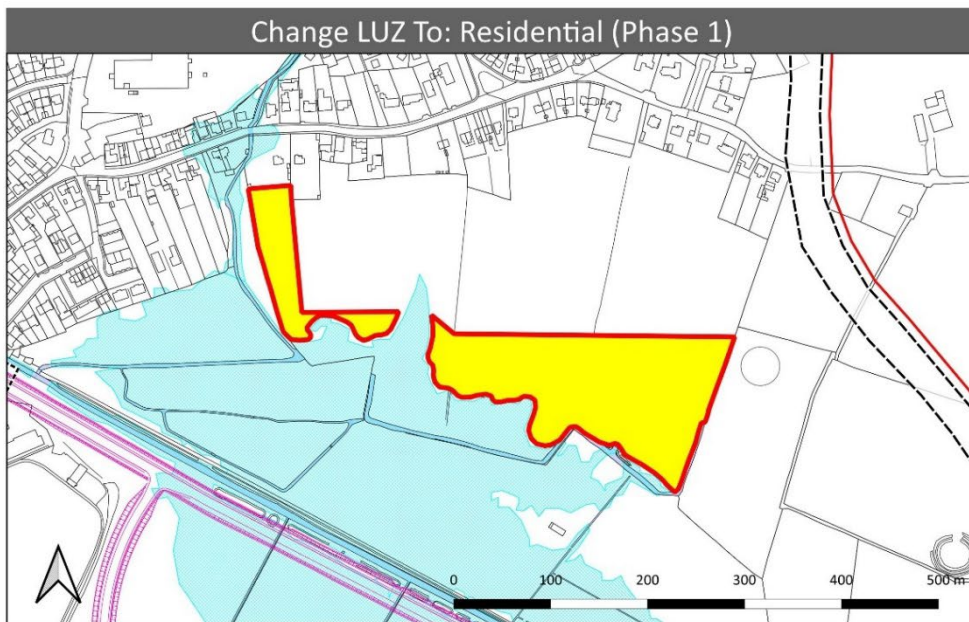
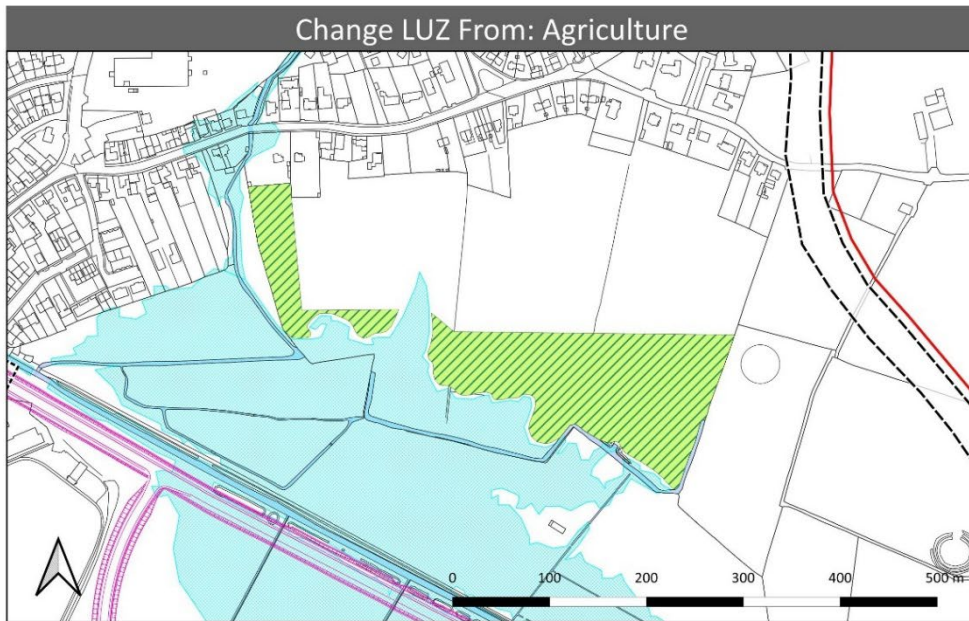
Amendment Number	<b>MA31</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>Rezone land from Outside Plan Boundary to Agriculture</b>
Proposed Material Amendment	

Change Zoning From: Outside plan boundary  
 Change Zoning to: Agriculture  
 Area: 10.447 Ha.



Amendment Number	<b>MA32</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>Rezone land from Agriculture to R1</b>
Proposed Material Amendment	

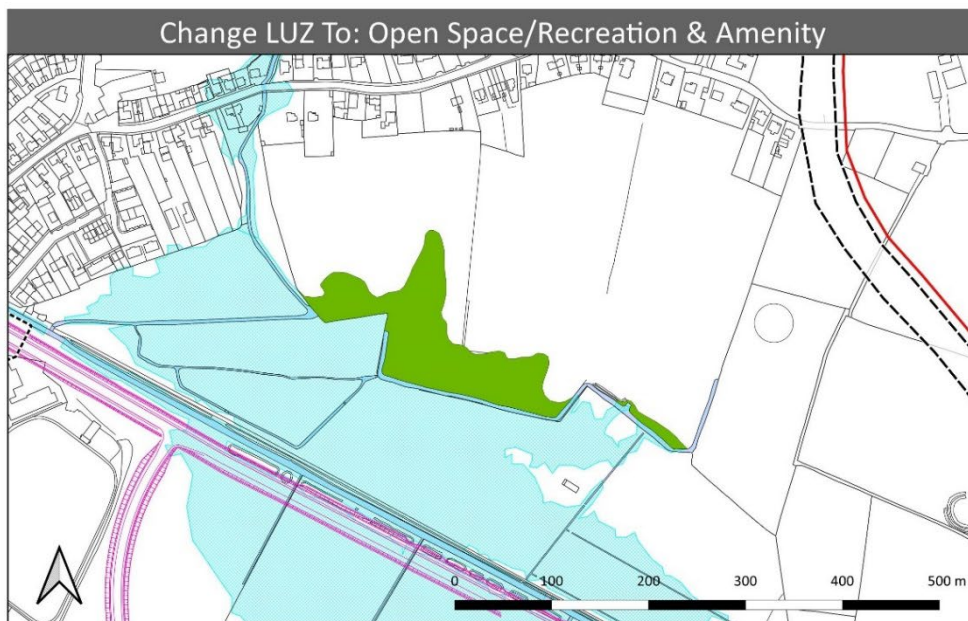
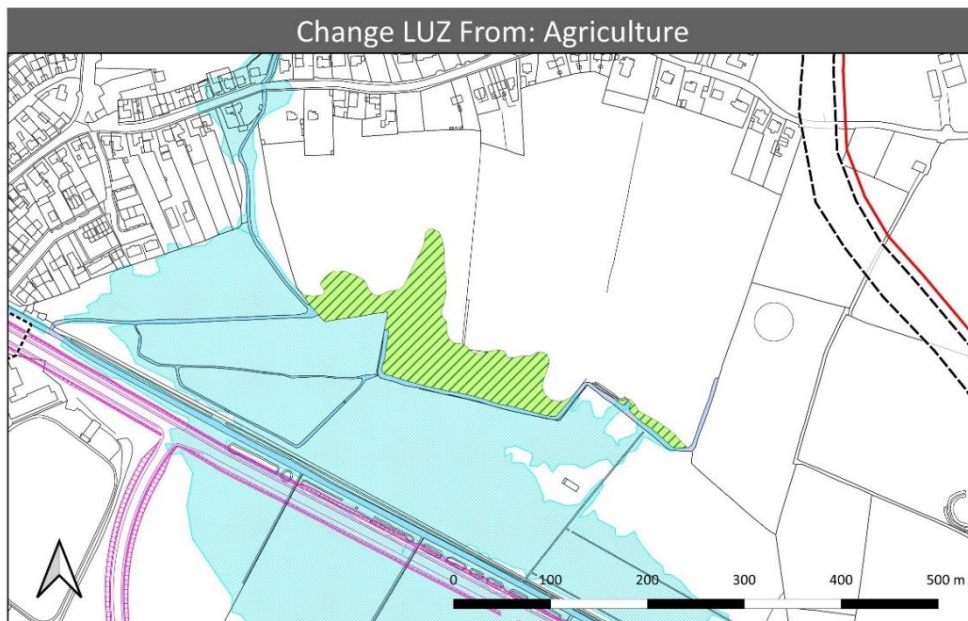
Change Zoning From: Agriculture  
 Change Zoning to: Residential (Phase 1)  
 Area: 3.64 Ha.





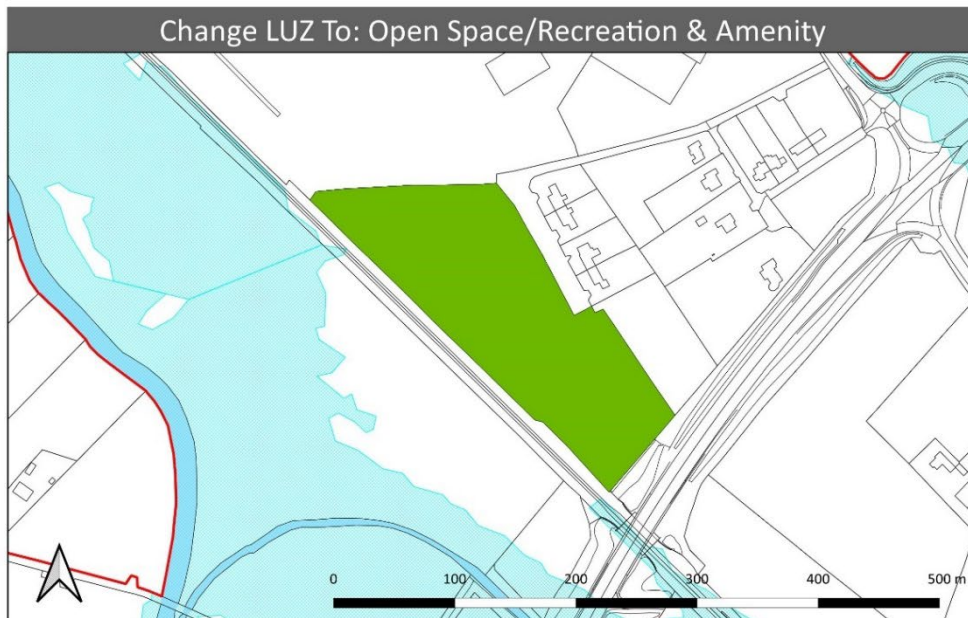
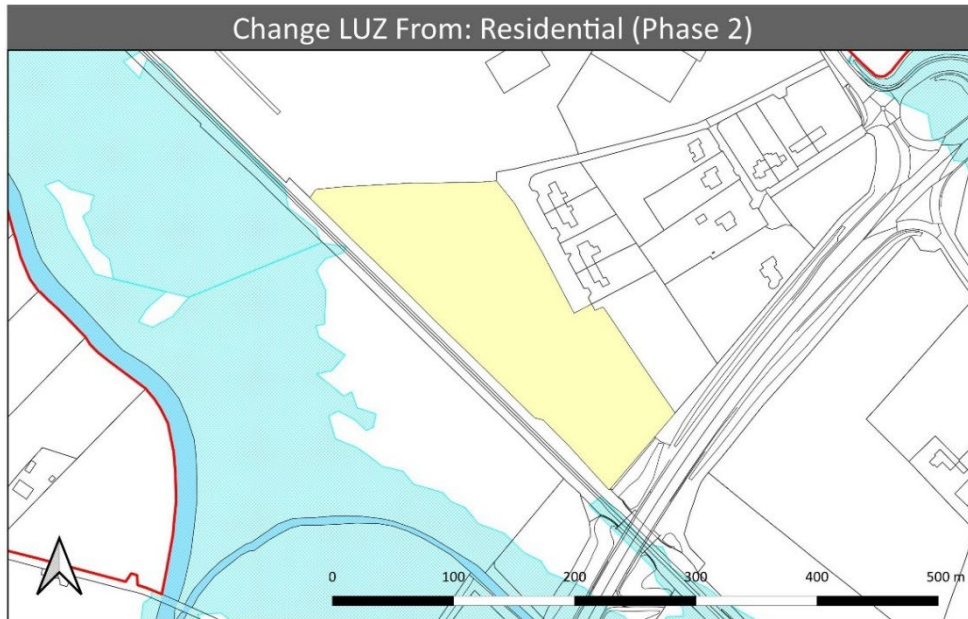
Amendment Number	<b>MA33</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>Rezone land from Agriculture to OS</b>
Proposed Material Amendment	

Change Zoning From: Agriculture  
 Change Zoning to: Open Space/Recreation & Amenity  
 Area: 1.696 Ha.



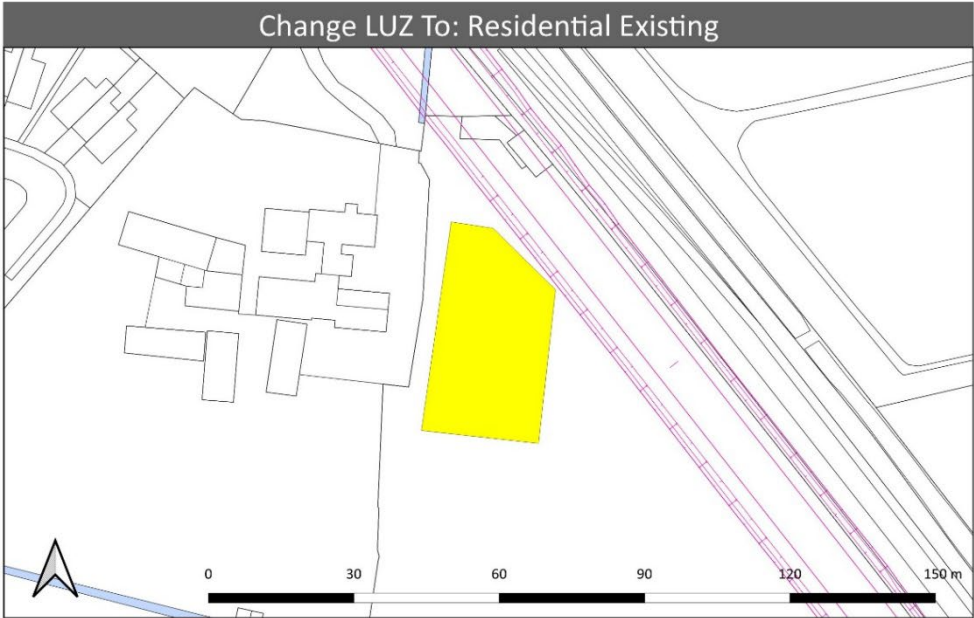
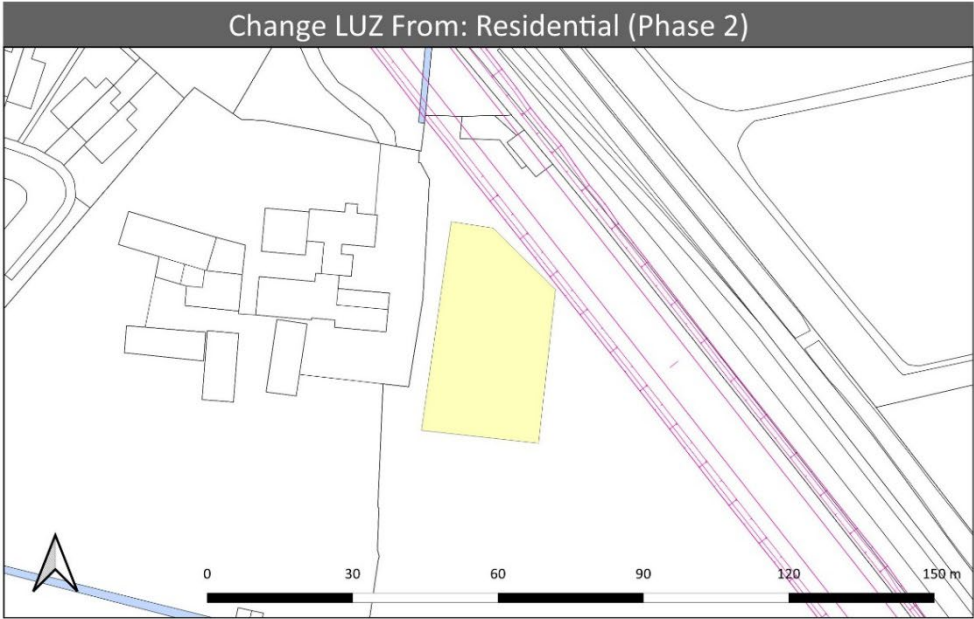
Amendment Number	<b>MA34</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>Rezone land from R2 to OS</b>
Proposed Material Amendment	

Change Zoning From: Residential (Phase 2)  
 Change Zoning to: Open Space/Recreation & Amenity  
 Area: 3.028 Ha.



Amendment Number	<b>MA35</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>R2 to R Existing</b>
Proposed Material Amendment	

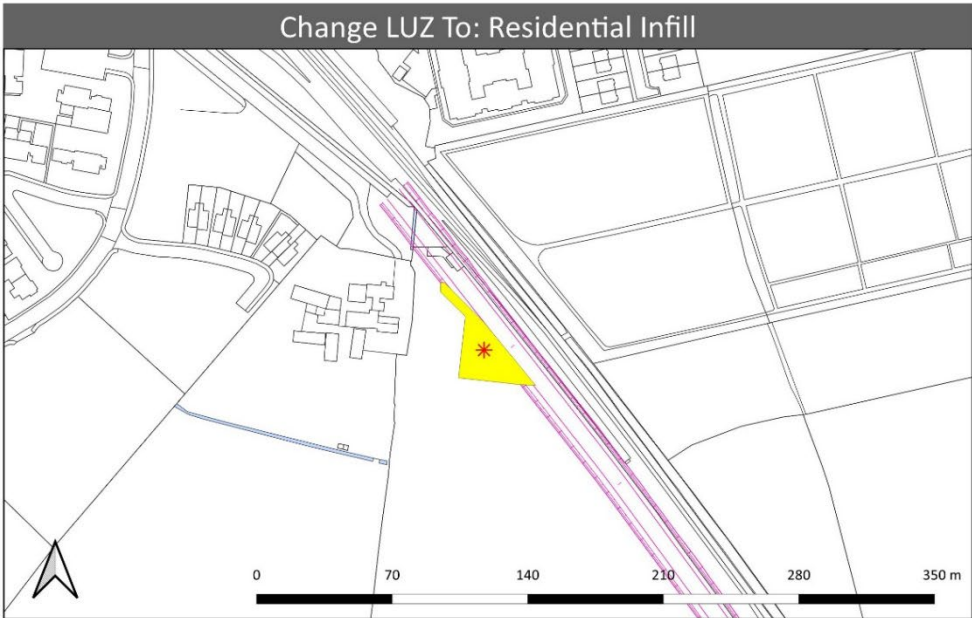
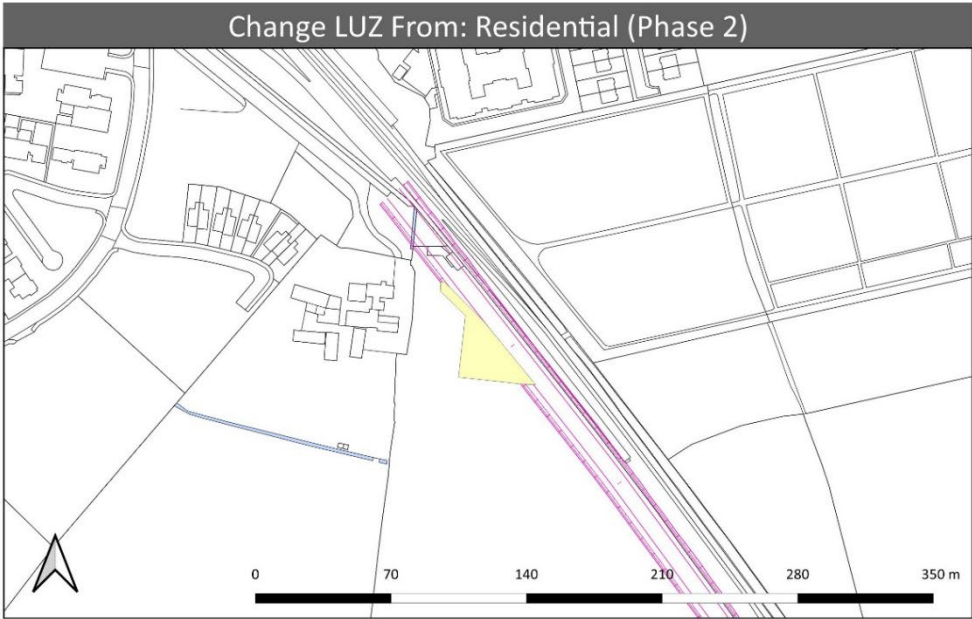
Change Zoning From: Residential (Phase 2)  
 Change Zoning to: Residential Existing  
 Area: 0.094 Ha.





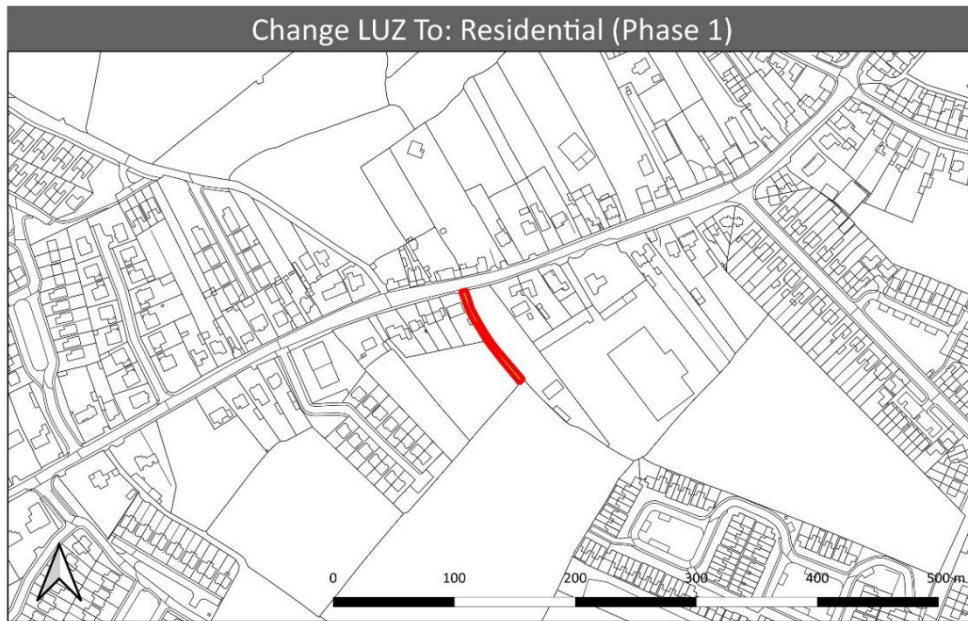
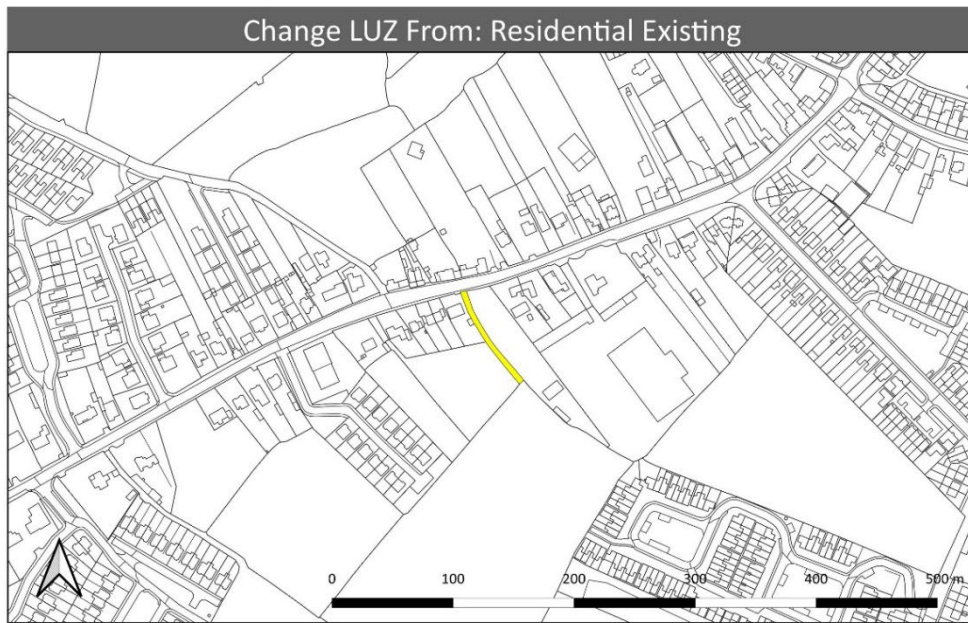
Amendment Number	<b>MA36</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>R2 to R Infill</b>
Proposed Material Amendment	

Change Zoning From: Residential (Phase 2)  
 Change Zoning to: Residential Infill  
 Area: 0.088 Ha.



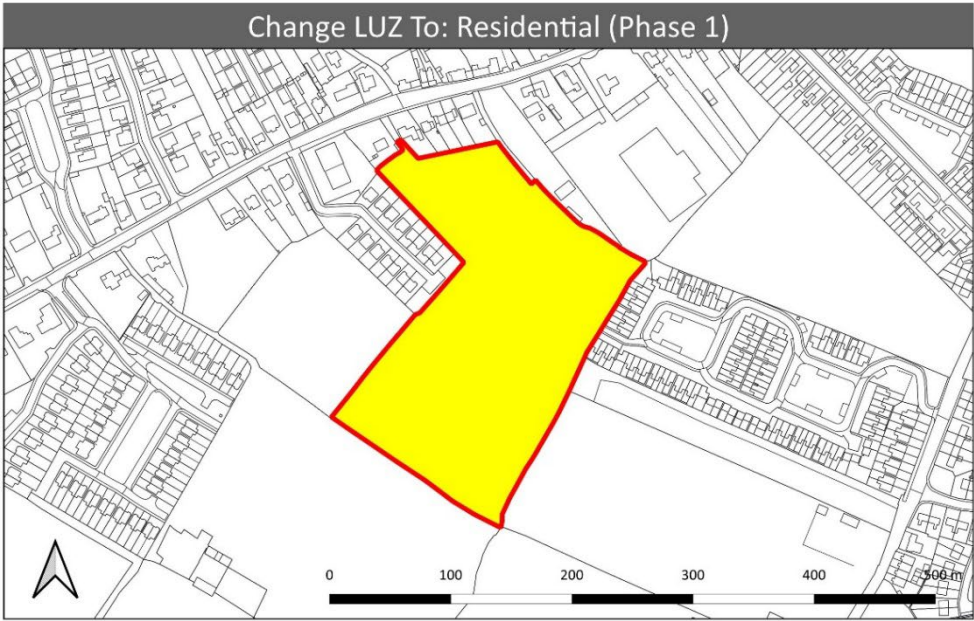
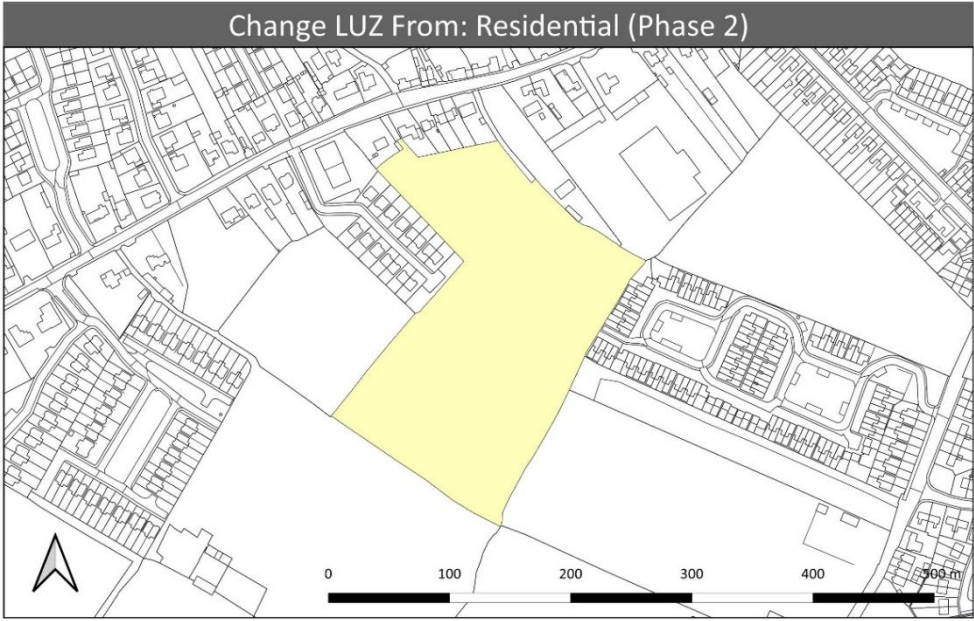
Amendment Number	<b>MA37</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>R Existing to R1</b>
Proposed Material Amendment	

Change Zoning From: Residential Existing  
Change Zoning to: Residential (Phase 1)  
Area: 0.039 Ha.



Amendment Number	<b>MA38</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>R2 to R1</b>
Proposed Material Amendment	

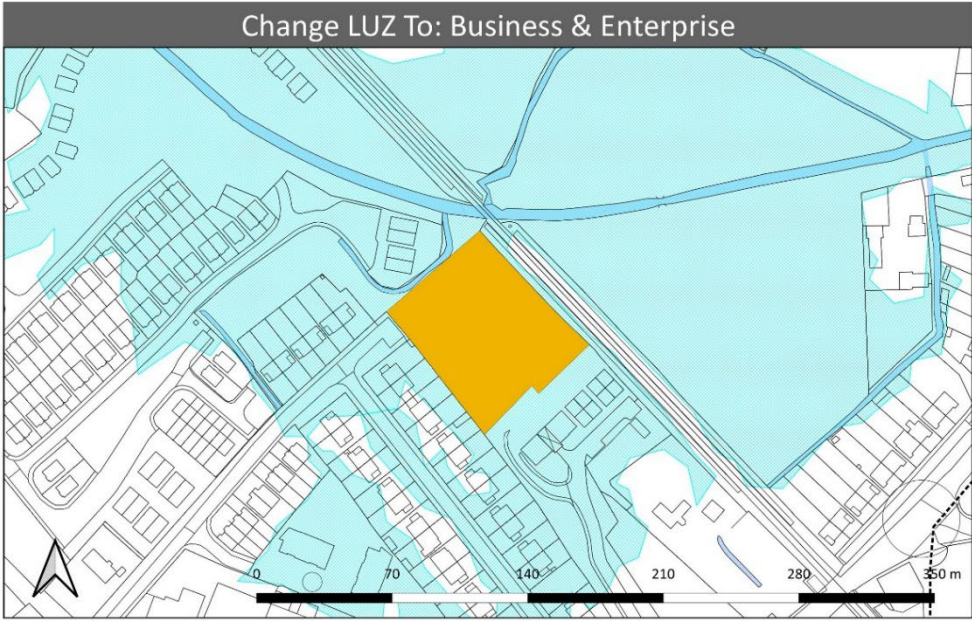
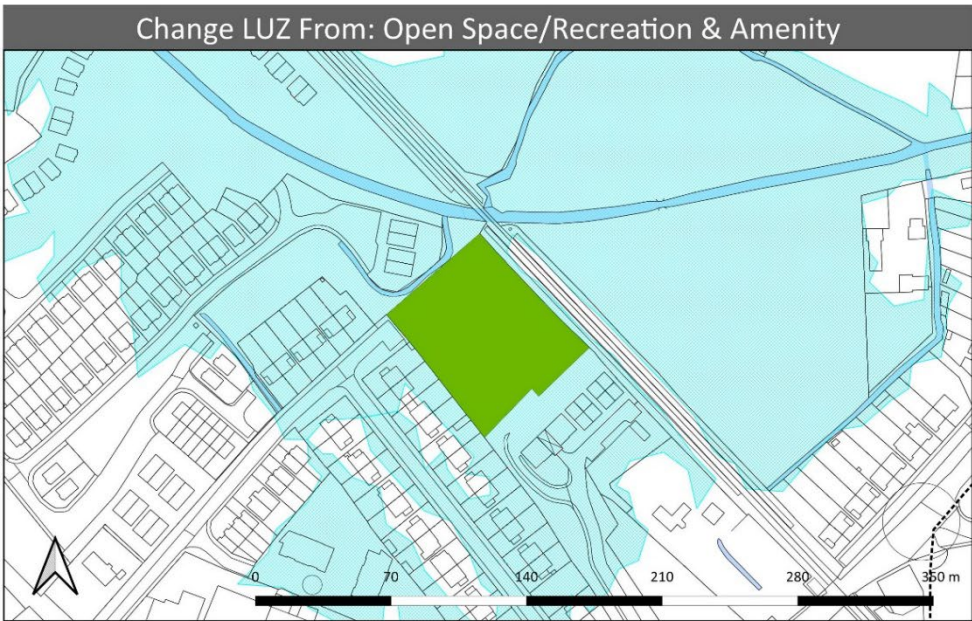
Change Zoning From: Residential (Phase 2)  
 Change Zoning to: Residential (Phase 1)  
 Area: 4.132 Ha.





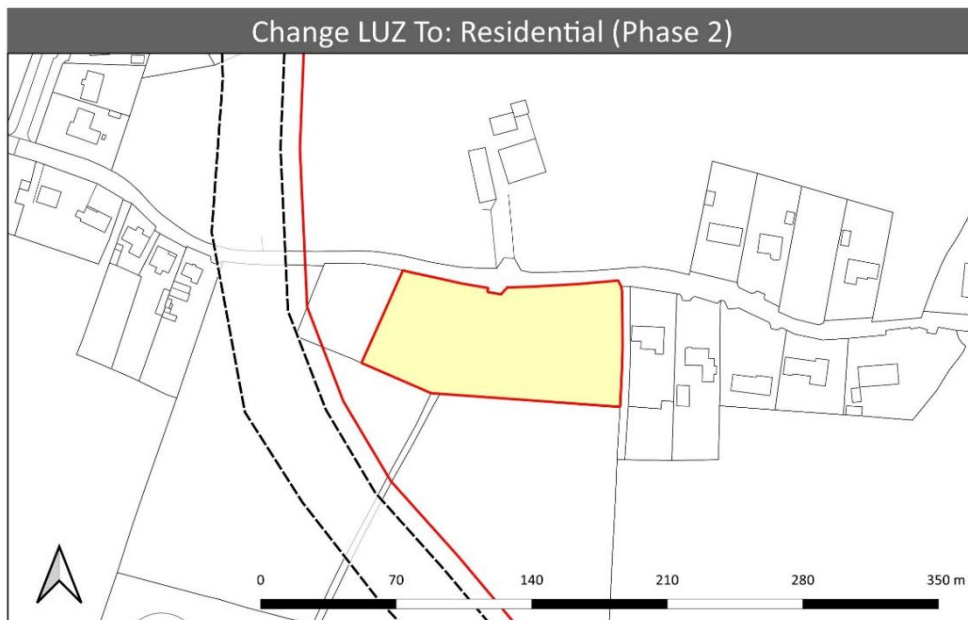
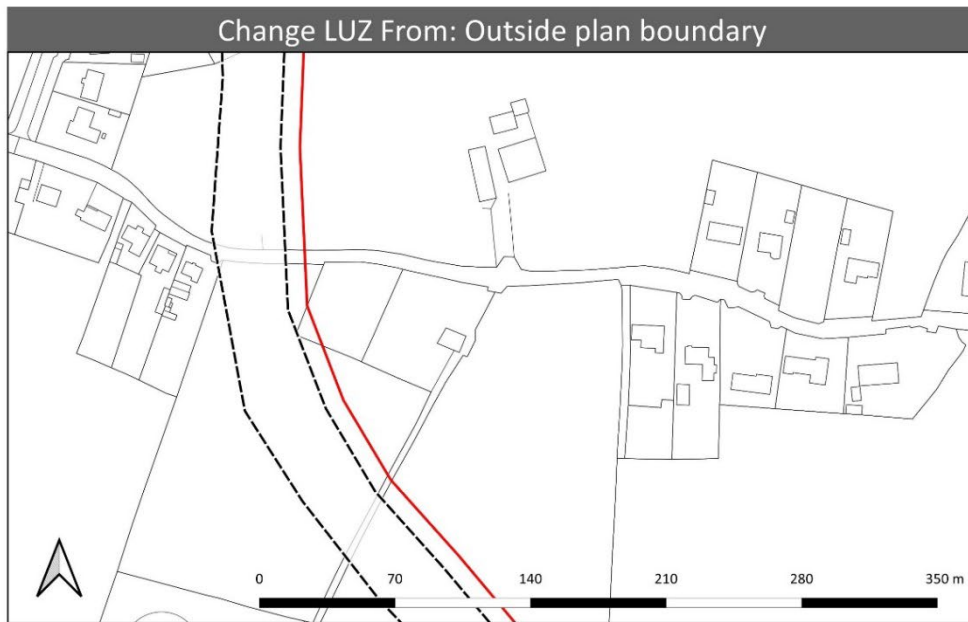
Amendment Number	<b>MA39</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>OS to BE</b>
Proposed Material Amendment	

Change Zoning From: Open Space/Recreation & Amenity  
 Change Zoning to: Business & Enterprise  
 Area: 0.543 Ha.



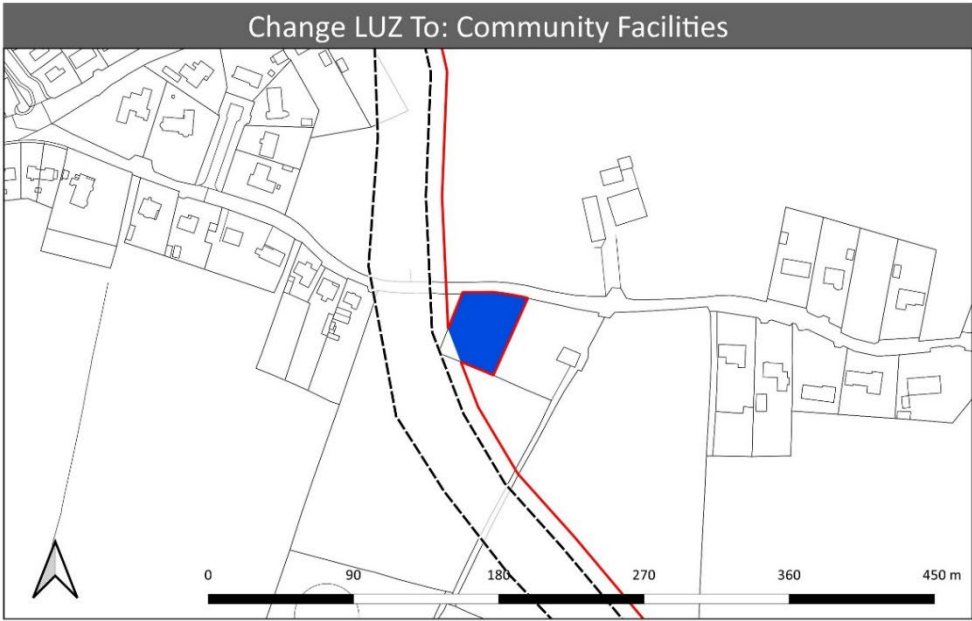
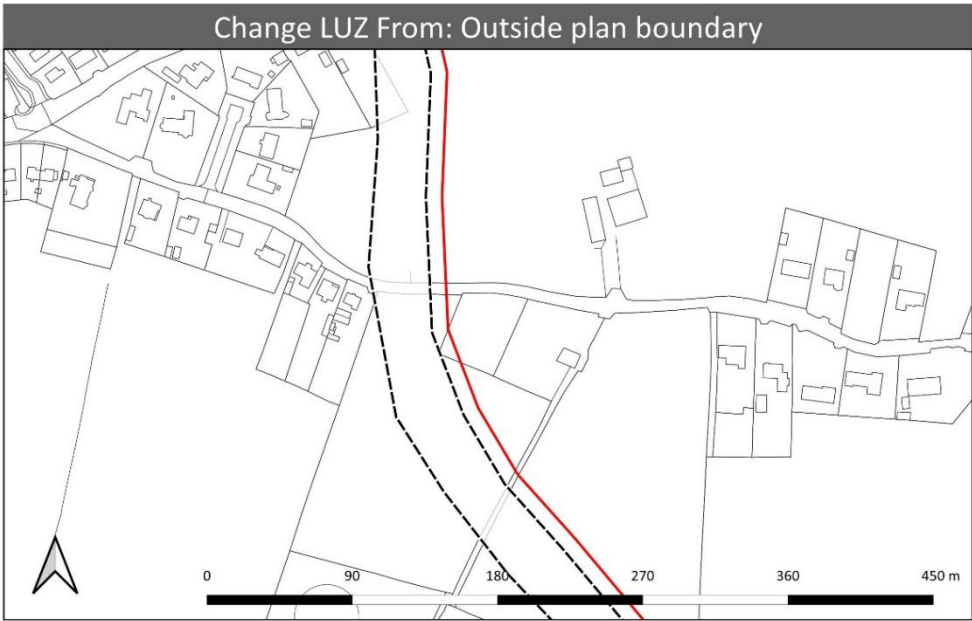
Amendment Number	<b>MA40</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>Outside Plan Boundary to R2</b>
Proposed Material Amendment	

Change Zoning From: Outside plan boundary  
 Change Zoning to: Residential (Phase 2)  
 Area: 0.734 Ha.



Amendment Number	<b>MA41</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>Outside Plan Boundary to CF</b>
Proposed Material Amendment	

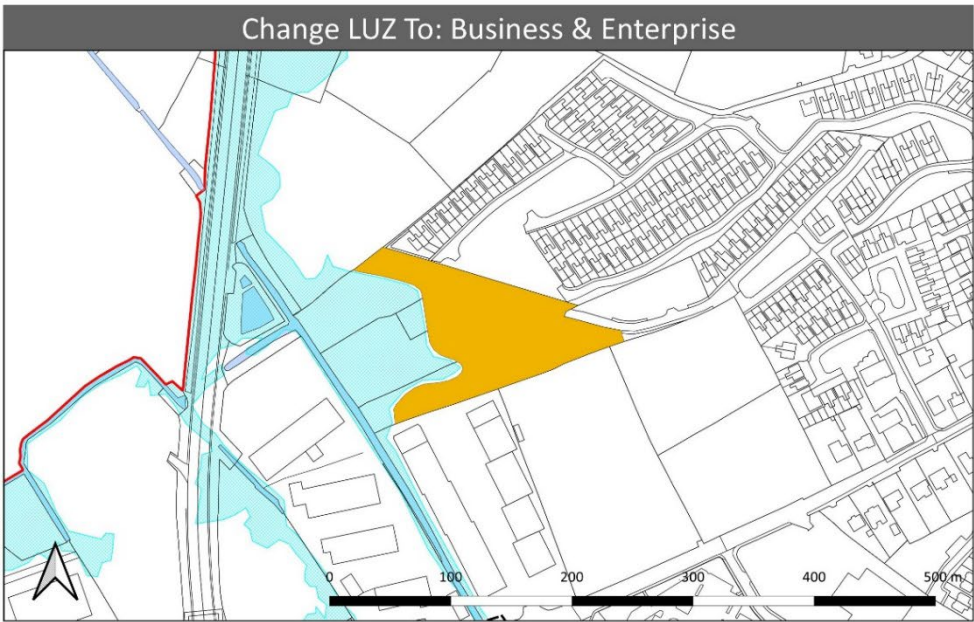
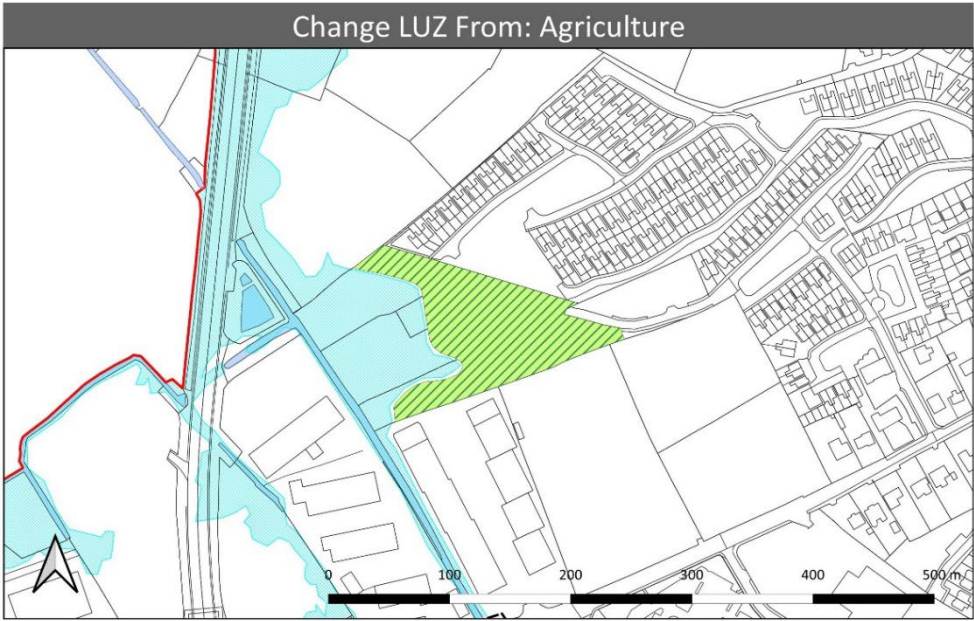
Change Zoning From: Outside plan boundary  
 Change Zoning to: Community Facilities  
 Area: 0.167 Ha.





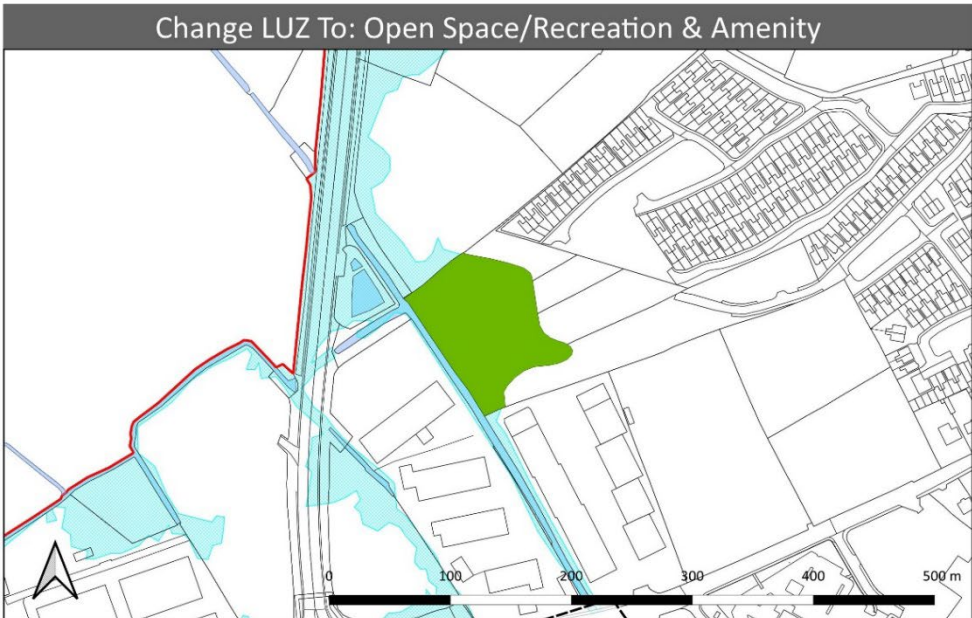
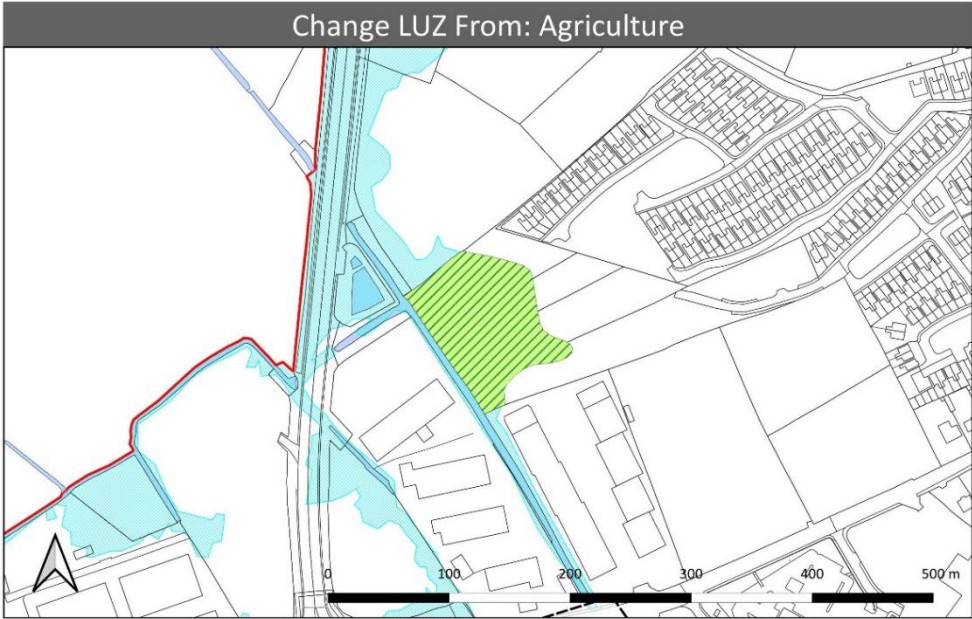
Amendment Number	<b>MA42</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>A to BE</b>
Proposed Material Amendment	

Change Zoning From: Agriculture  
 Change Zoning to: Business & Enterprise  
 Area: 1.261 Ha.



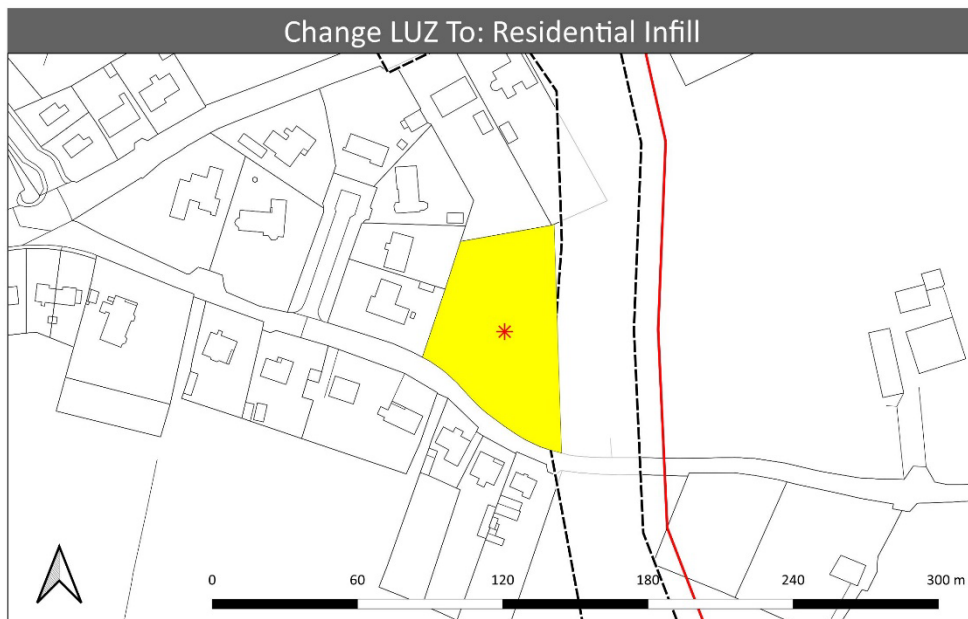
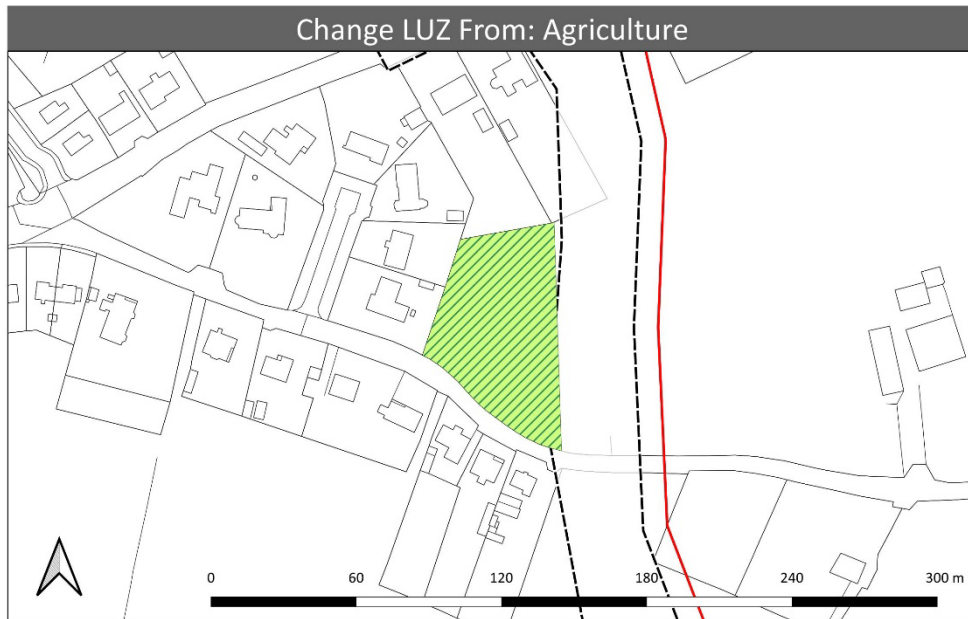
Amendment Number	<b>MA43</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>A to OS</b>
Proposed Material Amendment	

Change Zoning From: Agriculture  
 Change Zoning to: Open Space/Recreation & Amenity



Amendment Number	<b>MA44</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>A to R Infill</b>
Proposed Material Amendment	

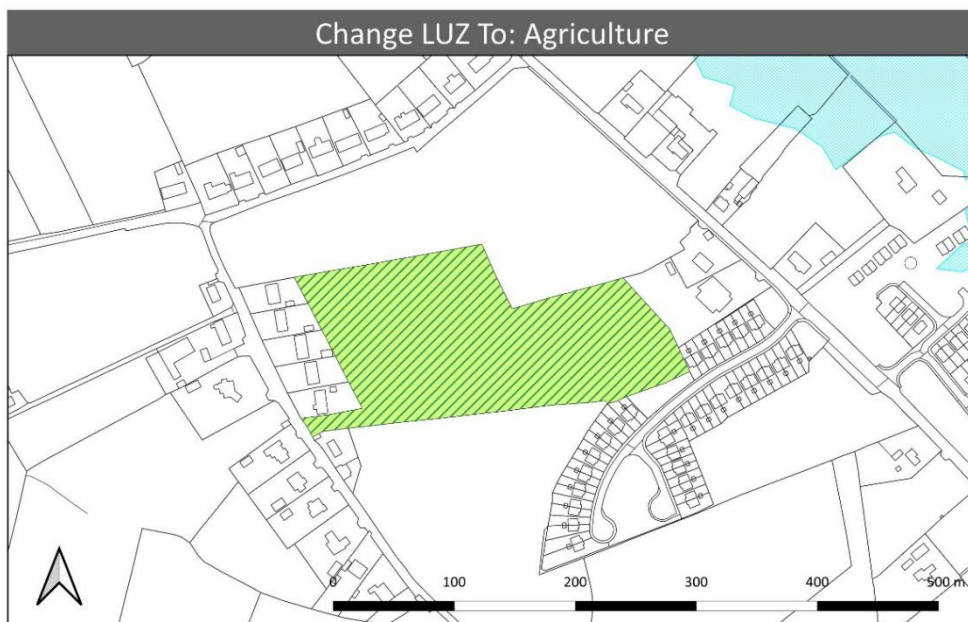
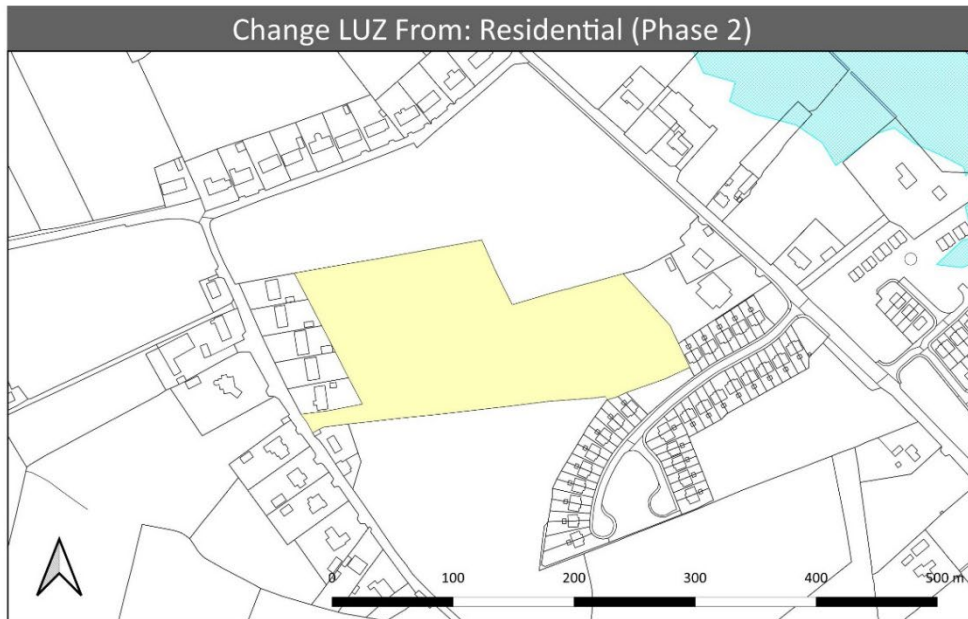
Change Zoning From: Agriculture  
 Change Zoning to: Residential Infill  
 Area: 0.367 Ha.





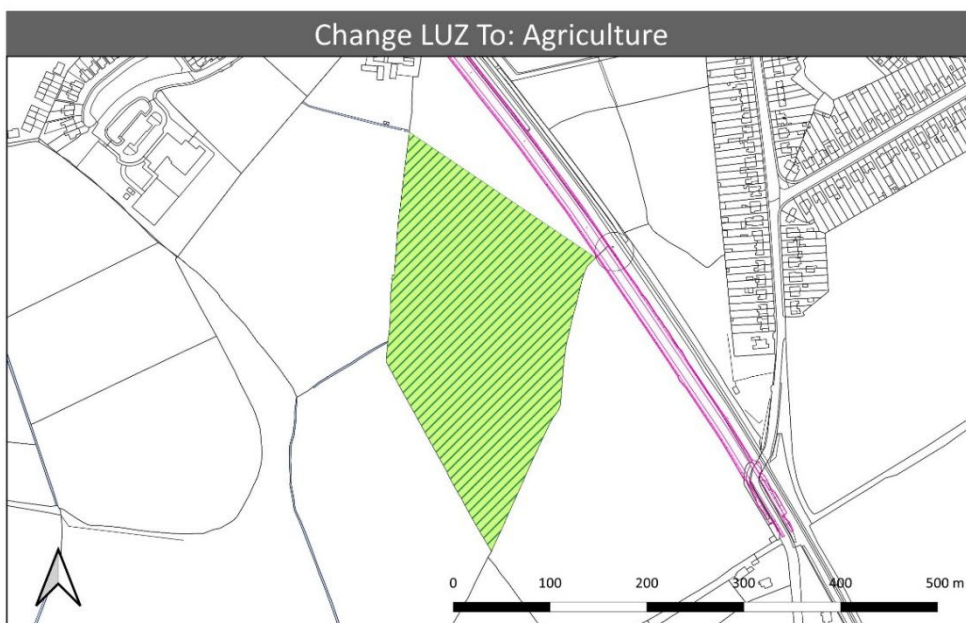
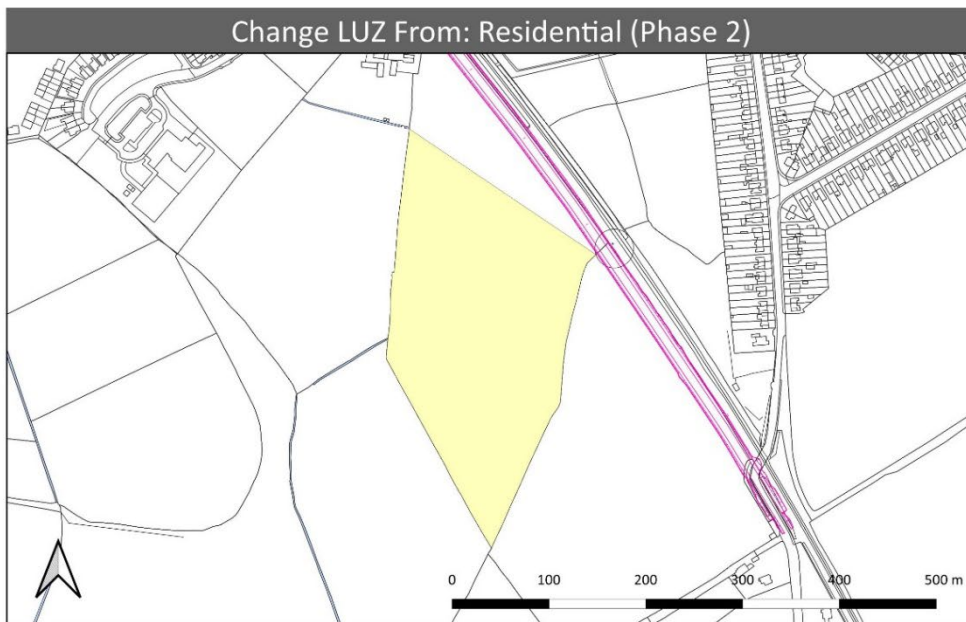
Amendment Number	<b>MA45</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>R2 to A</b>
Proposed Material Amendment	

Change Zoning From: Residential (Phase 2)  
 Change Zoning to: Agriculture  
 Area: 3.173 Ha.



Amendment Number	<b>MA46</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>R2 to A</b>
Proposed Material Amendment	

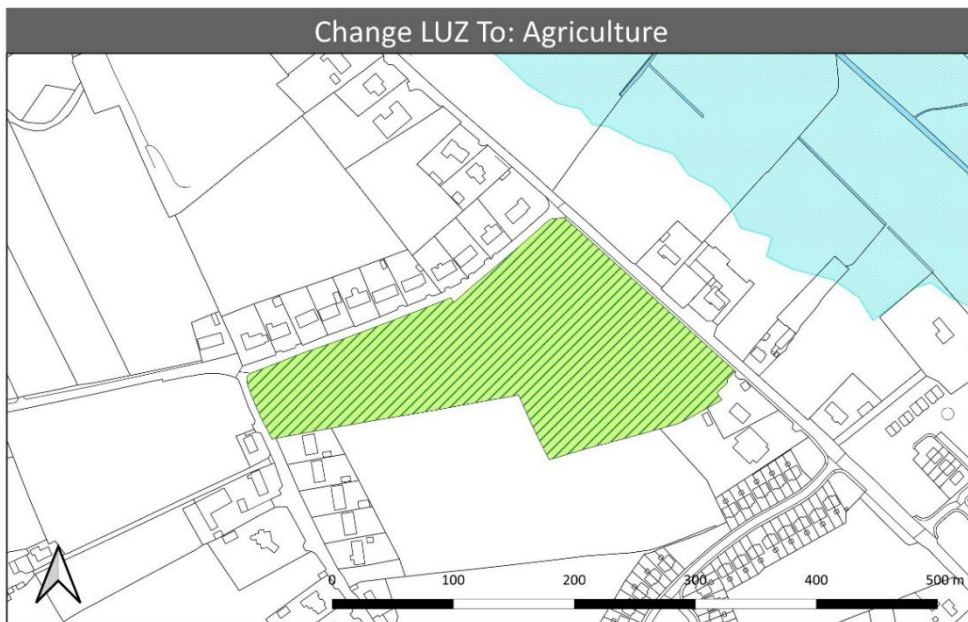
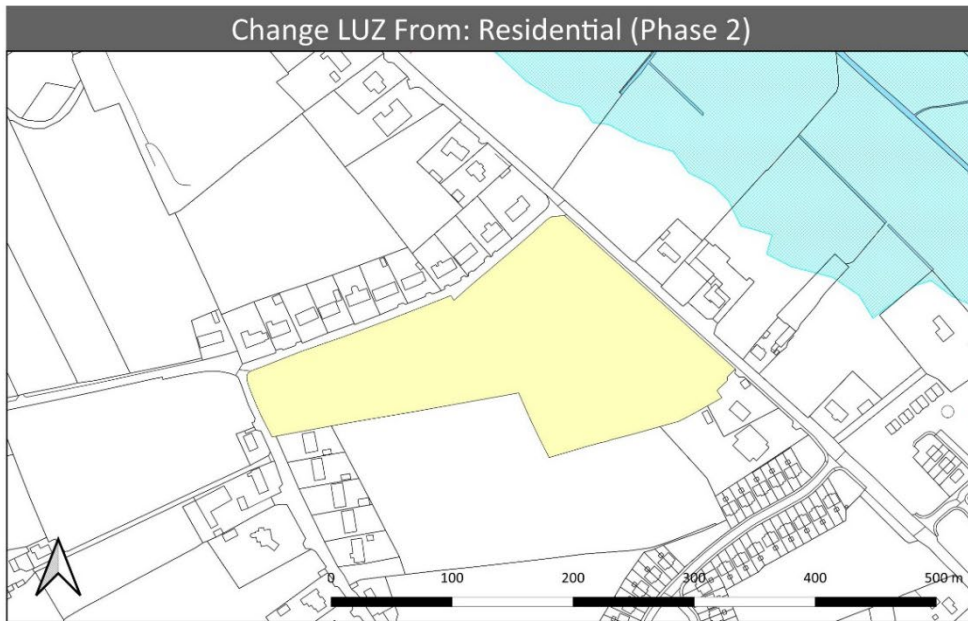
Change Zoning From: Residential (Phase 2)  
Change Zoning to: Agriculture  
Area: 5.325 Ha.





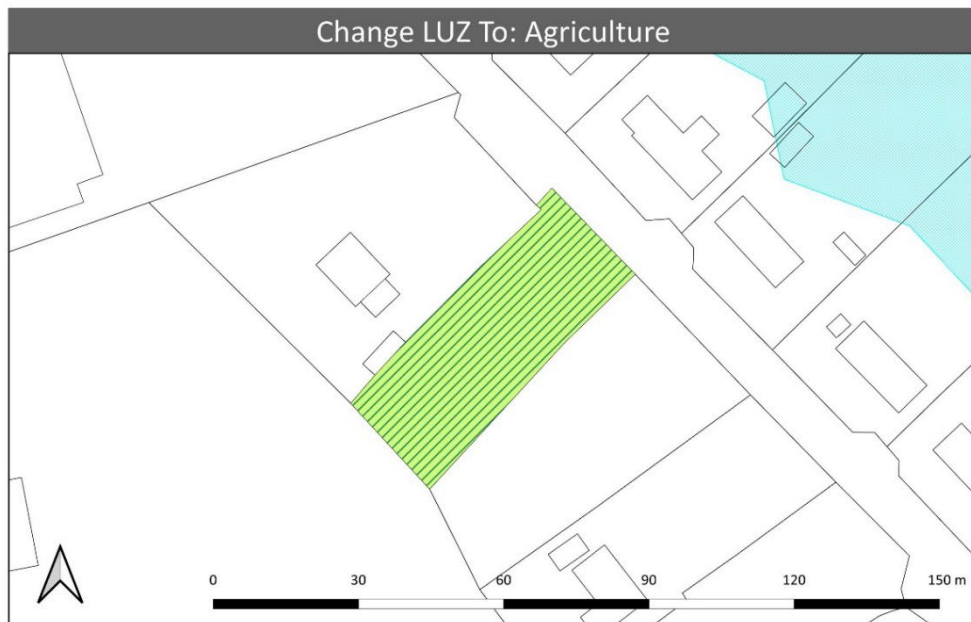
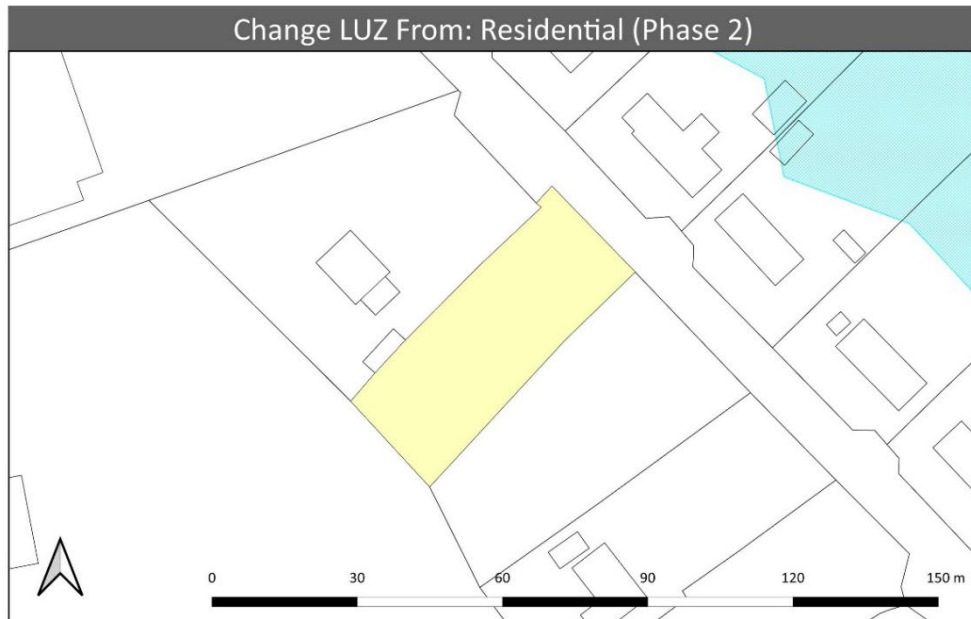
Amendment Number	<b>MA47</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>R2 to A</b>
Proposed Material Amendment	

Change Zoning From: Residential (Phase 2)  
 Change Zoning to: Agriculture  
 Area: 3.974 Ha.



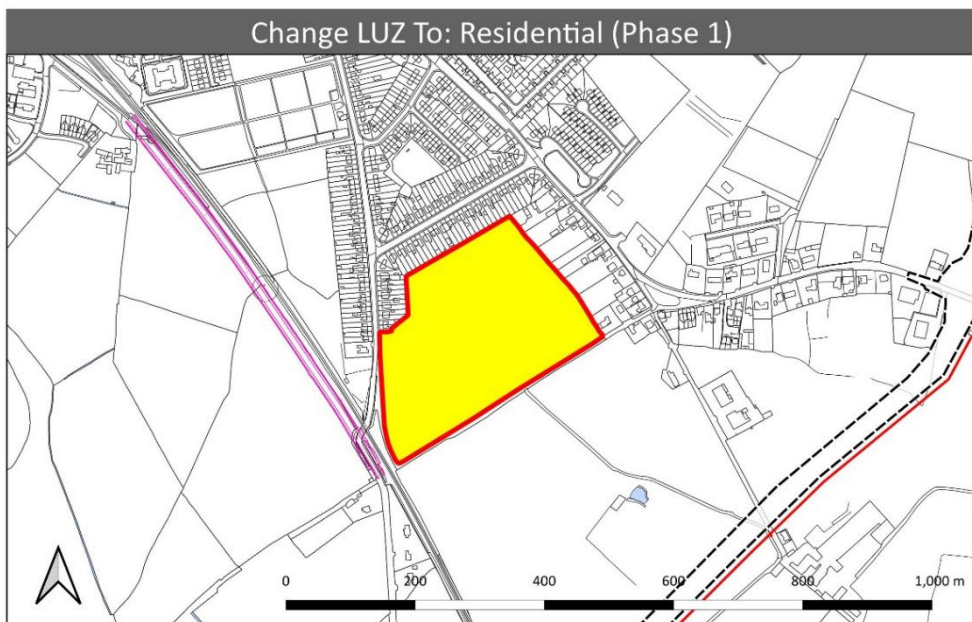
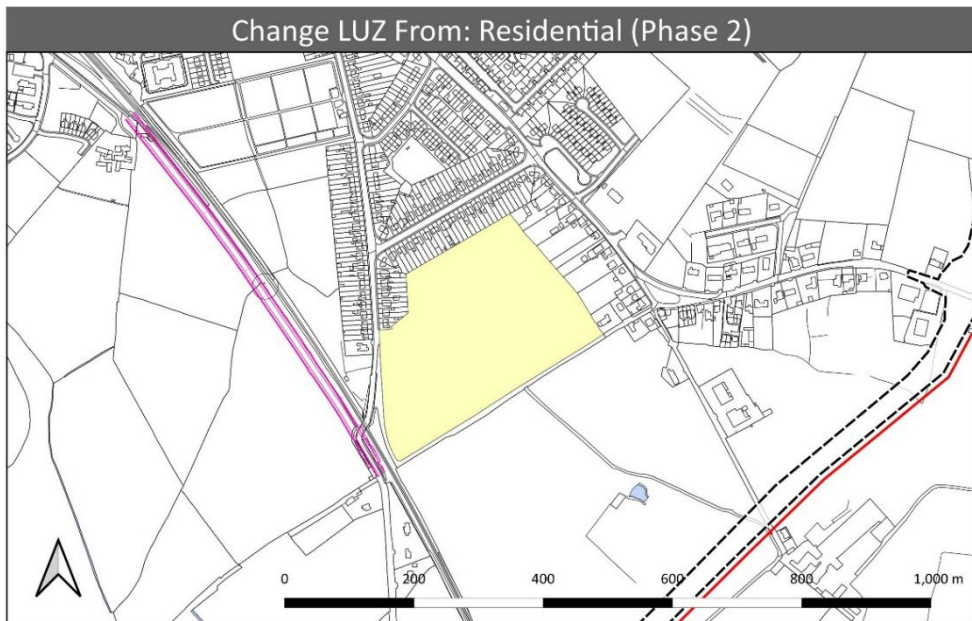
Amendment Number	<b>MA48</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>R2 to A</b>
Proposed Material Amendment	

Change Zoning From: Residential (Phase 2)  
 Change Zoning to: Agriculture  
 Area: 0.146 Ha.



Amendment Number	<b>MA49</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>R2 to R1</b>
Proposed Material Amendment	

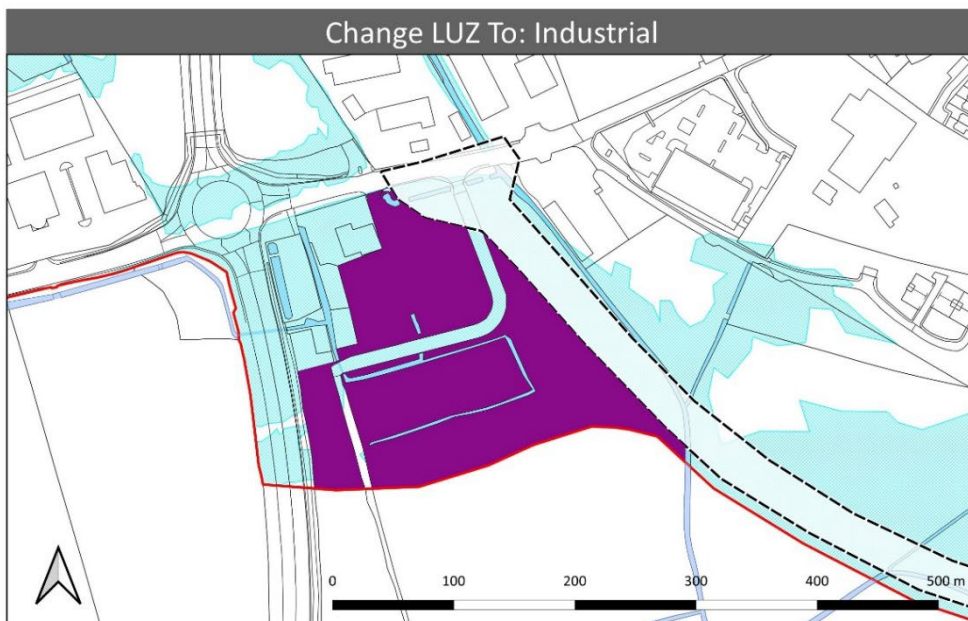
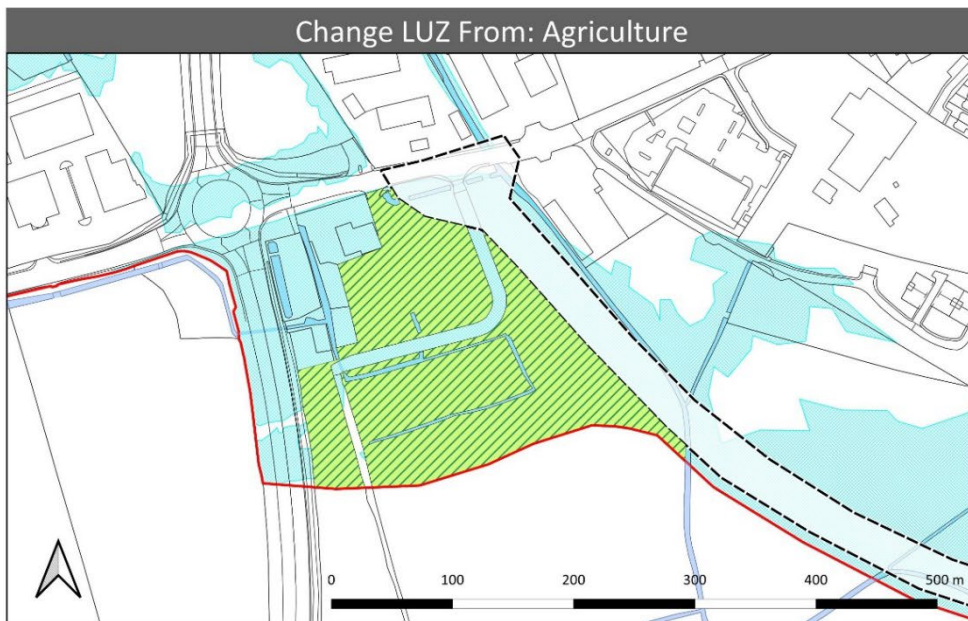
Change Zoning From: Residential (Phase 2)  
Change Zoning to: Residential (Phase 1)  
Area: 7.322 Ha.





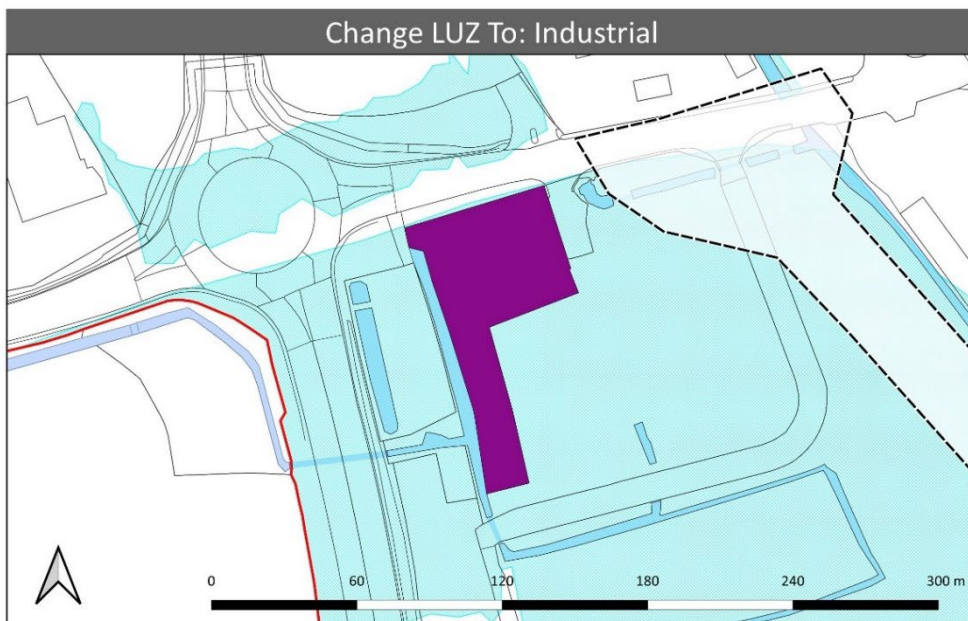
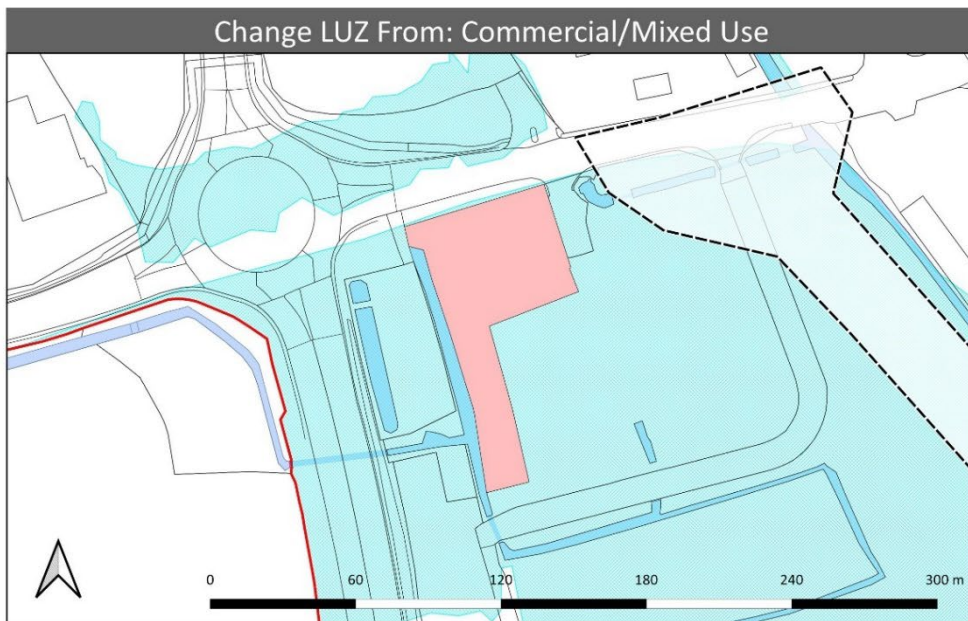
Amendment Number	<b>MA50</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>A to I</b>
Proposed Material Amendment	

Change Zoning From: Agriculture  
Change Zoning to: Industrial  
Area: 3.721 Ha.



Amendment Number	<b>MA51</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>C2 to I</b>
Proposed Material Amendment	

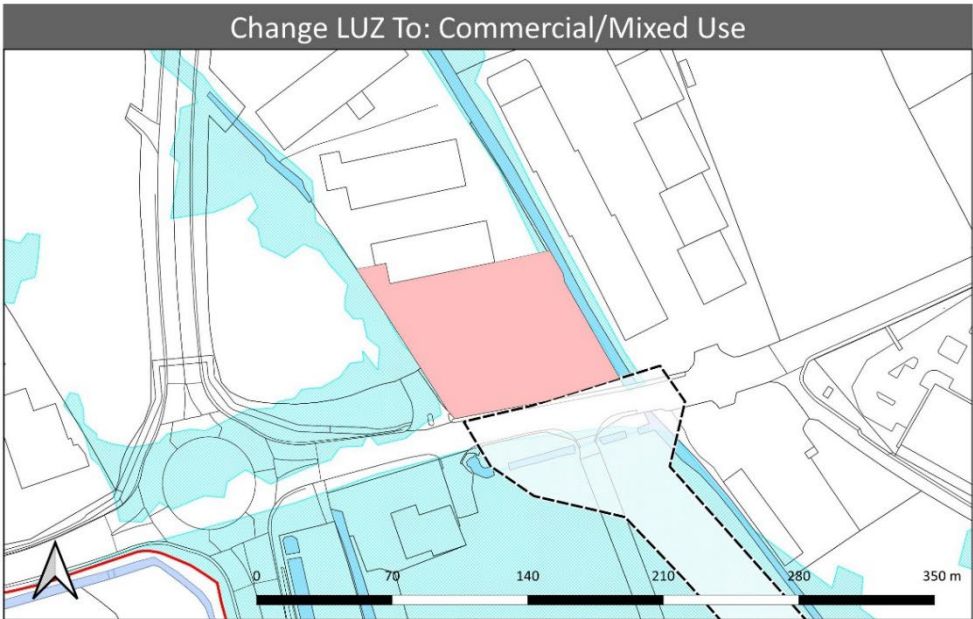
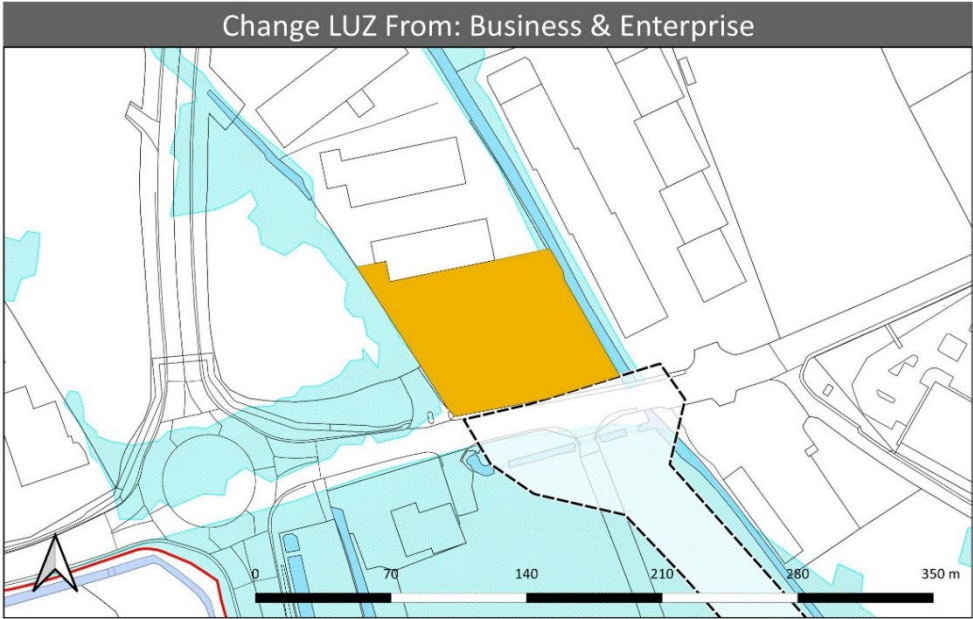
Change Zoning From: Commercial/Mixed Use  
 Change Zoning to: Industrial  
 Area: 0.383 Ha.





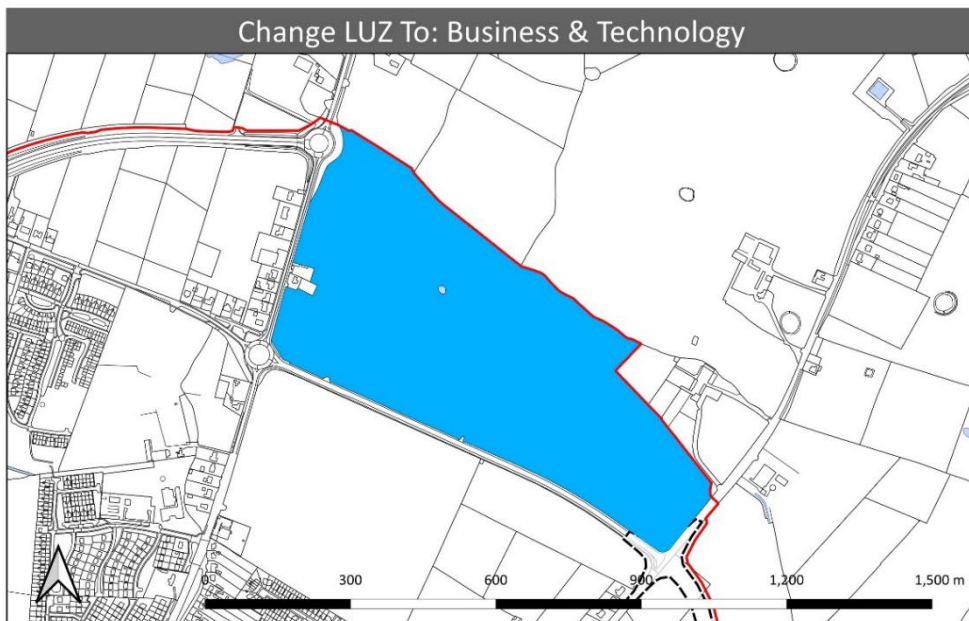
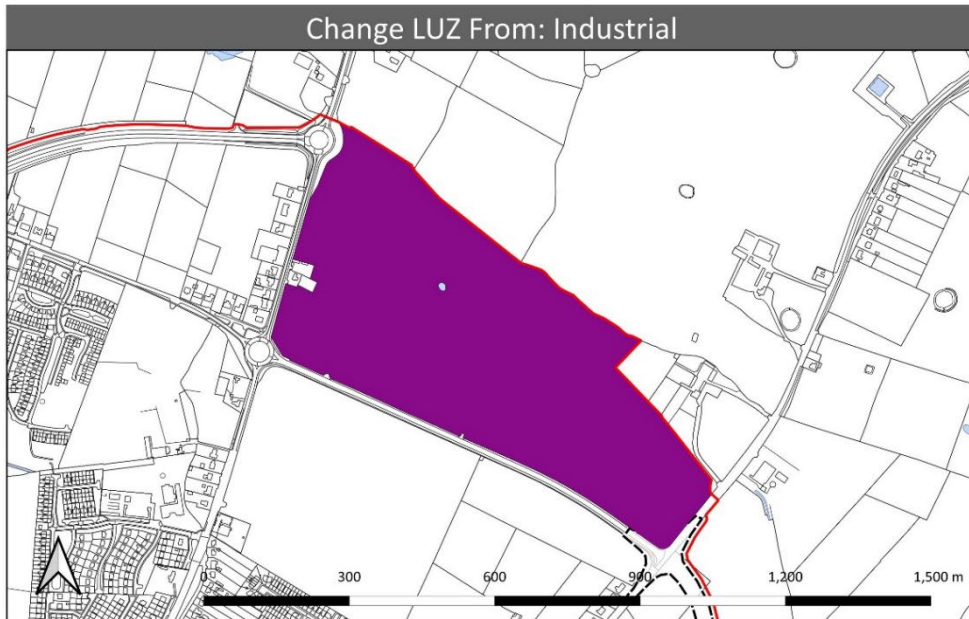
Amendment Number	<b>MA52</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>BE to C2</b>
Proposed Material Amendment	

Change Zoning From: Business & Enterprise  
 Change Zoning to: Commercial/Mixed Use  
 Area: 0.701 Ha.



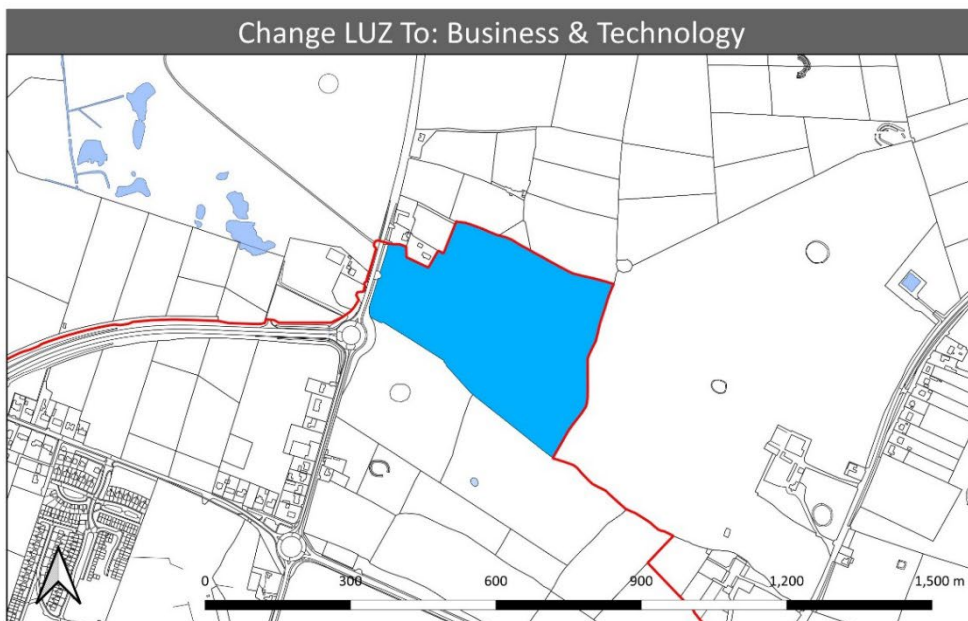
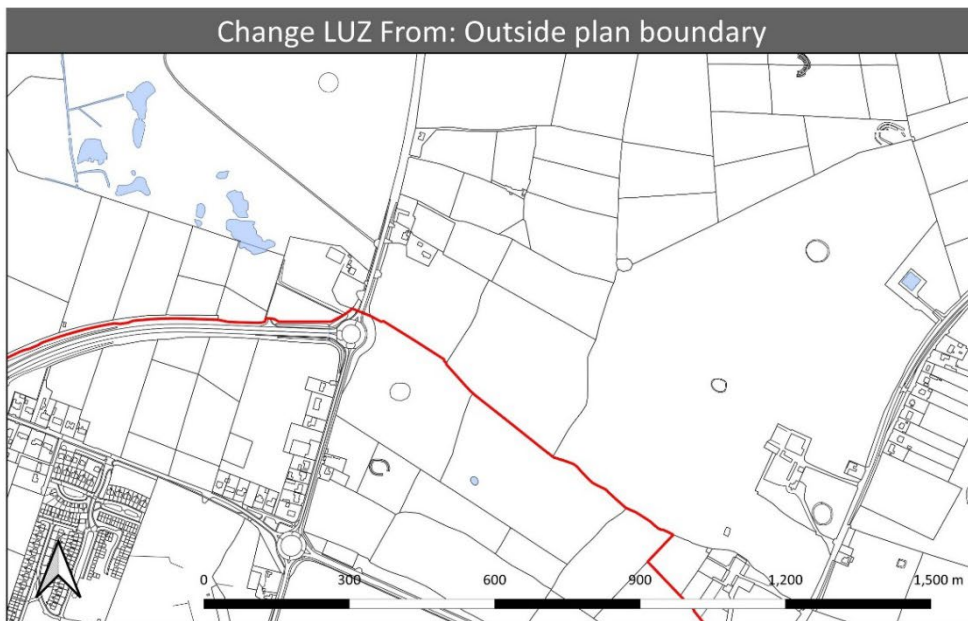
Amendment Number	<b>MA53</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>I to BT</b>
Proposed Material Amendment	

Change Zoning From: Industrial  
Change Zoning to: Business & Technology  
Area: 34.454 Ha.



Amendment Number	<b>MA54</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>Outside Plan Boundary to BT</b>
Proposed Material Amendment	

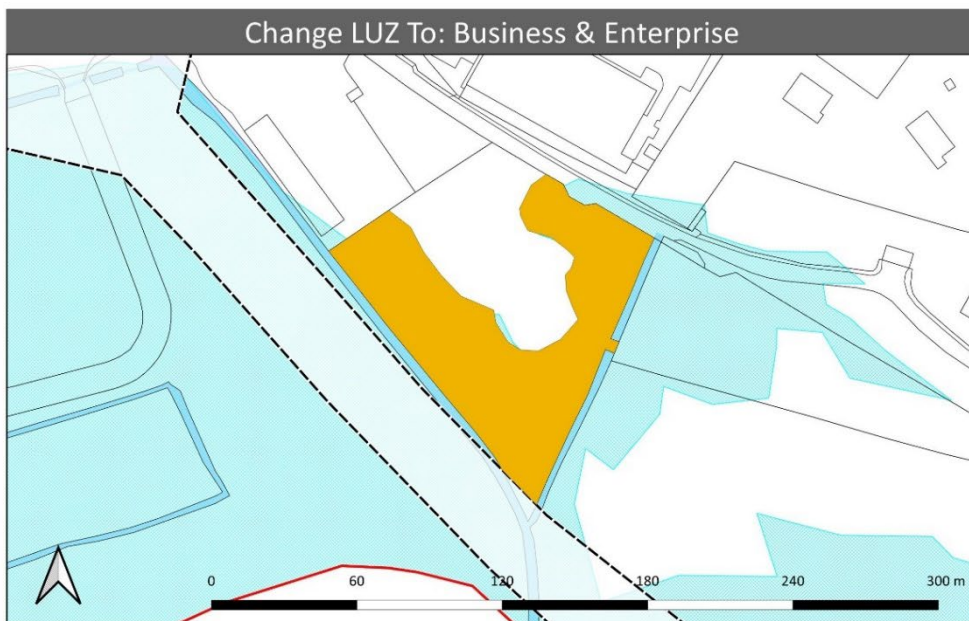
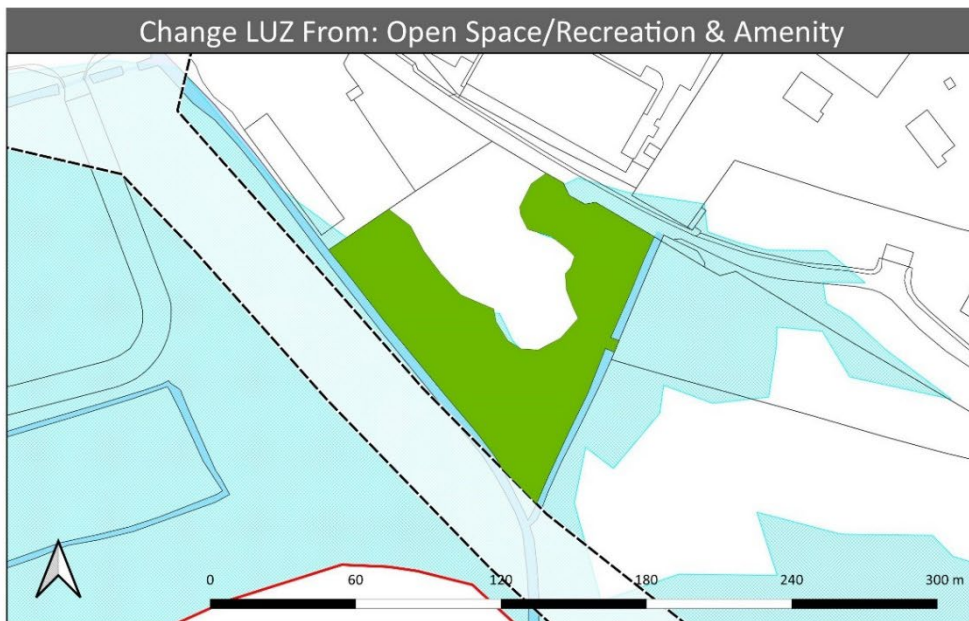
Change Zoning From: Outside plan boundary  
Change Zoning to: Business & Technology  
Area: 13.384 Ha.





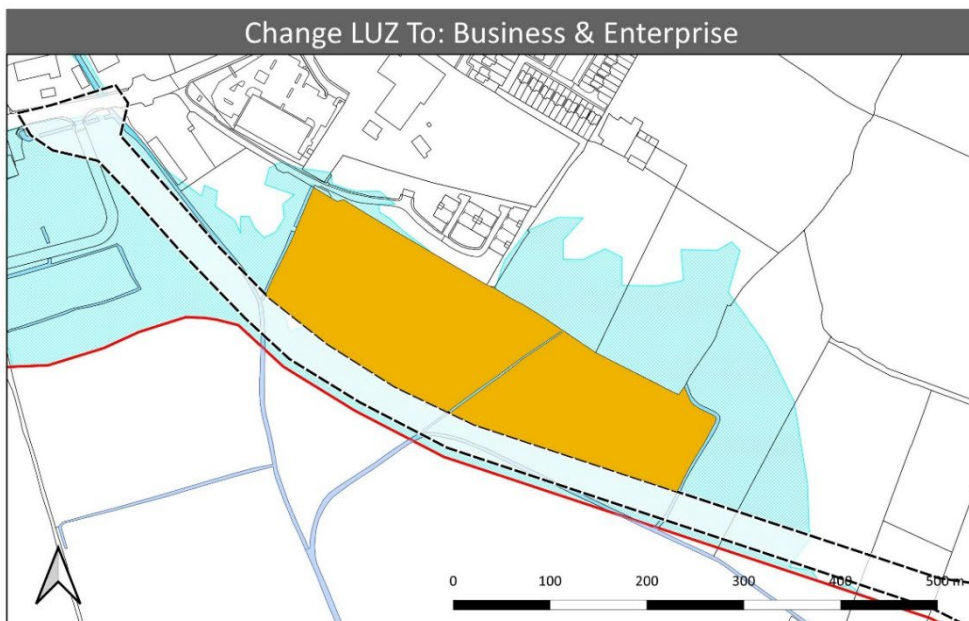
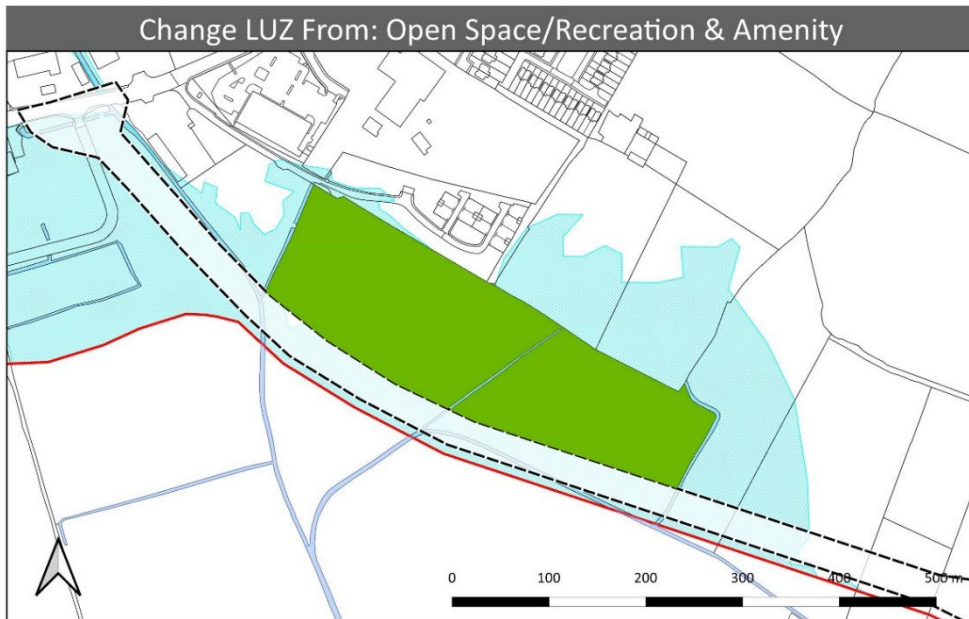
Amendment Number	<b>MA55</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>BE and OS to BE</b>
Proposed Material Amendment	

Change Zoning From: Open Space/Recreation & Amenity  
 Change Zoning to: Business & Enterprise  
 Area: 0.674 Ha.



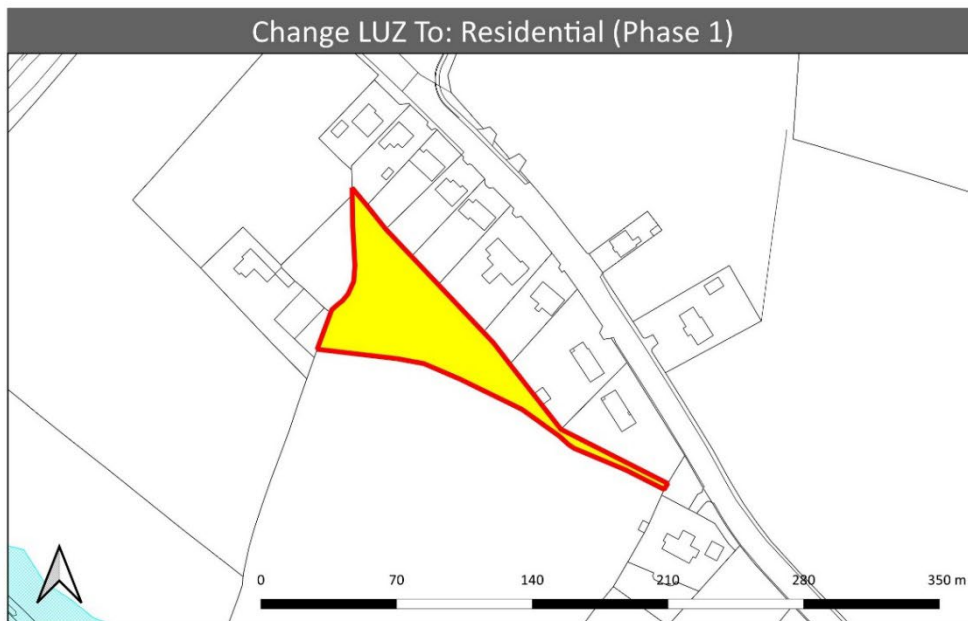
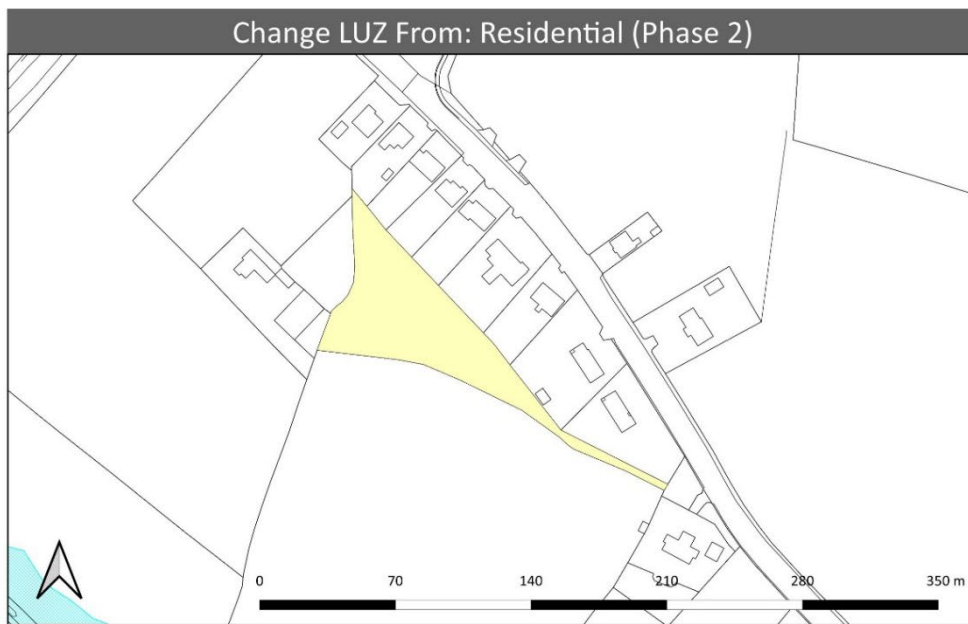
Amendment Number	<b>MA56</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>OS to BE</b>
Proposed Material Amendment	

Change Zoning From: Open Space/Recreation & Amenity  
 Change Zoning to: Business & Enterprise  
 Area: 5.77 Ha.



Amendment Number	<b>MA57</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>R2 to R1</b>
Proposed Material Amendment	

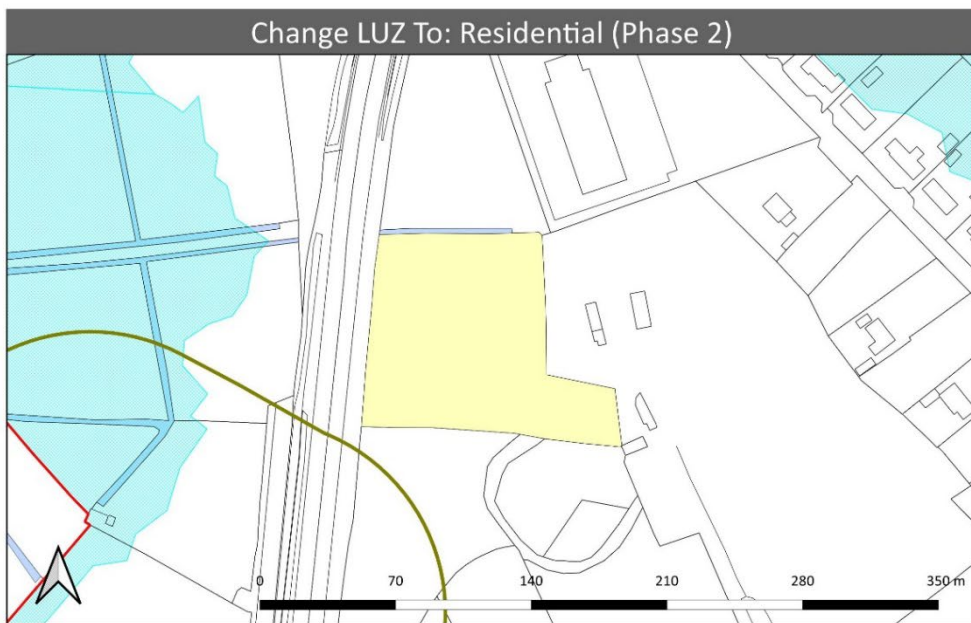
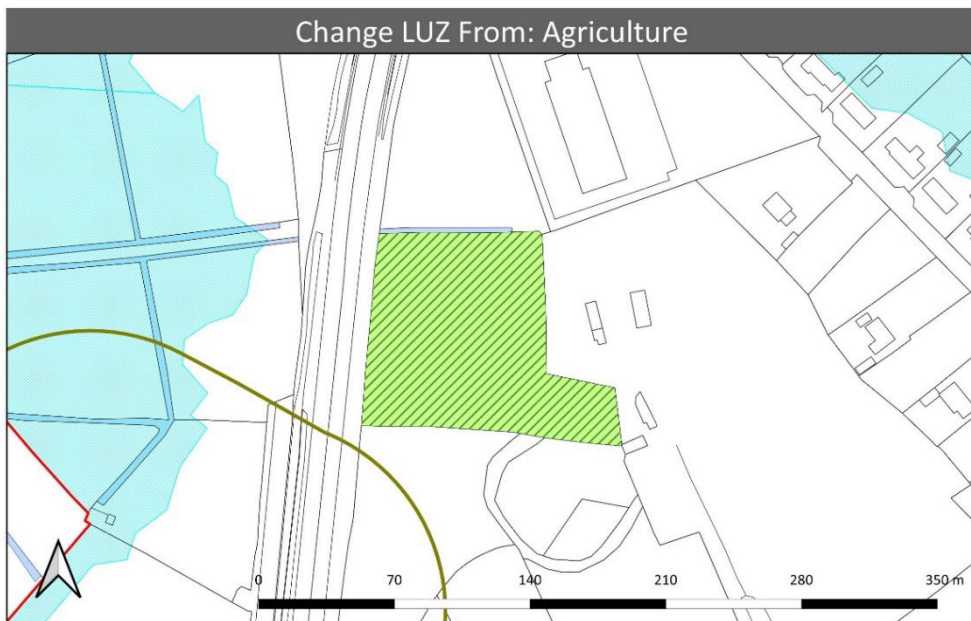
Change Zoning From: Residential (Phase 2)  
 Change Zoning to: Residential (Phase 1)  
 Area: 0.49 Ha.





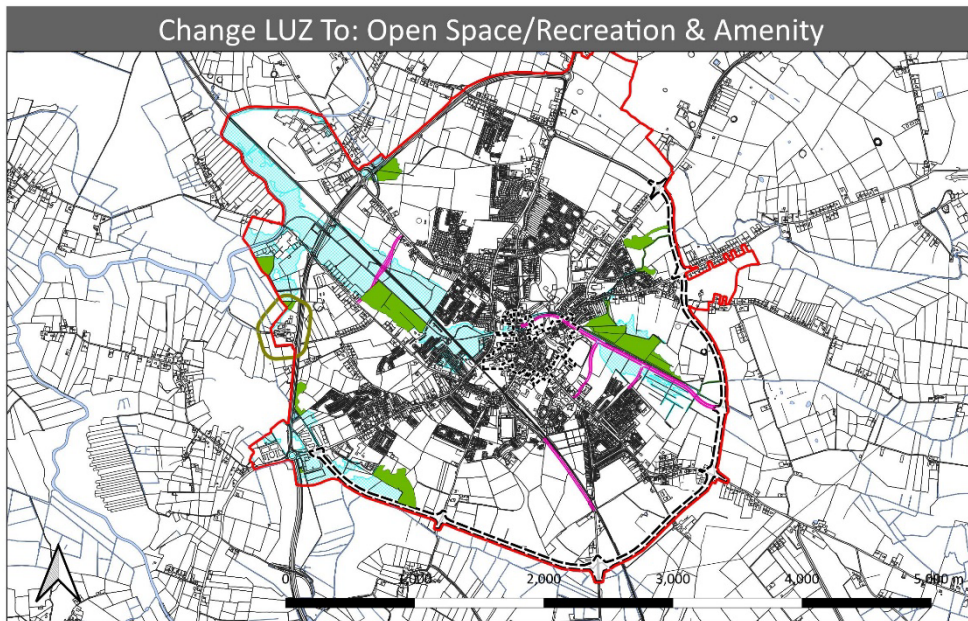
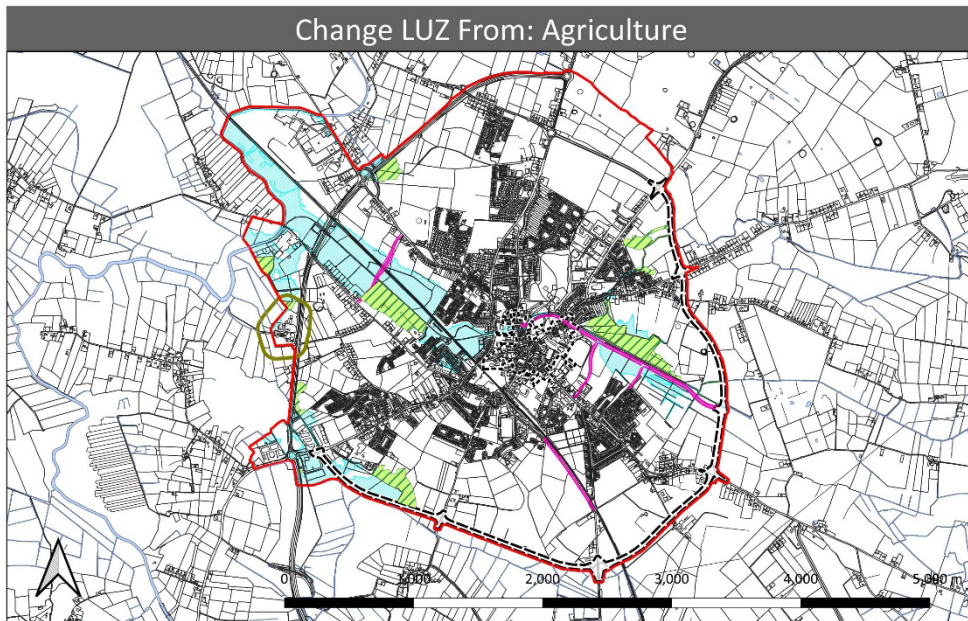
Amendment Number	<b>MA58</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>A to R2</b>
Proposed Material Amendment	

Change Zoning From: Agriculture  
 Change Zoning to: Residential (Phase 2)  
 Area: 1.04 Ha.



Amendment Number	<b>MA59</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>A to OS (Amendment of Appendix C)</b>
Proposed Material Amendment	

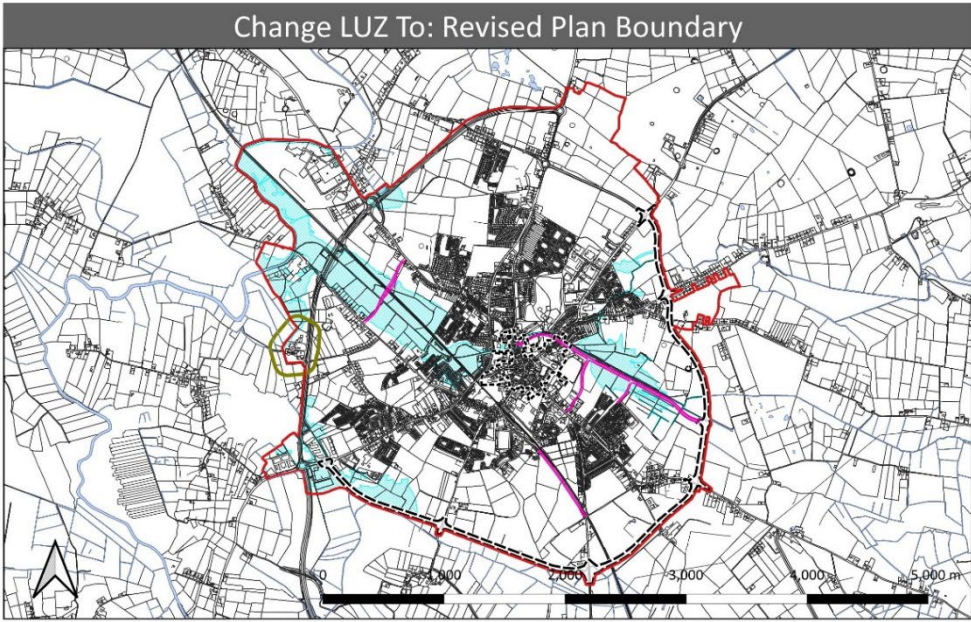
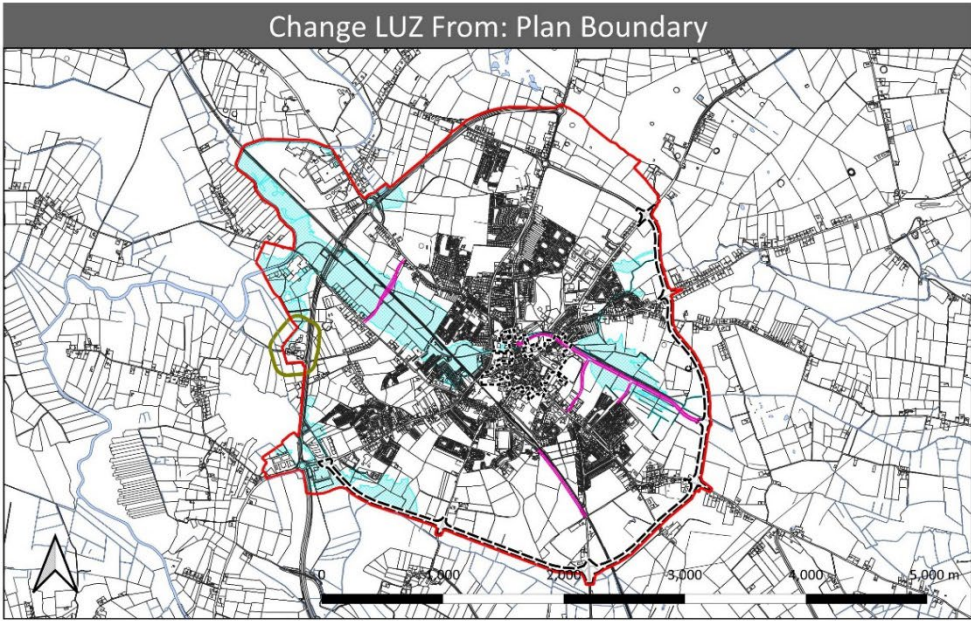
Change Zoning From: Agriculture  
 Change Zoning to: Open Space/Recreation & Amenity  
 Area: 31.289 Ha.





Amendment Number	<b>MA60</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>Amendment of Appendix A2</b>
Proposed Material Amendment	

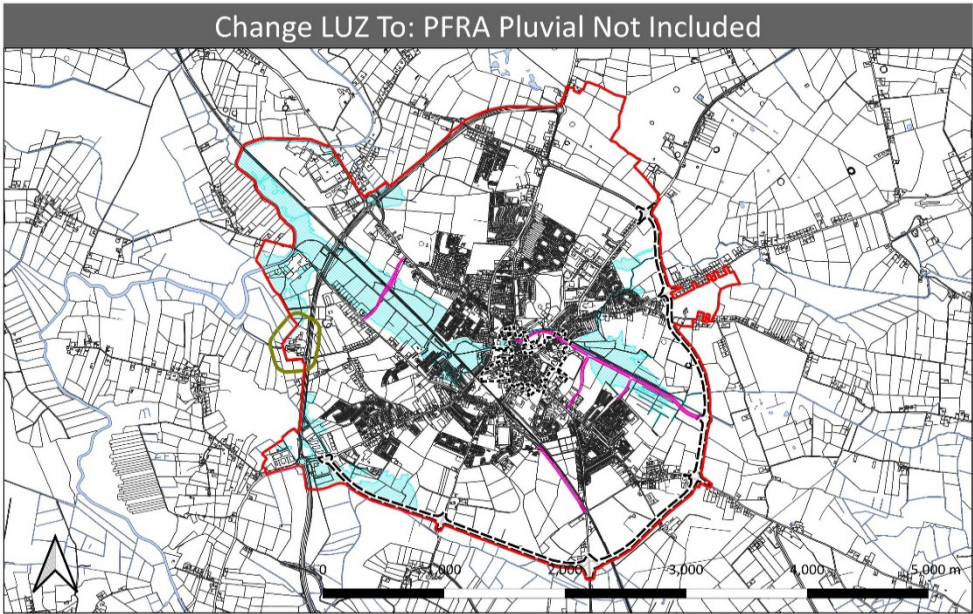
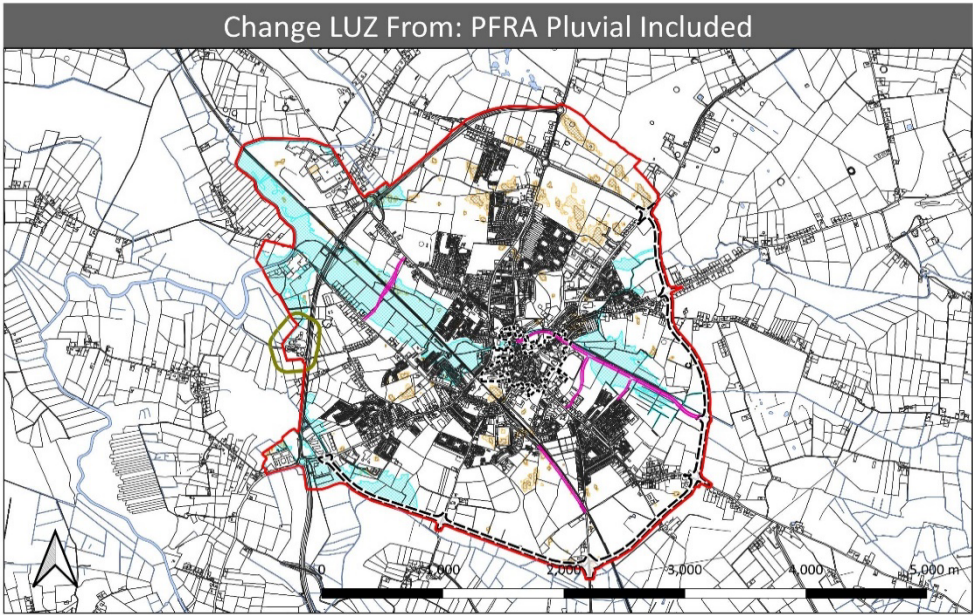
Change Zoning From: Plan Boundary  
 Change Zoning to: Revised Plan Boundary  
 Area: 1101.068 Ha.





Amendment Number	<b>MA61</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>Amendment of Appendix A1</b>
Proposed Material Amendment	

Change Zoning From: PFRA Pluvial Included  
Change Zoning to: PFRA Pluvial Not Included





Amendment Number	<b>MA62</b>
Submission Number	<b>Elected Member Motion</b>
Section/Policy Objective	<b>Various to Transport Infrastructure</b>
Proposed Material Amendment	

Change Zoning From: Various  
Change Zoning to: Transport Infrastructure  
Area: 24.575 Ha.

