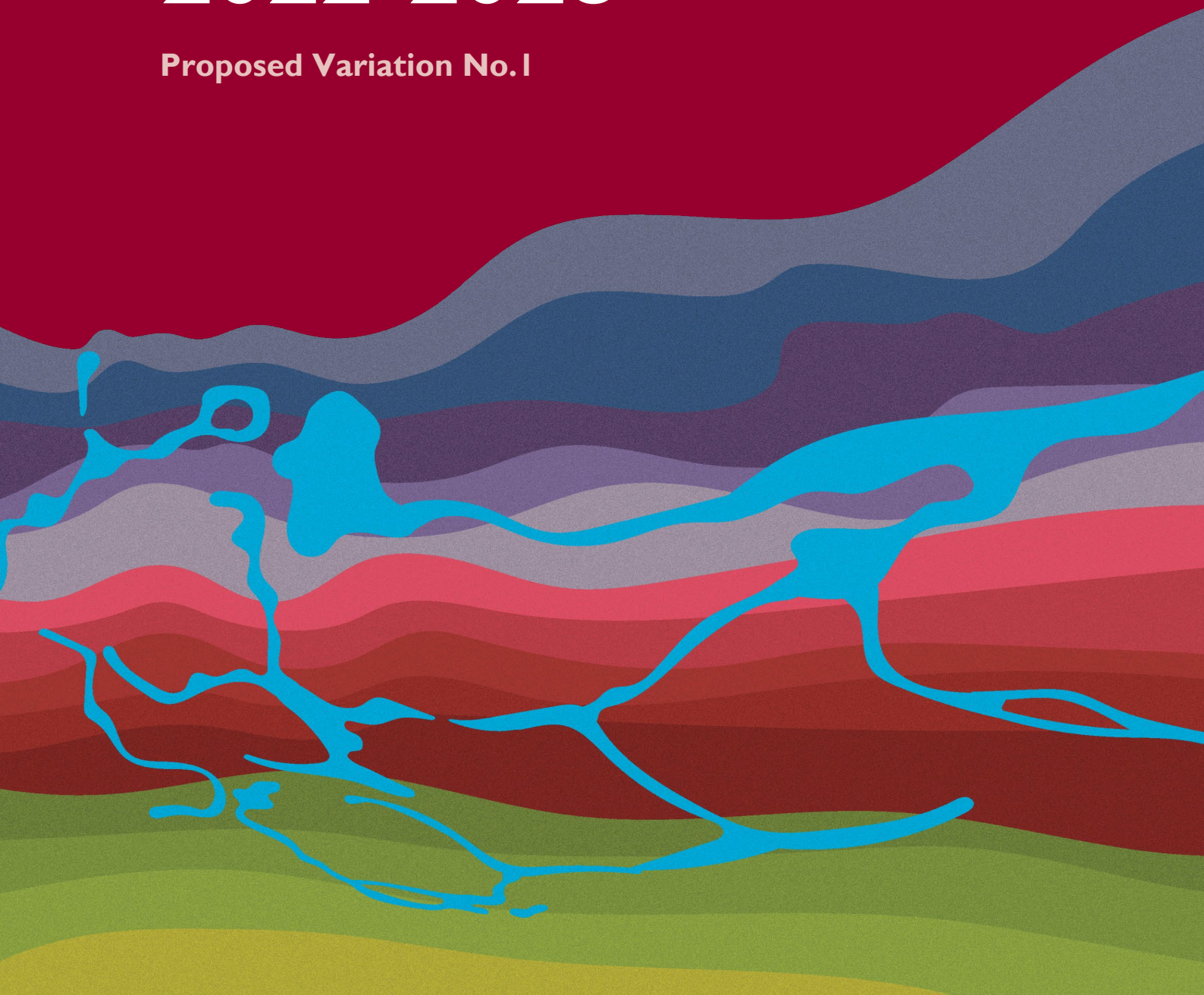




Comhairle Chontae na Gaillimhe
Galway County Council

Galway County Development Plan 2022-2028

Proposed Variation No.1





Comhairle Chontae na Gaillimhe
Galway County Council

**Proposed Variation No.1 of the Galway County Development Plan
2022–2028 under Section 13 Planning and Development Act 2000
(as amended)**

November 2025

The proposed Draft Variation No. 1 of the Galway County Development Plan 2022 –2028 is set out hereunder and consists of:

Part A: Review and update of the existing Housing Strategy and Housing Need and Demand Assessment of the Galway County Development Plan with associated updates to the County Development Plan.

Part B: Updates to existing Policy Objectives and narrative in the County Development Plan which will place a renewed focus on Residential Phase 2 lands in the County.

Part C: Rectification of Land Use Zoning Map for Oranmore.

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1. Introduction

Following the publication of the Revised National Planning Framework in April 2025 and the Section 28 Guidelines, NPF Implementation: Housing Growth Requirements Guidelines in July 2025, it is considered appropriate to vary the Galway County Development Plan 2022 – 2028 to respond to the requirements of the guidance.

The purpose of Proposed Variation No.1 is to align with the requirements of the Section 28 Ministerial Guidelines NPF Implementation: Housing Growth Requirements (July 2025).

This proposed Variation No.1 includes the following:

- Updated narrative and policy objectives are included in the proposed variation and are fully detailed below. This includes additional narrative around policy objectives pertaining to Residential Phase 2 lands.
- A revised, updated Housing Strategy and Housing Need and Demand Assessment (HNDA) forms part of the Proposed Variation and associated updates to the County Development Plan. This takes account of, for example the 2022 Census.
- A Settlement Capacity Audit (SCA) has also been developed in response to the Section 28 Guidelines for the following settlements:

Metropolitan Area	Key Towns	Area of Strategic Potential	Self-Sustaining Towns
Baile Chláir	Ballinasloe	Athenry	Loughrea
Bearna	Tuam		Gort
Oranmore			
Briarhill			
Garraun			

The SCA includes Residential Phase 1 and Residential Phase 2 zoned lands in the MASP, Key Towns, Place of Strategic Potential and Self-Sustaining Towns as set out in the table above. In line with the requirements of the Section 28 NPF Implementation: Housing Growth Requirements the SCA is included as part of this Proposed Variation No. 1 of the County Development Plan. The Settlement Capacity Audit will form a new Appendix of the County Development Plan.

- Mapping rectification for Oranmore also forms part of the Proposed Variation (Section 5).

The presentation of the text and content of the proposed variation and the corresponding sections of the County Development Plan is set out hereunder and should be read having regard to the following:

Existing Development Plan text to be retained.	Normal text
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Existing Development Plan Text to be removed	Strikethrough text
New text to be added by way of proposed variation	Red text highlighted yellow
Explanatory Text not part of the proposed variation	<i>Text in Italics</i>

These changes under Variation No. 1 principally relate to Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy, Chapter 15 Development Management Standards of Volume 1 and Volume 2 of the Galway County Development Plan. The proposed changes are set out in this Variation No.1 Document.

For clarity, the primary purpose of Variation No.1 of the Galway County Development Plan is to respond to the Section 28 Housing Growth Requirements and to rectify a zoned site in Oranmore.

It is expected that the Development Plan Review will commence in June 2026.

In the interests of clarity, the Variation is presented to follow the format and layout of the County Development Plan in the following order

Volume 1

Chapter 2: Core Strategy, Settlement Strategy and Housing Strategy

Chapter 15: Development Management Standards

Volume 2

Metropolitan Area Strategic Plan

Small Growth Towns

Small Growth Villages

2. Update to Chapter 2 of CDP 2022 – 2028

The text and policy objectives contained in Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy is to be varied as follows:

Amend Section 2.1 Introduction as follows:

As part of Variation No.1 to the County Development Plan a review of the Housing Strategy and Housing Need and Demand Assessment (HNDA) has been undertaken, this updated document has been appended to the Plan as varied and should be considered in addition to the revisions set out herein under Variation 1.

The Core Strategy, Settlement Strategy and Housing Strategy has been prepared and informed by the National Planning Framework (NPF), the Implementation Roadmap for the NPF, The Regional Spatial and Economic Strategy (RSES) for the Northern and Western Region, and Section 28 Ministerial Guidelines. The First Revision of the National Planning Framework (NPF), published in April 2025, alongside the Section 28 Guidelines, NPF Implementation: Housing Growth Requirements (published July 2025), underscores the urgent need to accelerate housing delivery both Nationally and Locally. The revised NPF projects a population increase to 6.1 million in Ireland by 2040. In order to meet this growth, the Framework calls for the delivery of approximately 50,000 homes annually until 2040. The Planning and Development Act 2000 (as amended) requires an evidence-based Core Strategy to be included in all development plans. Its primary purpose is to ensure local authorities identify and reserve an appropriate amount of land in the right locations to meet population and housing targets. This can be accounted for by allowing further focus on Residential Phase 2 lands where appropriate. This is achieved through the expression of a medium to long term quantitative strategy for the spatial development of the area of the planning authority, which is consistent with the national and regional policy objectives as outlined in the National Planning Framework (NPF) and in the Regional Spatial Economic Strategy (RSES) for the Western Region. The Core Strategy includes a Settlement Hierarchy for the County transposing prescribed regional population targets set for county level to settlement and rural areas identified within the settlement hierarchy. The Core Strategy identifies the quantum, location and phasing of development in County Galway for the plan period which reflects the nationally and regionally defined population targets, settlement hierarchy while being cognisant of the availability of existing services, planned investment, sequential development and environmental requirements. In response to the Revised NPF and the publication of the Section 28 Housing Growth Requirements, the Housing Strategy and Housing Need and Demand Assessment has been updated. In response to the revised annual housing targets a greater focus will now be placed on the potential of Residential Phase 2 lands across the County to accommodate housing in accordance with proper planning and sustainable development over the remaining lifetime of the Plan. In accordance with the Guidelines, a Settlement Capacity Audit has been prepared which will also provide guidance with respect to both Residential Phase 1 and Residential Phase 2 lands in specific settlements and their potential to accommodate residential development.

The tables as currently contained in this chapter reflect the data available at the time of adoption of the Plan. It is important to note that some of these tables are now subject to updated data and these are contained in the revised Housing Strategy and Housing Need and Demand Assessment as appended to the Plan.

Amend Section 2.3.1 Project Ireland 2040: National Planning Framework (NPF) as follows:

One of the underlying principles of the NPF Strategy is to rebalance growth in the Country, which historically has disproportionately favoured growth in the Eastern and Midland

Region. It enables all parts of the Country whether urban or rural, to successfully accommodate growth whilst recognising Dublin's role as the principal economic driver of the country. The NPF targets 50% of overall national growth between five cities of Dublin, Cork, Limerick, Galway and Waterford. The NPF also references the development and implementation of a strategic metropolitan area spatial plan for Galway city and environs, including the settlements of Baile Chláir, Bearna and Oranmore. An important element of the growth strategy, intrinsic to the NPF, is securing compact and sustainable growth within the regions. Compact development is identified as a key priority of the NPF, which focusses on reusing previously developed "brownfield lands", development of infill sites and buildings. To this end the NPF requires at least 30 % delivery of all new homes in settlements of over 1500 population to be within the existing built up footprint.

The revised NPF outlines that Galway needs to accommodate a greater proportion of growth within its metropolitan boundaries. It also notes that, at a metropolitan scale greater focus is required on delivering key infrastructure such as the Galway Wastewater Strategy to meet compact growth requirements, as well as focusing on regeneration and redevelopment projects within existing built-up areas while developing a compact urban form through good design and higher density development.

Amend Section 2.3.3 Population Distribution as follows:

The population of the county is distributed across a network of urban and rural settlements and the open countryside. At the county level and based on the CSO's parameters a total of 39,913 people (22.2%) were living in urban settlements in 2016. 139,477 (77.8%) were living in smaller towns and villages, as well as the rural remainder of the County. In 2011, census results showed a distribution between the urban and rural population as 22.6 % and 77.4% respectively. From analysis Galway West had a larger share of population decline, while there was a growing population mostly in Galway East and around major workplaces, such as Galway City and Tuam and along the M17 and M6. The towns of Athenry, Gort and Loughrea experienced an overall rate of growth considerably higher than the county average between 2011 and 2016, with the population increasing by 11.49% from 11,656 persons in 2011 to 12,995 persons in 2016. Thereafter the settlements identified as the Metropolitan Area had the highest growth rate, with the population growing by 4.33% from 7,894 persons in 2011 to 8,236 persons in 2016.

Note that when assessing the recent 2022 Census data as part of Variation No.1, a more significant dispersal is seen in aggregate town areas of over 1,500. In part due to the increase in population in Baile Chláir, Portumna and Oughterard now classed as above 1,500 population and the drop in population in Clifden. Further details with respect to the Population Distribution across the County can be seen in the updated and revised Housing Strategy and Housing Need and Demand Assessment.

Amend Section 2.3.5 Regional Spatial and Economic Strategy (RSES) as follows:

In terms of demographics for the region, the population of the Northern and Western Region is dispersed unevenly and has historically had a lower level of urbanisation compared to other regions. However, Galway is identified as the fastest growing city in Ireland over the past 50 years. In 2016 the total population residing within the region was 847,442. This figure represents approximately 17.8% of the entire population of Ireland. The National Planning Framework provides a target growth rate for Galway of between 50%-55% to 2040.

The RSES has targeted the Metropolitan Area of Galway to grow by 27,500 to 2026 and by a

further 14,500 to 2031 with a population of the city and suburbs accommodating 23,000 to 2026 and a further 12,000 to 2031. As the settlements of Baile Chláir, Bearna and Oranmore are in the county environs there is a population allocation to this part of the county of 4,500 by 2026. It is expected that the review of the RSES would commence in April 2026 given the commencement of Part 3, Chapter 4 of the new Planning and Development Act 2024.

Insert additional text to Section 2.3.6 Population Scenarios at Settlement/County Level as follows:

The Section 28 Guidelines NPF Implementation: Housing Growth Requirements set out the need for additional housing across all local authorities in Ireland including County Galway. This variation to the County Development Plan will provide greater flexibility and choice to encourage and ensure the delivery of housing targets in accordance with the Section 28 Guidelines and proper planning and sustainable development.

Insert additional text to Section 2.3.7 Average Household Size as follows:

The NPF First Revision advises that almost 50% of people nationally live in households of three people or fewer with an on-going long term move towards smaller average household size.

Insert additional text to Section 2.3.8 Housing Supply Target as follows:

Note that the Housing Strategy and HNDA has been reviewed and updated in light of the NPF Implementation: Housing Growth Requirements. These Section 28 Guidelines provide a new annual housing growth requirement of 2,008 units up to 2034. This figure rises to 2,288 for the period 2035 – 2040. The Housing Strategy and HNDA considers the revised new annual housing growth requirements up to 2034 and the 2022 Census. See Table 2.3.8 below.

The revised Housing Strategy and Housing Need and Demand Assessment has been appended to the County Development Plan.

			2025 to 2034	2035 to 2040
	Existing Annual 2020 Housing Requirement (Housing Supply Target)	Adopted Development Plan - Annual Housing Requirement (Housing Supply Target)	New Annual New Housing Growth Requirement to 2034	New Annual New Housing Growth Requirement 2035 to 2040
Galway County Council	1,831	1,790	2,008	2,288

Delete Section 2.3.9 Household Size Cohort as follows:

~~2.3.9 Household Size Cohort~~

~~As outlined in Section 6.6 of the NPF, household composition and projections are informative evidence input which can assist with building up an understanding of the~~

~~future demand market of the county. Analysis of the historic trending of the households with a concentration on the household size cohort per household would help to identify the patterns of change and apply that to the projected households to estimate how the composition of households may change during the plan period. This analysis demonstrates a trend towards smaller size households, including single to two persons households. However, within the county area there is still a relative demand for large households.~~

Amend Section 2.3.12 Key Principles as follows:

- **Compact Growth**

In accordance with the principles of compact growth, at least 30% of housing within settlements is to be within the existing built up footprint area in conjunction with sequential development of settlements. There are limiting factors which are applicable eg the historic formation of many of the main towns in County Galway, flooding implications, inadequate access, limited and fragmented land holdings and the requirement to facilitate retail development in these locations in accordance with the sequential test under the Retail Planning Guidelines for Planning Authorities (DECLG,2012). An analysis of the potential capacity of town centre/infill residential indicates that approximately 1,820 units could be delivered on these lands. This Variation includes revisions to the density ranges set out in Chapter 15 Development Management Standards which should encourage further compact growth in towns and villages across the County in both brownfield and greenfield sites.

- **A Tiered Approach to Development**

The NPF sets out a new standardised methodology that addresses the differentiation between zoned land that is available for development and zoned land that requires significant further investment in services for infrastructure for development where they are able to connect to existing development services, i.e road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is capacity available and can therefore accommodate new development. In accordance with this, the Plan has been prepared in accordance with the National Policy Objective 72a requiring Planning authorities to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan. As a result of this assessment, growth has been targeted in the towns and villages within the county that have available wastewater and water capacity.

In light of the new growth targets outlined in the NPF First Revision 2025 and in particular the Housing Growth Requirements Guidelines, and acknowledging the need for housing, the Development Plan places a renewed focus on supporting suitable development proposals on lands zoned as Residential Phase 2 across the County. This provides a choice to the market for the provision of housing where such proposals accord with proper planning and sustainable development.

It is considered that this approach will be applied to all serviced, zoned settlements across the County.

In accordance with the Ministers Guidelines, a Settlement Capacity Audit has been carried

out and is appended to the CDP. This Audit provides additional guidance with respect to residentially zoned lands across the County.

Amend Section 2.3.13 Core Strategy Map & Core Strategy Table as follows:

Settlement Plans in Volume 2 reflect these figures and indicates the quantum of future development for the plan period. It is considered that the lands identified for residential development are sufficient to meet the population targets set out in the Core Strategy Table and the updated HNDA and Housing Strategy and reflects each settlement's role in the Settlement Hierarchy. The amount of zoned lands required in each settlement was determined using an evidence-based typology and asset-based approach and also an Infrastructural Assessment in Appendix 9. As the Section 28 Housing Growth Requirements set out new annual housing targets, it is considered that there are sufficient residentially zoned lands with a renewed focus to ensure the plan is in accordance with the Guidelines. A Settlement Capacity Audit is included for settlements of the MASP, Key Towns, Strategic Potential and Self-Sustaining Towns settlements. This has been appended to the County Development Plan (as varied).

Insert additional text to Section 2.3.15 Monitoring and Management as follows:

Monitoring of multi-unit residential development has been in place since June 2020 when the Plan came into effect. This provides a good evidence base for understanding the delivery of housing in the County. Monitoring and evaluation of the plan is carried out on a continuing basis.

Insert additional text to Section 2.4.1 Purpose as follows:

The Settlement Hierarchy has been reviewed alongside the Housing Need and Demand Assessment which is appended to the Plan.

Amend Section 2.4.4 Future Settlement Growth as follows

Complying with the strategic outcomes of the Revised NPF, the associated Housing Growth Requirement Section 28 Guidelines and the five growth ambitions of the RSES, it is essential that the spatial approach to sustainably developing County Galway is reflective of these approaches. Future development will be directed in the following manner:

- Facilitate development on Residential Phase 2 lands where appropriate in accordance with proper planning and sustainable development.

The Settlement Hierarchy seeks to strengthen the urban fabric of the county, with an emphasis on building critical mass in the MASP, Key Towns, Strategic Potential, the Self-Sustaining Growth Towns and Self-Sustaining Towns. The focus is on achieving the consolidated growth of the settlements, with a significantly high proportion of housing in the existing built-up footprints of each settlement, strengthening town centres to their full potential by utilising under-utilised land and buildings and developing the settlements in a sequential manner. The renewed focus on developing Residential Phase 2 lands for multi-unit developments will be carried out in adherence with the principles of proper planning and sustainable development and sequential growth to ensure that new housing targets can be delivered while continuing to ensure the consolidated growth of settlements in the County. Two Urban Framework Plans have been prepared for Briarhill and Garraun and are contained in Volume 2 of the plan. The UFP for Garraun is centred around the train station at Oranmore. The Briarhill UFP is integral to the IDA/Employment sites at Parkmore and will be connected to an existing public transport corridor.

Insert additional text to Section 2.4.5 MASP as follows

The Revised NPF identifies that it is key for the Galway Metropolitan area to accommodate a greater proportion of the population growth it generates within its metropolitan boundaries. Therefore, it is of paramount importance that housing delivery is targeted towards the Metropolitan area and carried out in a compact and sequential manner. This will be aided by the renewed emphasis on Residential Phase 2 lands where appropriate.

Insert additional text to Section 2.4.6 Key Towns as follows:

There are new Local Area Plans in place for both the Key Towns of Ballinasloe and Tuam which set out the land use zoning and supporting policy objectives for each. The County Development Plan as varied will facilitate the development of both Residential Phase 1 and Residential Phase 2 lands in either Town for the delivery of much needed housing to comply with the Housing Growth Requirements where such development would be in accordance with proper planning and sustainable development.

Insert additional text to Section 2.4.7 Area of Strategic Potential as follows

The adopted Athenry Local Area Plan has been in place since June 2024 which sets out the land use zoning as well as overarching policy objectives for the Town. Policy Objective AS6 of the Local Area Plan requires the preparation of an Urban Framework Plan on Residential Phase 2 zoned lands comprising of 31.5 Hectares. This is currently progressing and in accordance with the Housing Growth Requirements Guidelines. It will provide a framework for the delivery of additional high quality housing in this part of Athenry. Other lands zoned as Residential Phase 2 lands in the plan area may also be brought forward for development under the parameters of Variation No.1.

Insert additional text to Section 2.4.8 Self Sustaining Towns as follows

There are now Local Area Plans in place for both Loughrea and Gort which set out the land use zoning of the settlements which includes Residential Phase 1 and Phase 2 lands which provide various viable options for housing delivery in both towns.

Amend Policy Objectives in Section 2.4.13 Settlement Typology as follows

SS1 MASP (Level 1)

Galway County Council shall support ~~and prioritise the important role~~ **the importance** of the Metropolitan Area Strategic Plan(MASP) which is inextricably linked to Galway City, as a key driver of social and economic growth in the County and in the wider Western Region and will support the sustainable growth of the strategic settlements, including the future development of the Urban Framework Plans identified for Briarhill and Garraun and the settlements of Baile Chláir, Bearnna and Oranmore, within the Galway Metropolitan Area.

SS2 Key Towns (Level 2)

a) Recognise the Key Towns of Ballinasloe and Tuam as important drivers of growth in the County and support their sustainable development in line with the Core Strategy, in order to sustain their commercial core, retain their population and accommodate additional population and commercial growth.

b) Support the provision of housing on zoned land in Ballinasloe and Tuam where appropriate in accordance with proper planning and sustainable development.

SS3 Strategic Potential (Level 3)

a) Support the development of Athenry as a town of Strategic Potential as outlined in the Core Strategy and Settlement Strategy in order to sustain a strong, vibrant urban centre which will act as an important driver for the local economy, reduce travel demand and support a large rural hinterland, while providing a complementary role to the Key Towns and MASPs and the smaller towns and villages in the County.

b) Support the provision of housing on zoned land in Athenry where appropriate in accordance with proper planning and sustainable development.

SS4 Self Sustaining Towns (Level 4)

a) Support the development of Gort and Loughrea as Self-Sustaining Towns as outlined in the Core Strategy and Settlement Hierarchy in order to improve local employment, services and sustainable transport options in order to become more self-sustaining settlements.

b) Support the provision of housing on zoned land in the Self-Sustaining Towns of Loughrea and Gort where appropriate in accordance with proper planning and sustainable development.

Insert additional text to Section 2.5.1 Context as follows:

A revised HNDA has been carried out in accordance with the requirements of the revised NPF which is appended to the Plan.

3. Update to Chapter 15 of CDP 2022 – 2028

Amend **Table 15.1 Residential Density** and associated text as follows:

Settlement	Location for New Residential Development	Density - Units per Hectare**
MASP	Town Centre/Infill/Brownfield	30 or Site Specific
	Outer Suburban/Greenfield	25—30 30 - 35 (at locations adjacent to open rural countryside) Higher densities may be facilitated in the Urban Framework Plans
Key Town	Town Centre/Infill/Brownfield	35 or Site Specific
	Outer Suburban/Greenfield	15—25 25-30 (at locations adjacent to open rural countryside)
Strategic Potential/Self- Sustaining Towns	Town Centre/Infill/Brownfield	25 or Site Specific
	Edge of Centre/Greenfield	15—25 25 - 30 (at locations adjacent to open rural countryside)
Small Growth Towns	Town/Village Centre/Infill/Brownfield	16 or Site Specific
	Edge of Centre/Greenfield	10 – 12
Settlement	Location for New Residential Development	Density - Units per Hectare**
Small Growth Villages	Village	11 or Site Specific
	Centre/Infill/Brownfield	

	Edge of Centre/Greenfield	10
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Table 15.1: Residential Density

* All proposals shall be in accordance with the Sustainable Residential Development in Urban Areas 2009 and Circular 02/2021 and any relevant succession guidance. All development proposals shall be assessed having regard to the above Residential Density table and the guidelines which provide more flexibility in relation to density ranges. Density is only one variable used in the assessment of development-proposals

4. Update to Volume 2 of CDP 2022 - 2028

Amend Section 1.1 Introduction as follows:

The role of the Metropolitan Area is to accommodate population growth within the area that will ensure the vitality and appeal of Galway City and the surrounding towns and village settlements. A robust Metropolitan Area, incorporating high quality and integrated physical infrastructure and community facilities will strengthen the role of the Northern and Western region and help it to compete at a national level. Further to the above, the Revised NPF notes that Galway needs to accommodate a greater proportion of the growth it generates within its metropolitan boundaries, in a greener and more environmentally sustainable manner. Refer to updated Chapter 2 of Volume 1 and updated Housing Strategy and Housing Need and Demand Assessment (HNDA) at Appendix 2.

Amend Section 1.4 Galway Metropolitan Area as follows:

As the population of Northern and Western Region grows in accordance with the NPF and RSES, it is anticipated that a substantial proportion of the increased population will be located within the county Metropolitan Area where there is greater availability of development land with access to the city. The ultimate success of the Metropolitan Area depends on a co-ordinated and planned approach to securing investment for the delivery of essential infrastructure, services and community facilities. The Revised NPF further highlights the importance of growing the Galway Metropolitan Area in a greener and more environmentally sustainable manner.

Insert additional text to Section 1.5 Population Projections for County Galway Metropolitan Area as follows:

Refer to revised and updated Housing Strategy and Housing Need and Demand Assessment (Appendix 2) to the County Development Plan.

Amend Section 1.10 Land use Zoning for the Metropolitan Areas of County Galway as follows:

Amend Policy Objective GCMA 1 Residential Development as follows:

a) Support the development of lands designated as Residential (Phase 1) within the lifetime of the County Development Plan, subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer-term growth needs of the area. Residential (Phase 2) lands are generally not developable within the lifetime of this Plan, with the exception of the following developments, which may be considered by the Planning Authority within the lifetime of this County Development Plan subject to a suitable case being made for the proposal:

1. Single house developments for family members on family owned lands.
2. Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area.
3. Where it is apparent that Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development may be considered in a phased manner on some Residential (Phase 2) lands.

The above exceptions will be subject to compliance with the Core Strategy in the County

Development Plan, the Policy Objectives in this Metropolitan Plan, the principles of proper planning and sustainable development and to meeting normal planning, access and servicing requirements. Developments will only be permitted where a substantiated case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer-term growth needs of this metropolitan area.

b) Support the provision of housing on zoned land in the Metropolitan area where appropriate in accordance with proper planning and sustainable development.

*Amend Policy Objective **BUFP 1 Residential Development** (Contained in Briarhill Urban Framework Plan) as follows:*

a) Support the development of lands designated as Residential (Phase 1) within the lifetime of the County Development Plan, subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer term growth needs of the Briarhill Urban Framework Plan. Residential (Phase 2) lands are generally not developable within the lifetime of this Plan, with the exception of the following developments, which may be considered by the Planning Authority within the lifetime of this County Development Plan subject to a suitable case being made for the proposal:

1. Single house developments for family members on family owned lands.
2. Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area.
3. Where it is apparent that Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development may be considered in a phased manner on some Residential (Phase 2) lands.

The above exceptions will be subject to compliance with the Core Strategy in the County Development Plan, the Policy Objectives in the Urban Framework Plan, the principles of proper planning and sustainable development and to meeting normal planning, access and servicing requirements. Developments will only be permitted where a substantiated case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer-term growth needs of this metropolitan town.

b) Support the provision of housing on zoned land in the Briarhill Urban Framework Plan area where appropriate in accordance with proper planning and sustainable development.

*Amend Policy Objective **GUFP 1 Residential Development** (Contained in Garraun Urban Framework Plan) as follows:*

a) Support the development of lands designated as Residential (Phase 1) within the lifetime of the County Development Plan, subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer term growth needs of the Garraun Urban Framework Plan. Residential (Phase 2) lands are generally not developable within the lifetime of this Plan, with the exception of the following developments, which may be considered by the Planning Authority within the lifetime of this County Development Plan subject to a suitable case being made for the proposal:

1. Single house developments for family members on family owned lands.
2. Non-residential developments that are appropriate to the site context, any existing

residential amenity and the existing pattern of development in the area.

3. Where it is apparent that Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development may be considered in a phased manner on some Residential (Phase 2) lands.

The above exceptions will be subject to compliance with the Core Strategy in the County Development Plan, the Policy Objectives in the Urban Framework Plan, the principles of proper planning and sustainable development and to meeting normal planning, access and servicing requirements. Developments will only be permitted where a substantiated case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer-term growth needs of this metropolitan town.

b) Support the provision of housing on zoned land in the Garraun Urban Framework Plan area where appropriate in accordance with proper planning and sustainable development.

Small Growth Towns

Insert additional text to Section 4.1 Introduction as follows:

This section (Volume 2) will provide details regarding the vision and zoning policy objectives for the following towns:

Clifden; Headford; Maigh Cuilinn; Oughterard and Portumna.

Zoning and Flood Plans have been prepared alongside specific policy objectives for each Small Growth Town (SGT) listed above. In addition, in response to the Section 28 Ministerial Guidelines NPF Implementation: Housing Growth Requirements (July 2025) some narrative and policy objectives have been amended as part of Variation No.1. The purpose of Variation No. 1 is to place renewed emphasis on the potential of Residential Phase 2 lands to accommodate housing. This includes Residential Phase 2 lands within the Small Growth Towns as appropriate and in accordance with proper planning and sustainable development.

Amend Policy Objective SGT1 Residential Development Phasing as follows:

a) Support the development of lands designated as Residential (Phase 1) within the lifetime of the Plan, subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer-term growth needs of each SGT. Residential (Phase 2) lands are generally not developable for housing within the lifetime of this Plan, with the exception of the following developments, which may be considered by the Planning Authority, subject to a suitable evidence based case being made for the proposal:

a-1) Single house developments for local family members on family-owned land, subject to a 7-year occupancy clause.

b-2) Non -residential developments that are appropriate to the site context, residential amenities, the existing pattern of development in the area and the policy objectives in the Plan.

c-3) Where it is apparent that Residential (Phase 1) lands cannot or will not be developed for residential purposes within the plan period, residential development may be considered in limited cases in a phased manner on suitable Residential (Phase 2) lands, in exceptional circumstances:

- Development on Residential (Phase 2) lands will normally only be considered where 50% of the lands in Residential (Phase 1) are committed to development.
- Residential developments on Residential (Phase 2) lands will be subject to compliance with the Core Strategy, the principles of proper planning and sustainable development, connectivity, including infrastructure and public footpath and lighting to the town centre, the sequential approach, avoidance of leap-frog developments, and subject to meeting normal planning, environmental, access and servicing requirements. Developments will only be permitted where a substantiated evidence-based case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer-term growth needs of each settlement.

b) Support the provision of housing on zoned land in the Small Growth Towns where appropriate in accordance with proper planning and sustainable development.

Small Growth Villages

Insert additional text to Section 10.1 Introduction as follows:

This section (Volume 2) will provide details regarding the vision and zoning policy objectives for the following villages:

An Cheathrú Rua, An Spidéal, Ballygar, Dunmore, Glenamaddy, Kinvara and Moylough.

Zoning and Flood Plans have been prepared alongside specific policy objectives for each Small Growth Village (SGV) listed above. In addition, in response to the Section 28 Ministerial Guidelines NPF Implementation: Housing Growth Requirements (July 2025) some narrative and policy objectives have been amended as part of Variation No.1. The purpose of Variation No.1 is to place renewed emphasis on the potential of Residential Phase 2 lands to accommodate appropriate housing development. This includes Residential Phase 2 lands within the Small Growth Villages as appropriate and in accordance with proper planning and sustainable development.

Amend Policy Objective SGV 1 Residential Development Phasing as follows.

a) Support the development of lands designated as Residential (Phase 1) within the lifetime of the Plan, in compliance with the Core Strategy and subject to normal planning, access and servicing requirements, and reserve the lands designated as Residential (Phase 2) for the longer-term growth needs of each village. Residential (Phase 2) lands are generally not developable for housing within the lifetime of this Plan, with the exception of the following developments, which may be considered by the Planning Authority, subject to a suitable evidence-based case being made for the proposal:

a 1) Single house developments for local family members on family owned land, subject to a 7-year occupancy clause.

b 2) on- residential developments that are appropriate to the site context, residential amenities, the existing pattern of development in the area and the policy objectives in the Plan.

c 3) Where it is apparent that Residential (Phase 1) lands cannot or will not be developed for residential purposes within the plan period, residential development may be considered in limited cases in a phased manner on suitable Residential (Phase 2) lands, in exceptional circumstances:

Development on Residential (Phase 2) lands will normally only be considered where 50% of the lands in Residential (Phase 1) are committed to development.

Residential developments on Residential (Phase 2) lands will be subject to compliance with the Core Strategy, the principles of proper planning and sustainable development, connectivity, including infrastructure and public footpath and lighting to the village centre, the sequential approach, avoidance of leap-frog developments, and subject to meeting normal planning, environmental, access and servicing requirements. Developments will only be permitted where a substantiated evidence-based case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer-term growth needs of each settlement.

b) Support the provision of housing on zoned land in the Small Growth Villages where appropriate in accordance with proper planning and sustainable development.

Mapping Rectification

5. Rectification of Oranmore Land Use Zoning Map

