



Comhairle Chontae na Gaillimhe
Galway County Council

Galway County Development Plan 2022-2028

Settlement Capacity Audit
Proposed Variation No.1
(Appendix A)

Settlement Capacity Audit

The Settlement Capacity Audit (SCA)* has been undertaken to assess the ability of settlements in County Galway to support new residential development on lands zoned Residential Phase 1 and Residential Phase 2. This SCA takes into account the availability of suitable land and supporting infrastructure.

This Audit is set out in accordance with the recommendations set out in Section 2.4 of the NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities (2025) and Section 4.5.2 of the Development Plans – Guidelines for Planning Authorities (2022).

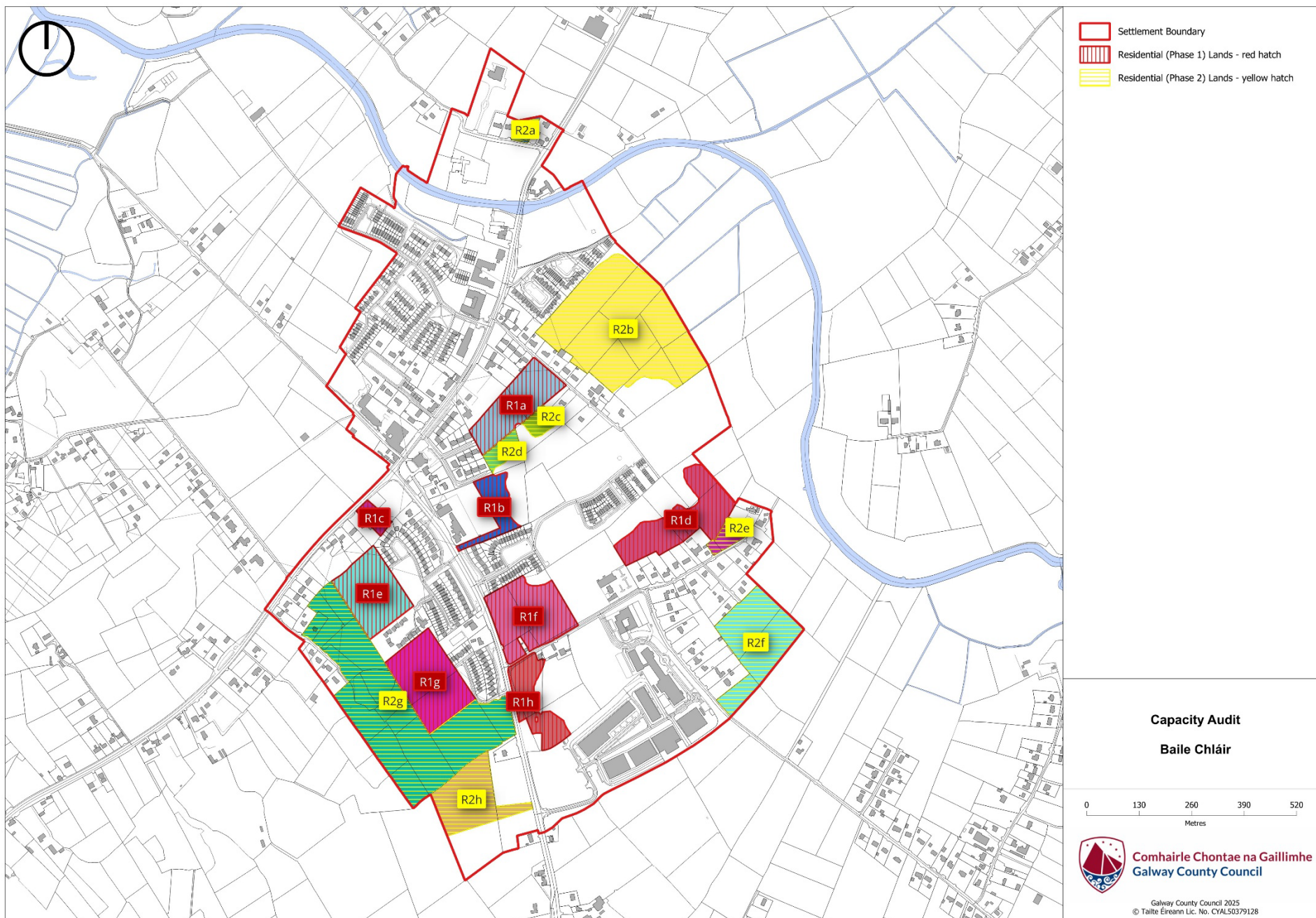
The SCA has been carried out in response recent changes in national policy, guidance, and housing growth requirements for County Galway since the Plan's adoption in 2022. In particular, this SCA responds to the revised housing targets outlined in the NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities (July 2025).

In this context, Galway County Council has adopted a targeted, plan-led approach to accommodate the Government's updated housing requirements. This includes the preparation of this Settlement Capacity Audit, which identifies zoned serviced /serviceable lands with residential development potential in all relevant settlements. The Audit also outlines enabling infrastructure, such as the wastewater treatment network, water supply, road access, footpaths, and public lighting that supports sustainable growth

This preparatory work ensures that Galway County Council is well positioned to integrate longer-term housing requirements into the Development Plan in a timely and coordinated manner, in line with legislative provisions.

The Planning Authority is committed to ensuring that all development is delivered sustainably and in accordance with the principles of proper planning and sustainable development. Housing proposals will be assessed to ensure appropriate residential densities and a balanced mix of unit types, located near existing or planned transport and service infrastructure. This approach supports adaptable, inclusive communities that reflect evolving demographic trends and household needs within each settlement

*NB: Data for Wastewater Capacity and Water Supply of this Settlement Capacity Audit was taken from the Uisce Éireann Capacity Register August 2025.

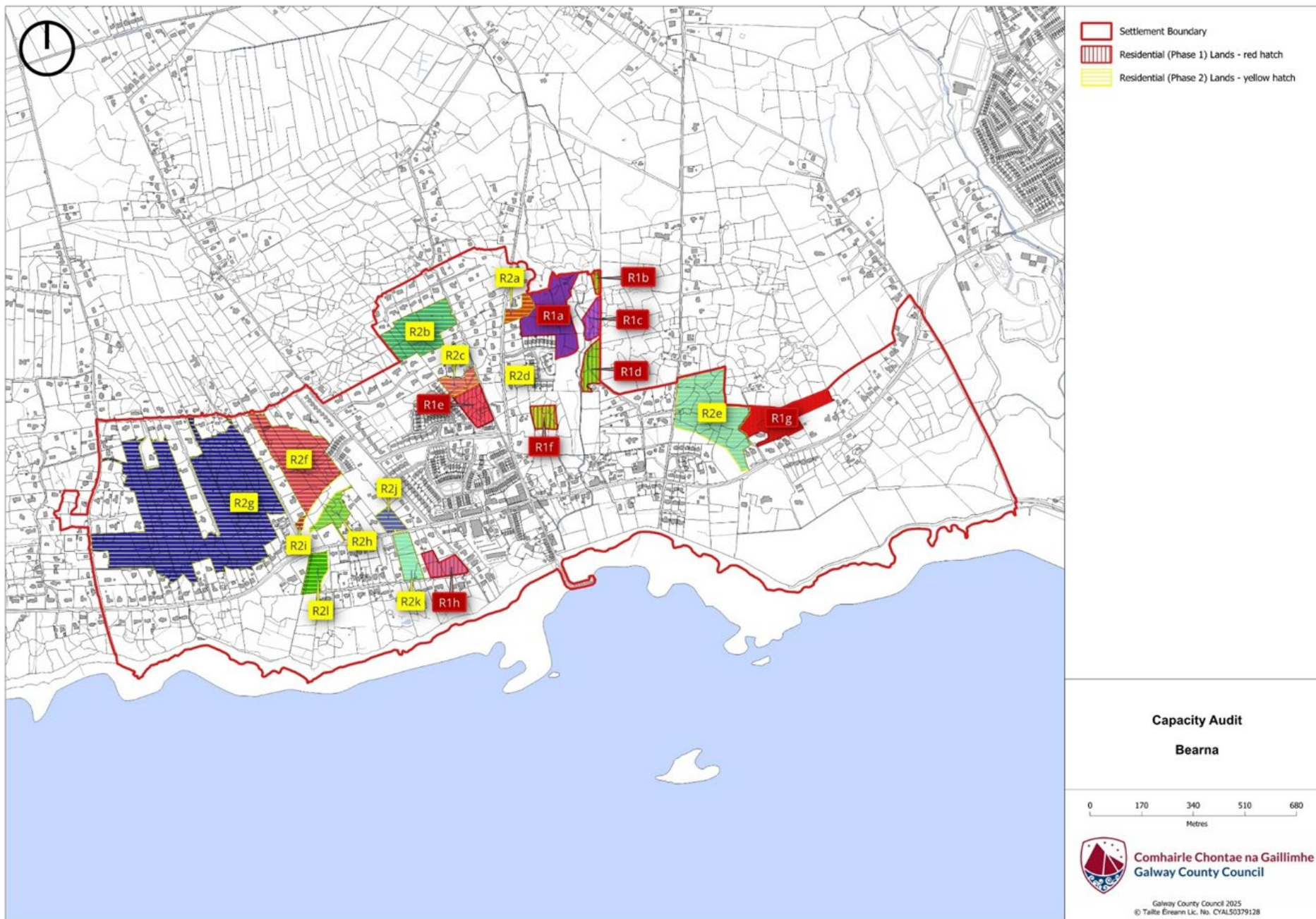


Baile Chláir-Settlement Capacity Audit

Tier	Map Ref	Road Access	Footpath	Public Lighting	Wastewater	Water Supply	Area (ha)	Notes
T1	R1a						2.2	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1b						0.94	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1c						0.35	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1d						2.82	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1e						2.4	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.

T1	R1f						2.88	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1g						2.95	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1h						1.48	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2a						0.27	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2b						8.33	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required. Significant tract of land - detailed analysis maybe required.
T2	R2c						0.41	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required. Note, updated CFRAMs flood maps.

T2	R2d						0.42	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required. Note, updated CFRAMs flood maps.
T2	R2e						0.49	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2f						3.29	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2g						9.47	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required. Significant tract of land - detailed analysis maybe required.
T2	R2h						2.33	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.



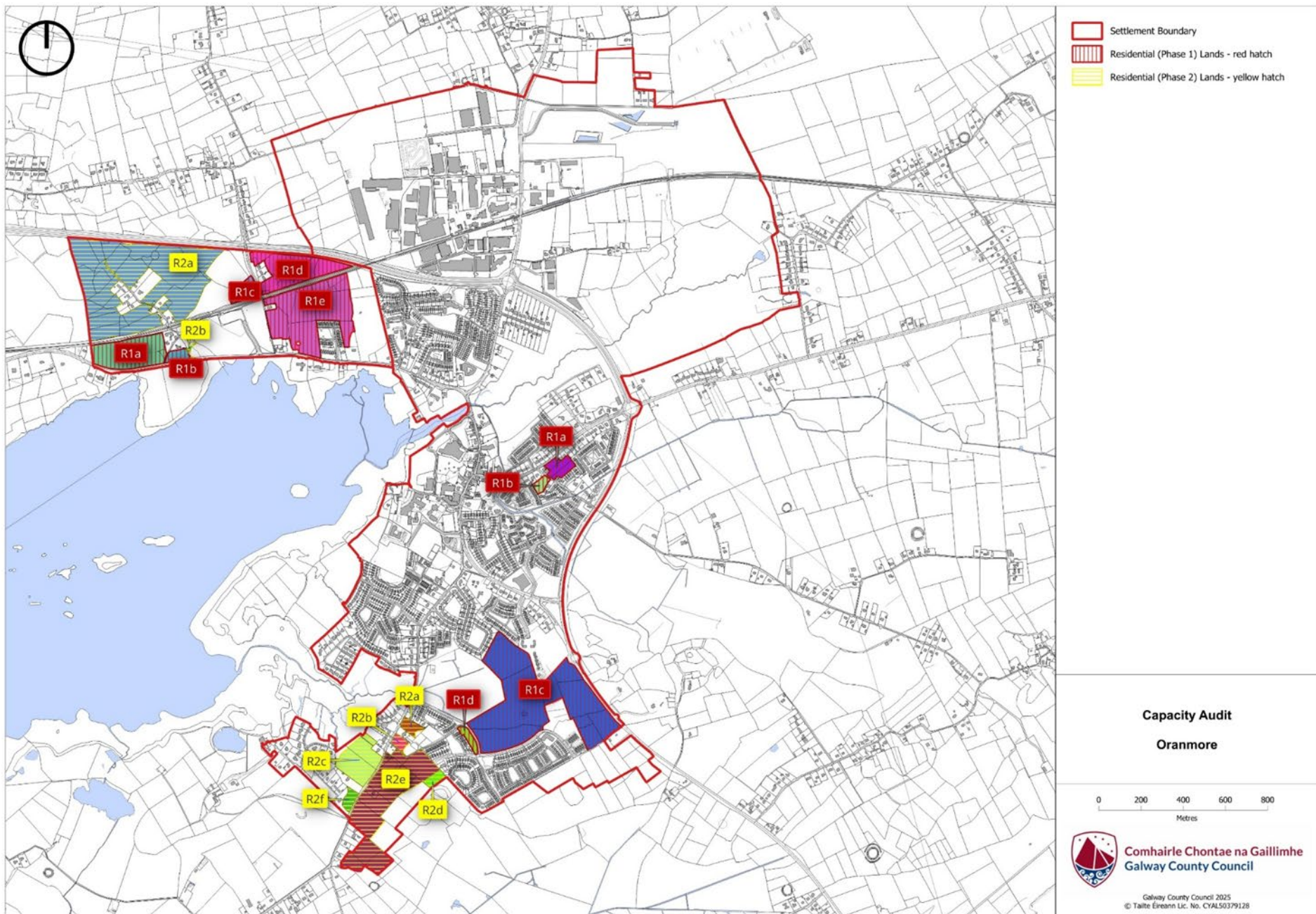
Bearna-Settlement Capacity Audit

Tier	Zoning	Road Access	Footpath	Public Lighting	Waste Water	Water Supply	Area (ha)	Notes
T1	R1a						3.04	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1b						0.18	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1c						0.58	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1d						0.78	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1e						1.02	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.

T1	R1f						0.6	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1g						2.2	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1h						0.78	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2a						0.44	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2b						2.82	Water and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required
T2	R2c						0.61	Water and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.

T2	R2d						0.22	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2e						4.63	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2f						4.35	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2g						18.51	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required. Significant tract of land - detailed analysis maybe required.
T2	R2h						0.85	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2i						0.1	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.

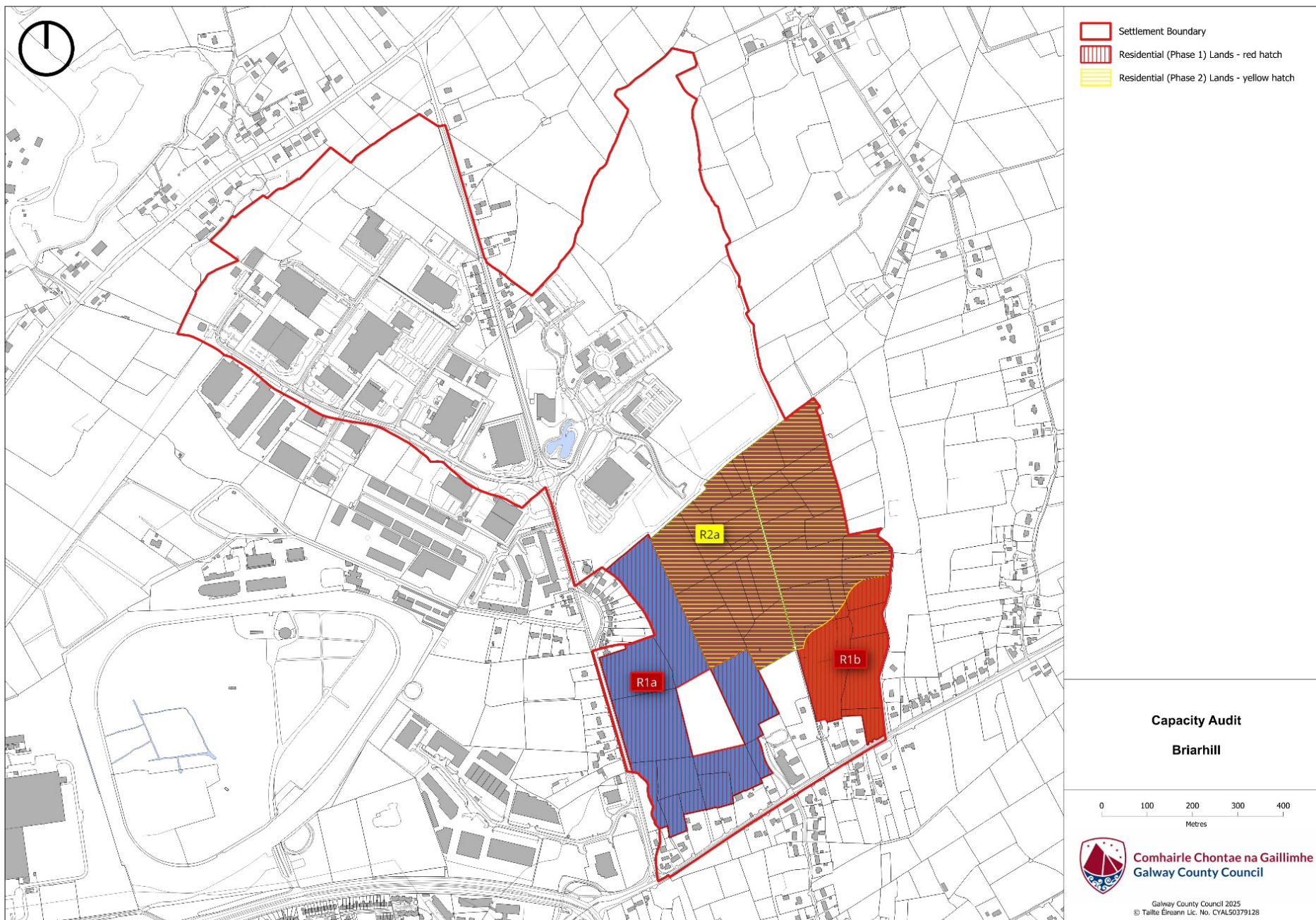
T2	R2j						0.48	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2k						0.93	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2l						0.84	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.



Oranmore - Settlement Capacity Audit

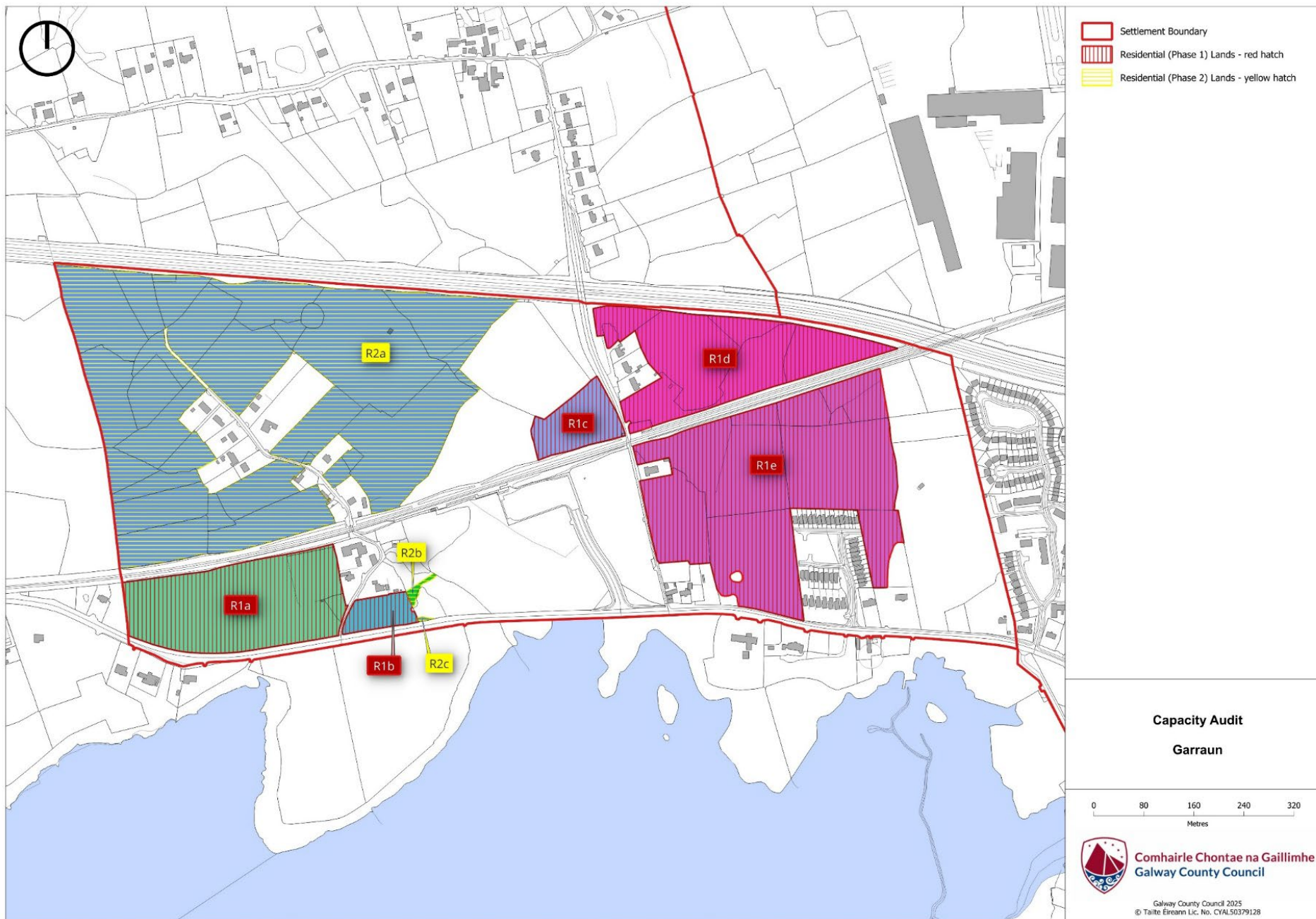
Tier	Zoning	Road Access	Footpath	Public Lighting	Waster Water	Water Supply	Area (ha)	Notes
T1	R1a						0.95	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1b						0.4	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1c						18.6	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1d						0.45	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2a						0.54	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.

T2	R2b						0.4	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2c						3.15	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2d						0.45	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2e						9.92	Water supply and wastewater services available. Proximity to footpath connectivity. Minimal intervention required.
T2	R2f						0.48	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.



Briarhill-Settlement Capacity Audit

Tier	Zoning	Road Access	Footpath	Public Lighting	Waste Water	Water Supply	Area (ha)	Notes
T1	R1a						11.6	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1b						4.6	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2a						17.07	Water & Sewerage services available. Proximity to footpath connectivity available. Access may be available once Residential Phase 1 land is developed. Moderate intervention required.



Capacity Audit
Garraun



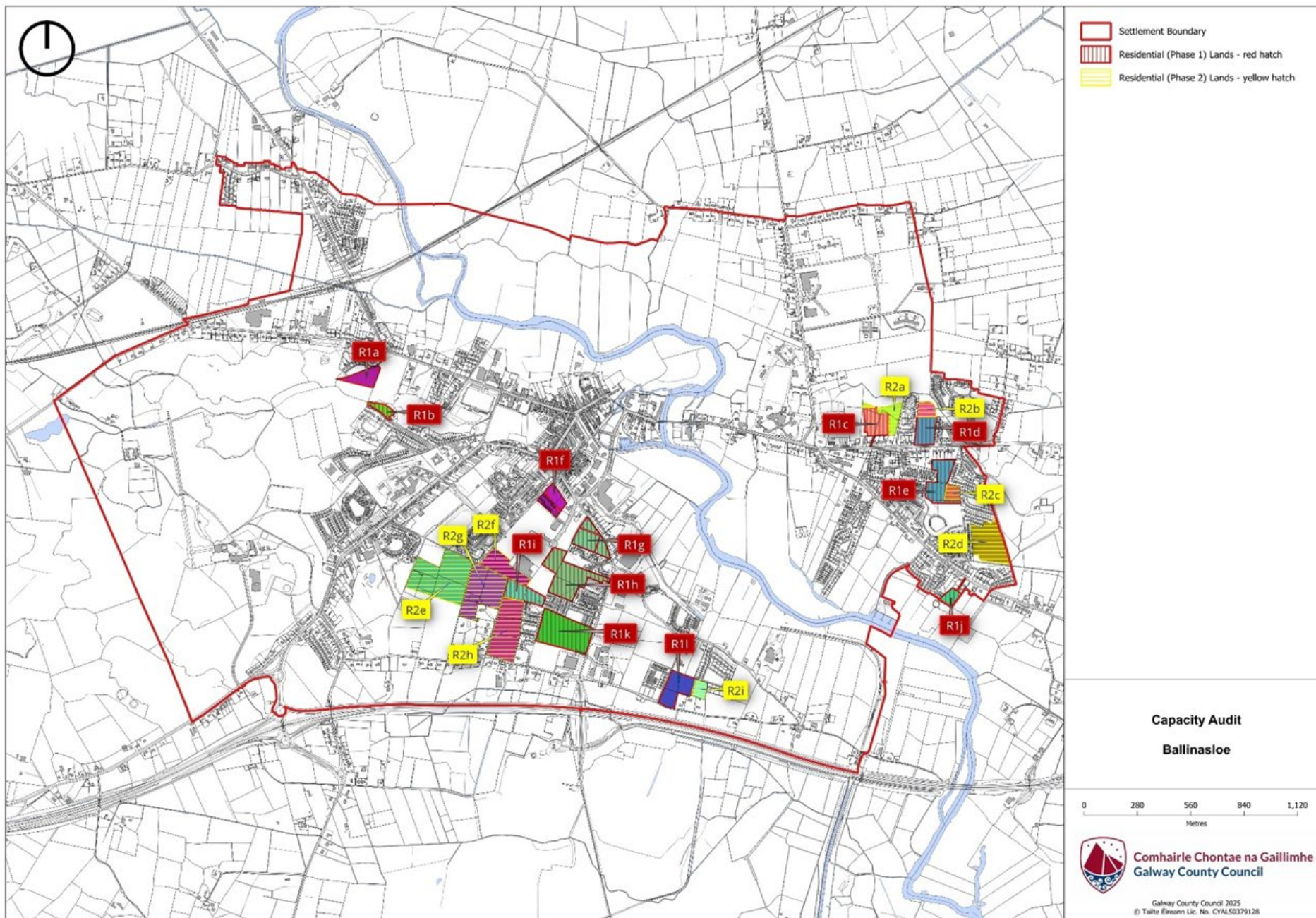
Comhairle Chontae na Gaillimhe
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Garraun - Settlement Capacity Audit

Tier	Zoning	Road Access	Footpath	Public Lighting	Waste Water	Water Supply	Area (ha)	Notes
T1	R1a						4.5	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1b						0.53	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1c						1.07	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1d						4.7	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1e						10	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.

T2	R2a						20.69	Water supply and wastewater services available. Moderate intervention required.
T2	R2b						0.07	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2c						0.01	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required

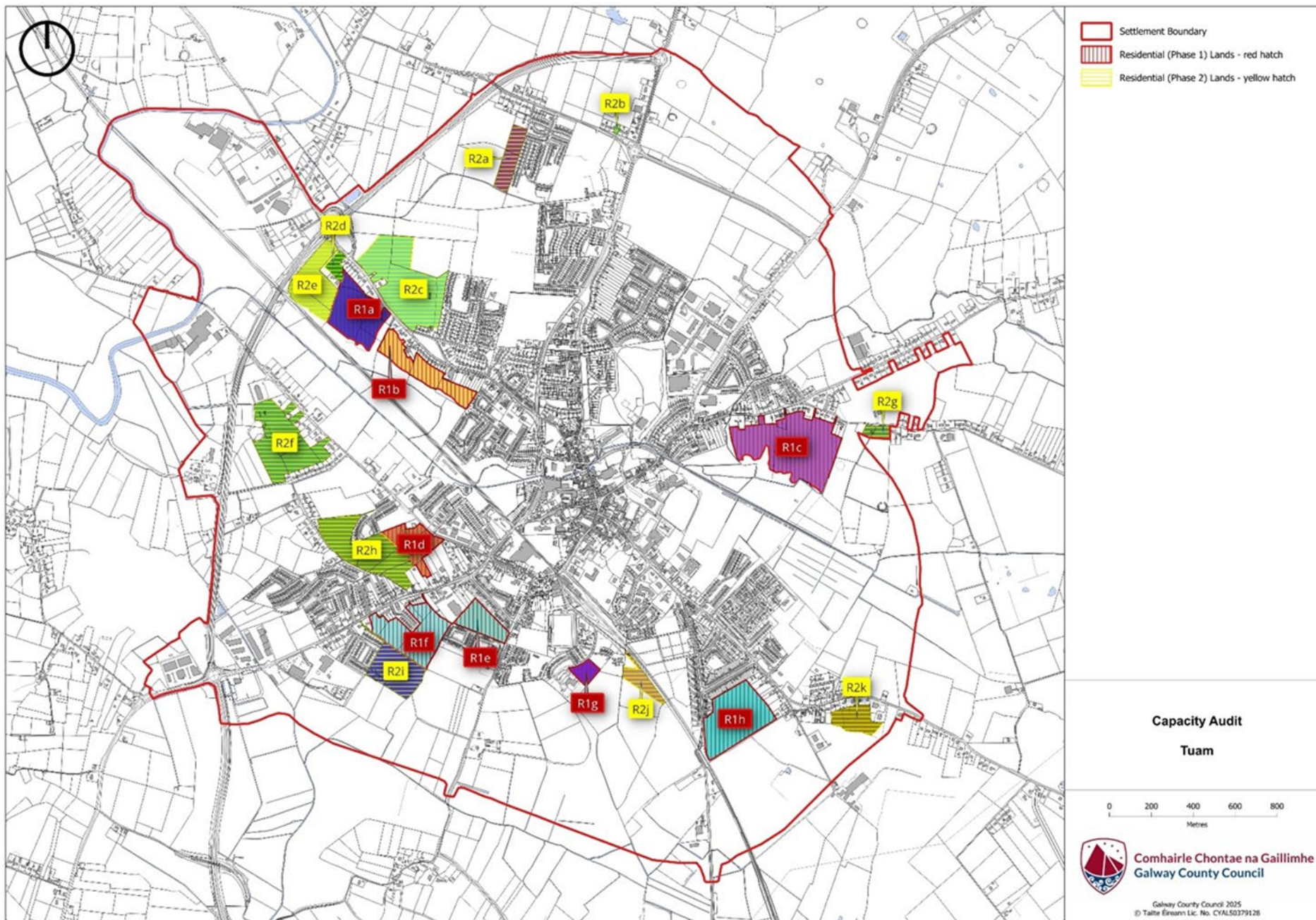


Ballinasloe-Settlement Capacity Audit								
Tier	Zoning	Road Access	Footpath	Public Lighting	Waste Water	Water Supply	Area (ha)	Notes
T1	R1a						1.18	Water supply and wastewater services available; however, Uisce Éireann (UÉ) have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1b						0.55	Water supply and wastewater services available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required services should be available.
T1	R1c						1.7	Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1d						1.51	Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1e						2.24	Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.

T1	R1f						1.32	Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1g						2.02	Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1h						3.99	Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1i						1.64	Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1j						0.66	Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1k						4.33	Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.

T1	R1l						2.07	Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2a						1.14	Access through newly built estate. Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2b						0.71	Water supply and wastewater services should be available; however, UÉ have made submissions advising of limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2c						0.61	Access through 'Hawthorn Close' estate. Water supply and wastewater services should be available; however, UÉ have made submissions advising limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2d						3.33	Access through 'Rathbaun' estate. Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.

T2	R2e						6.15	Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2f						2.06	Access through 'Esger Fields' estate. Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2g						4.37	Access through 'Esger Fields' estate. Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2h						4.31	Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2i						0.63	Access through 'Oak Glen' estate. Water supply and wastewater services should be available; however, UÉ have made submissions stressing limited capacity. Proximity to footpath connectivity available. Moderate intervention required.



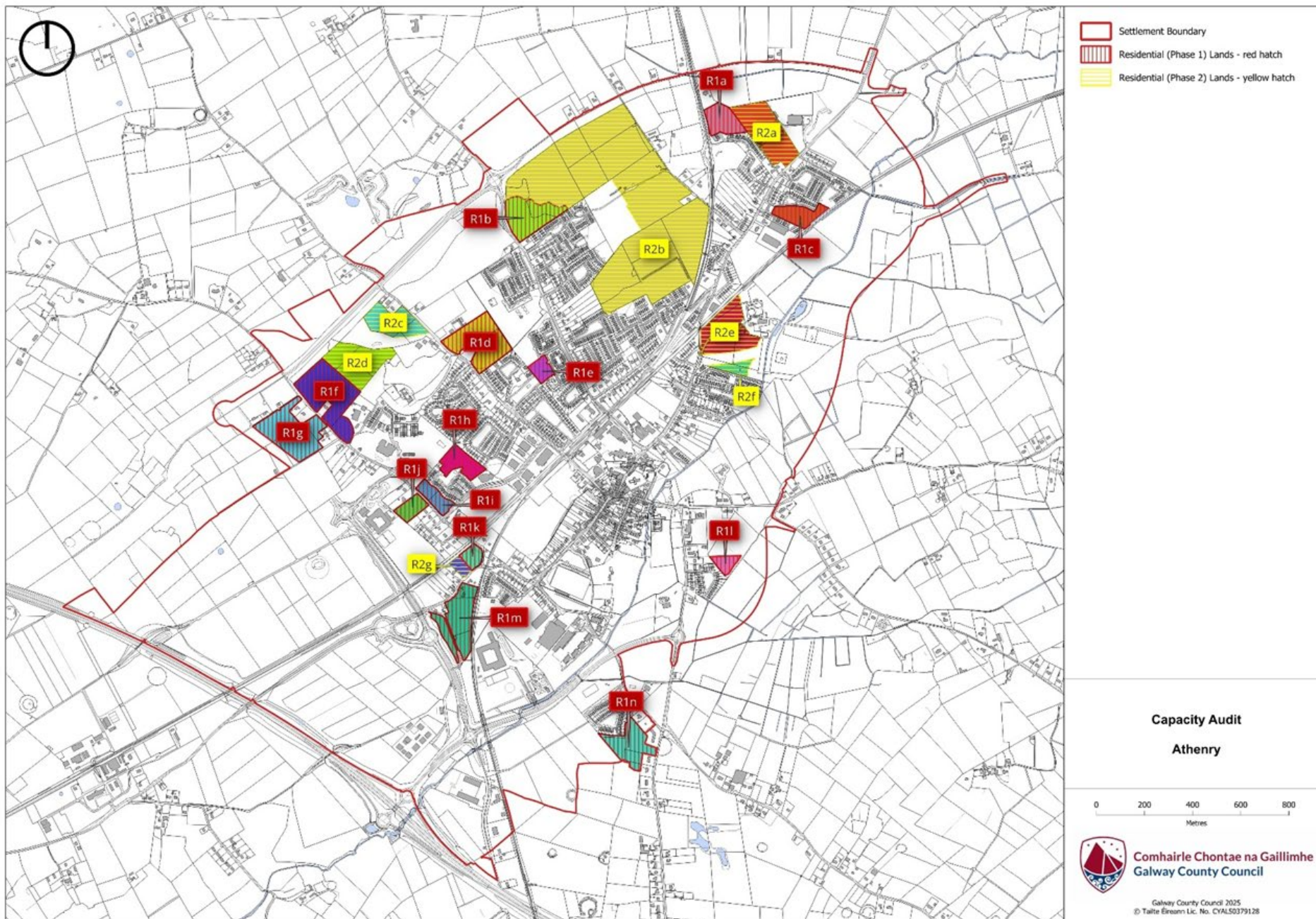
Tuam-Settlement Capacity Audit

Tier	Zoning	Road Access	Footpath	Public Lighting	Waste Water	Water Supply	Area (ha)	Notes
T1	R1a						5.57	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1b						4.47	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1c						11.8	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1d						3.14	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1e						2.55	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.

T1	R1f						6.1	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1g						0.94	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1h						7.32	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2a						2.23	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required
T2	R2b						0.1	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2c						10.76	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.

T2	R2d						0.76	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2e						4.94	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2f						7.76	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required. Significant tract of land - detailed analysis maybe required.
T2	R2g						0.73	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2h						7.35	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2i						4.3	Access through 'The Birches' estate. Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.

T2	R2j						1.48	Water supply and wastewater services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2k						2.27	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.



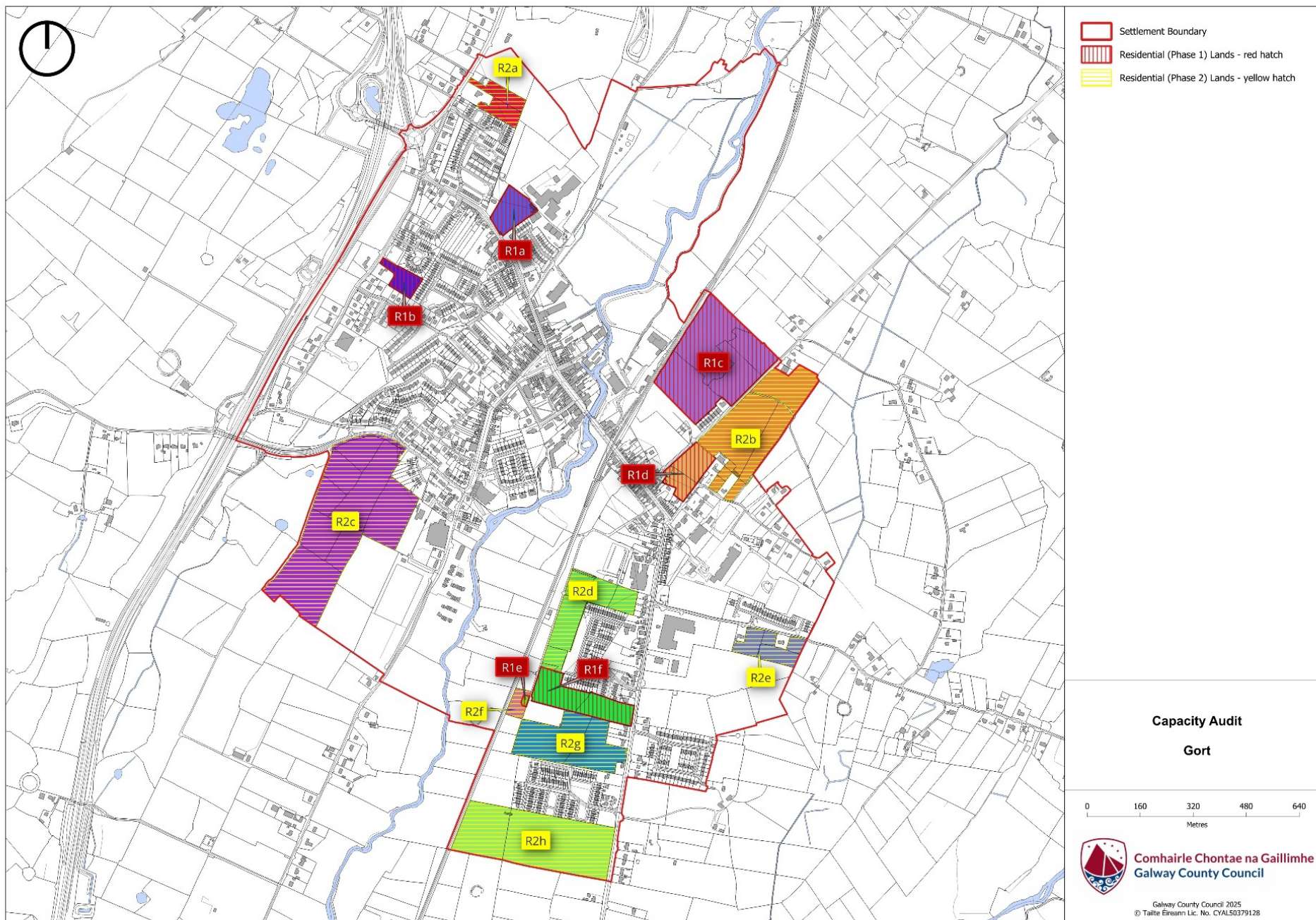
Athenry-Settlement Capacity Audit

Tier	Zoning	Road Access	Footpath	Public Lighting	Waste Water	Water Supply	Area (ha)	Notes Note that applications to UÉ to connect to the wastewater network will be assessed on a case-by-case basis.
T1	R1a						1.5	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1b						2.7	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1c						1.29	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1d						3.4	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1e						0.67	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.

T1	R1f						4.43	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1g						3.92	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1h						1.4	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1i						0.95	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1j						0.85	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1k						0.64	Water & Sewerage services available. Proximity to footpath connectivity available. Moderate intervention required.

T1	R1l						0.57	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1m						3.12	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1n						2.27	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2a						3.72	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2b						31.93	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2c						2.29	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.

T2	R2d						3.25	Water supply and wastewater services are readily available. Moderate intervention required.
T2	R2e						3.43	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2f						0.62	Water supply and wastewater services available. No proximity to footpath. Moderate intervention required.
T2	R2g						0.42	Water supply and wastewater services available. No proximity to footpath. Moderate intervention required.

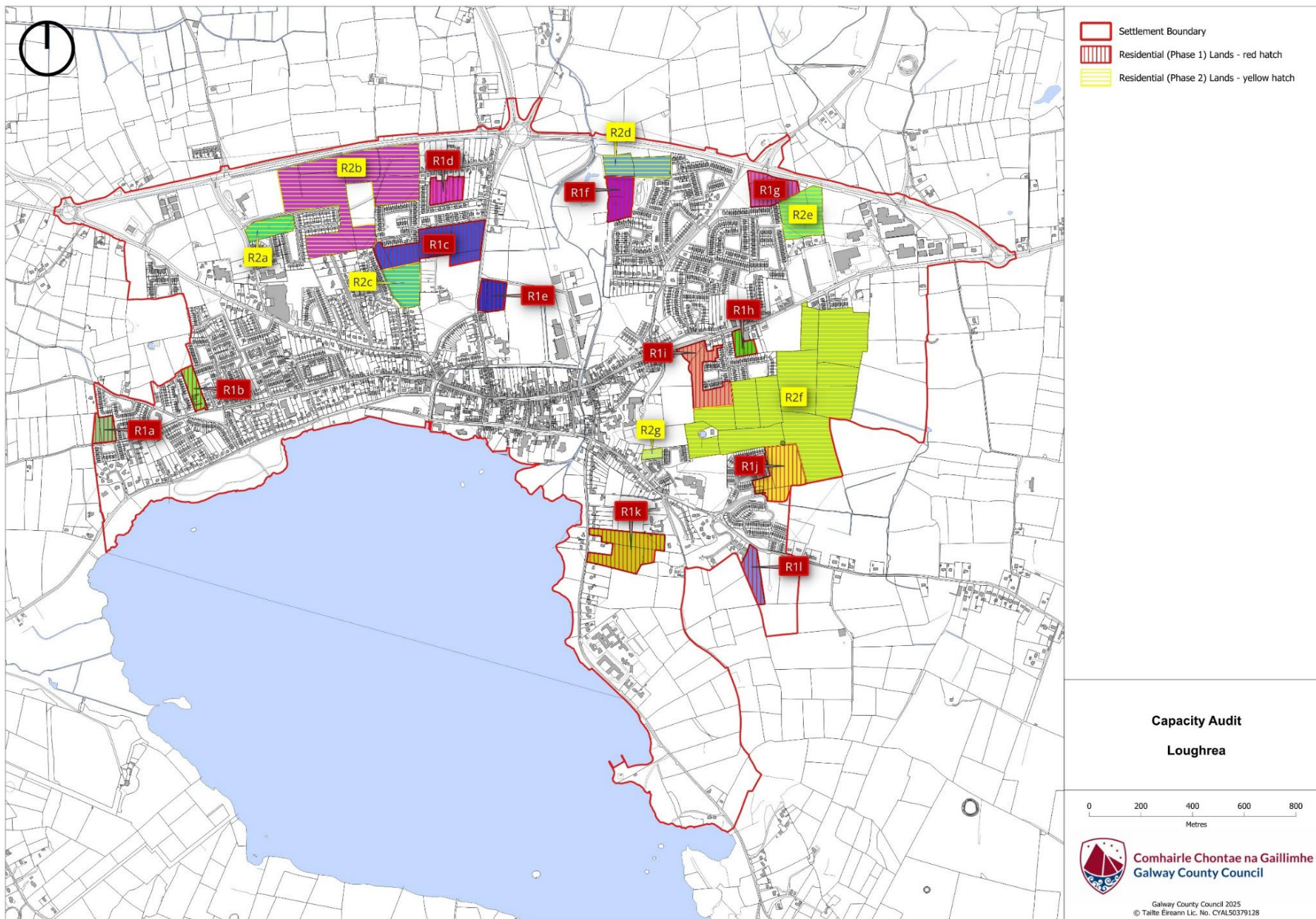


Gort-Settlement Capacity Audit

Tier	Zoning	Road Access	Footpath	Public Lighting	Waste Water	Water Supply	Area (ha)	Notes
T1	R1a						1.12	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1b						0.64	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1c						7.48	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1d						1.4	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1e						0.06	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.

T1	R1f						2.32	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2a						1.14	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2b						6.05	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2c						12.01	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2d						3.21	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2e						1.44	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.

T2	R2f						0.37	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2g						4.07	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2h						7.42	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.



Loughrea-Settlement Capacity Audit								
Tier	Zoning	Road Access	Footpath	Public Lighting	Waste Water	Water Supply	Area (ha)	Notes
T1	R1a						0.83	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1b						0.82	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1c						4.68	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1d						1.19	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1e						1.18	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.

T1	R1f						1.6	Water supply and wastewater services available. Public lighting over 80m. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1g						1.9	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1h						0.63	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1i						2.5	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1j						2.92	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1k						3.27	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.

T1	R1l						1.08	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2a						1.23	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2b						12.83	Access to site through 'Hazelwood' estate. Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required. Significant tract of land - detailed analysis maybe required.
T2	R2c						1.9	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2d						2.1	Access once R1 land is developed. Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2e						2.8	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.

T2	R2f						24	Access to site through 'Fortlands Meadows' estate. Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required. Significant tract of land - detailed analysis maybe required.
T2	R2g						0.29	Water supply and wastewater services available. Proximity to footpath connectivity available. Moderate intervention required.