



Planning Department,
Galway County Council,
Áras An Chontae,
Prospect Hill,
Galway City.

29th July 2021

Re: Draft Galway County Development Plan 2022-2028

A Chara,

I have been instructed by my clients **Solemia Unlimited Company**, to prepare a submission in relation to the proposed Draft County Development Plan 2022-2028 (Draft CDP). In particular, this submission relates to the **Maigh Cuilinn Land use Zoning Map** as set out in “Volume 2 – Small Growth Towns” of the Draft CDP.

This submission essentially requests the Council to;

- (1) Zone c.0.8ha at Parcel A from “R-Residential (Phase 1)” to “R- Residential Existing” at Coill Bruachlain,
- (2) Zone c. 2.6ha at Parcel B from “R-Residential (Phase 1)” to “R- Residential Existing” at Coill Bruachlain,
- (3) Zone c.2.1ha at Parcel C from “R-Residential (Phase 2)” to “R-Residential (Phase 1)” at Coill Bruachlain,
- (4) Zone c. 0.4ha Parcel D from “A-Agriculture” to “CF – Community Facilities” at Coill Bruachlain,
- (5) Zone c. 0.9ha Parcel E from “A-Agriculture” to “R-Residential (Phase 1)” at Coill Bruachlain.

This spatial extent of the requested zonings is outlined in Figure 5 below. The subject lands form part of folios GY106293F & GY127710F. My clients have a proven track record in the delivery of high quality housing within the settlement of Maigh Cuilinn and are currently constructing and completing the housing development at “Coill Ard /Barr Na Coille” south of the Spiddal road.

1.0 Location & Context

The subject lands are located within an inner suburban area to the south-west of Moycullen (Maigh Cuilinn) town centre, within the 50kmph speed limit.

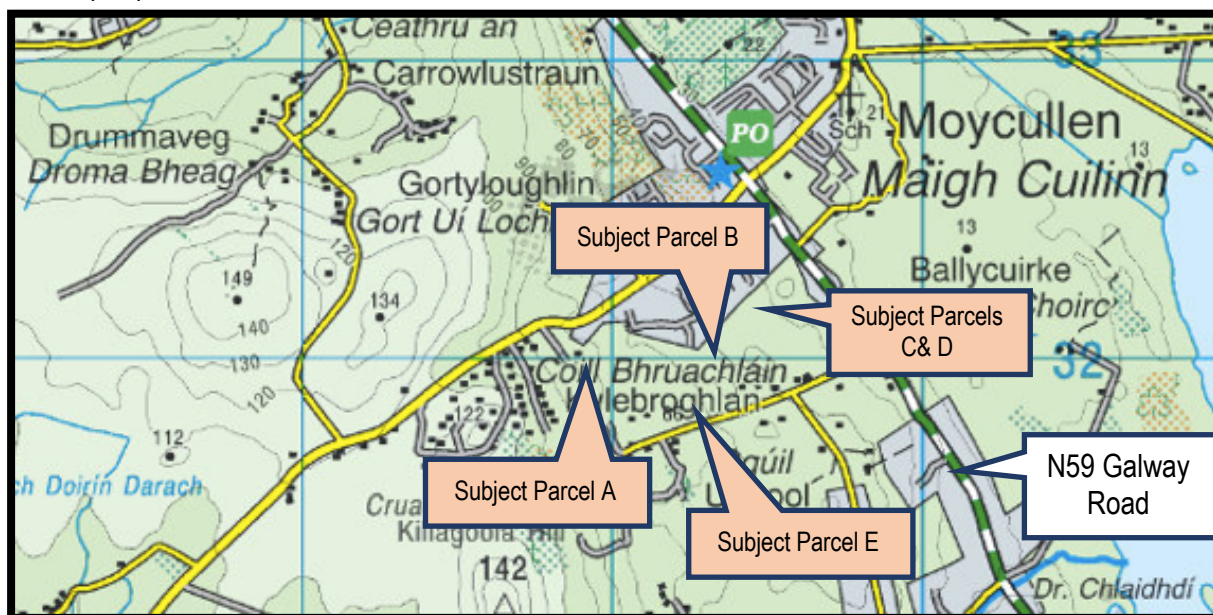


Figure 1: Location of subject lands within the urban envelope of Maigh Cuilinn.

The subject lands are located within the urban envelope of the town of Maigh Cuilinn (Moycullen). The subject lands are located within and alongside housing estates which are at various stages of completion. The western part of the existing estate/ estate under construction is known as “Coill Ard” whilst the eastern part of the existing estate/estate under construction is known as “Barr na Coille.” For the purposes of this submission, the subject lands are made up of 5 no. parcels.

- Parcel A – This part of the subject lands (c.0.8ha) is located at the western end of the “Coill Ard” estate, near the entrance to the Spiddal Road. Parcel A consists of part of the permitted housing development which is at an advanced stage of construction.
- Parcel B – This part of the subject lands (c.2.6ha) is located at the “Barr na Coille” estate, to the south of Bothar an tSleibhe. Parcel B consists of part of the permitted housing development which is under construction.
- Parcel C – This part of the subject lands (c. 2.1ha) is located to the east of the “Barr na Coille” estate (under construction), to the south of the existing Bothar an tSleibhe estate and to the west of the recently completed “An Garrai Gamhain” estate.
- Parcel D – This part of the subject lands (c. 0.4ha) is undeveloped and located at the eastern end of the “Barr na Coille” estate under construction,
- Parcel E- This part of the subject lands (c.0.9ha) is undeveloped. It is located to the south of the permitted Bun na Coille Estate under construction. As well as having potential to connect to the Bun Na Coille Estate, the subject lands have road frontage onto the L-53731 County Road to the south.

The indicative location and extent of Parcels A, B, C, D & E are outlined in Figure 2 below.

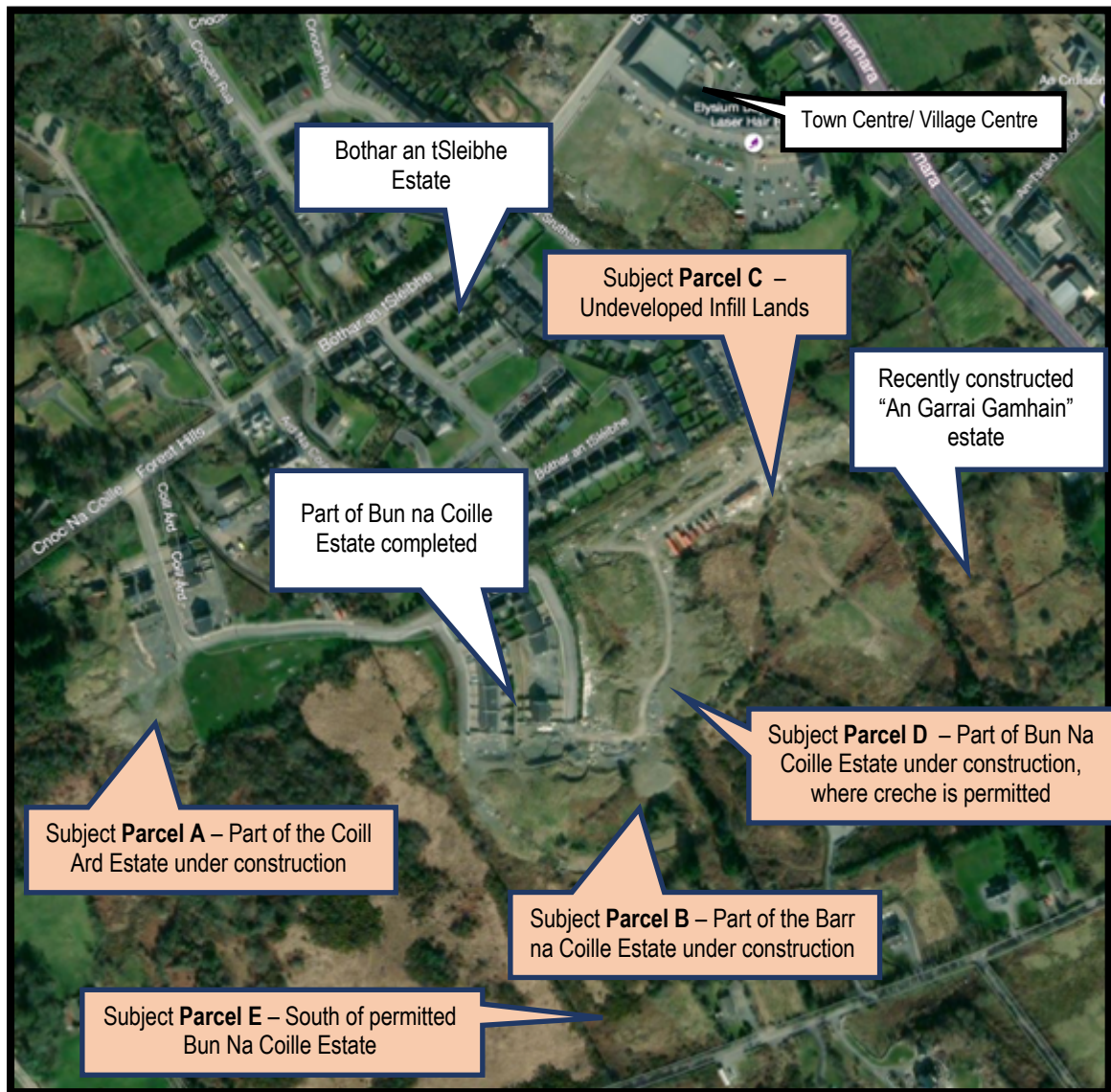


Figure 2: Indicative location of Subject Parcels A, B, C, D & E within the context of housing developments at various stages of construction in the area on Aerial Photo (Source: Bing Maps).

The subject lands can be fully serviceable via water and sewerage networks in the area, which have adequate capacity.

The topography of the subject lands (where undeveloped) is undulating but would not preclude the delivery of a well-designed residential development at this location. The subject lands do not have any built or natural heritage of flood risk designations on site.

2.0 Planning History

Pl. Ref. No. 06/5813: Permission granted on 9th September 2007 “for outline planning permission to construct a creche measuring 450 sqm and for full permission for a residential development consisting of 113 residential units comprising of 24 5-bed detached dwellings, 4 4-bed detached dwellings, 24 4-bed semi-detached dwellings, 48 3-bed semi-detached dwellings, 13 3-bed terrace dwellings. Permission is also sought for the provision of an access onto the Spiddal Road, an internal temporary access road, connection to the existing public sewer along with all other ancillary site services.”

Note: This permitted housing development included the Subject Parcels A, B & D. Whilst, Parcel C is located to the east and Parcel E is located to the south. This permission is being availed of and is under construction.

Pl. Ref. No. 12/1112: Permission granted for extension of duration of the above reference Pl. Ref. No. 06/5813 for 5 years.

Pl. Ref. No. 17/1510: Permission granted for 2nd Extension of Duration of Pl. Ref. No. 06/5813 up until 31st December 2021. The EOD was granted on the basis that the permission referred to over 20 no. houses and substantial works were complete on site.

Pl. Ref. No. 20/179: Permission granted for change of house plans for the western section of the housing development. Note: This permission relates to Parcel A of the subject submission, and is at an advanced stage of construction.

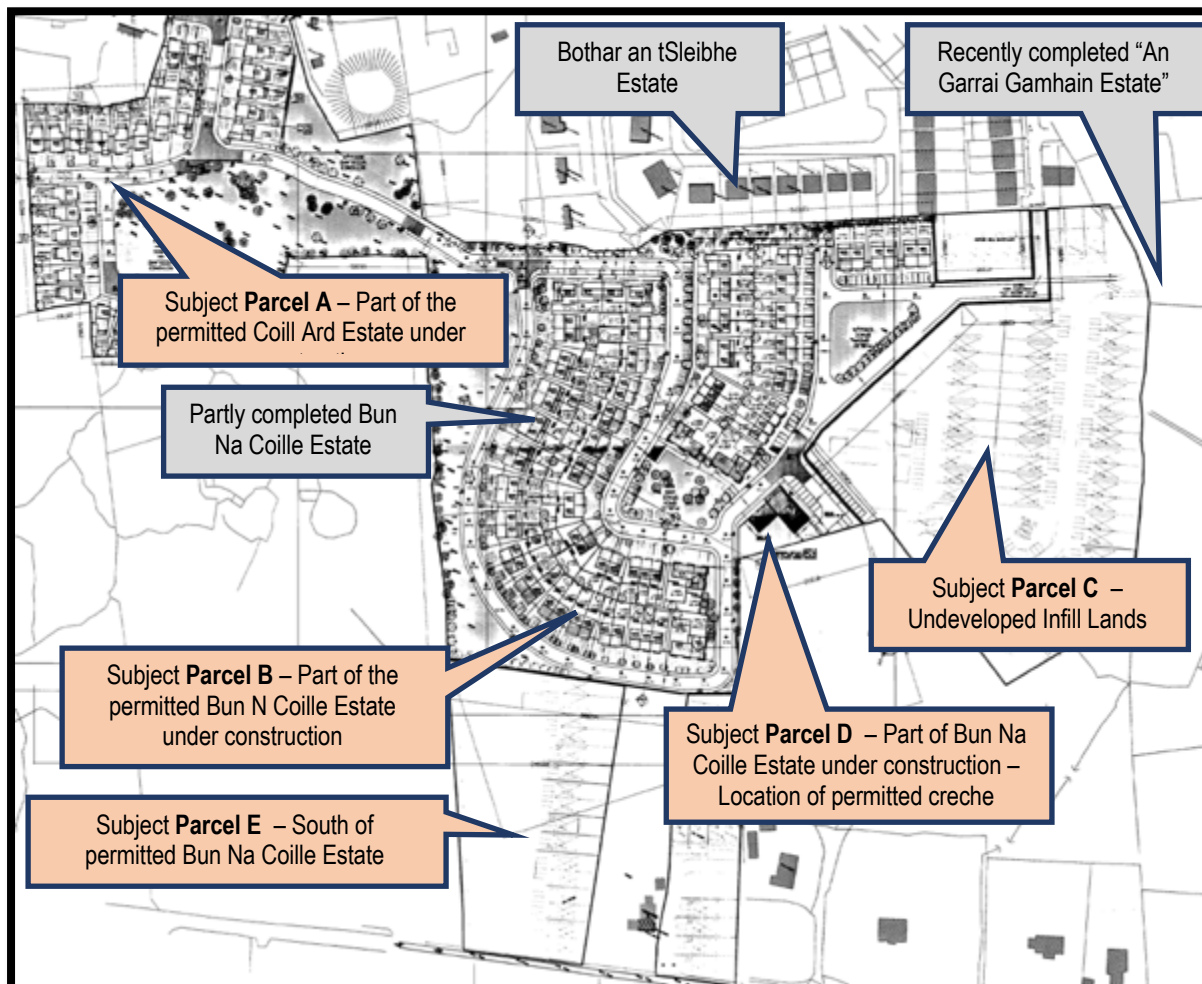


Figure 3: Extract from Site Layout Plan permitted under Pl. Ref. No.'s 06/5813 (as extended under Pl. Ref. No.'s 12/1112 & 17/1510), showing indicative location of Subject Parcels A, B, C, D & E within the context of housing developments under construction in the area.

As the entirety of the housing development originally permitted under Pl. Ref. No. 06/5813 is under construction, we are of the opinion that the entirety of the lands should be zoned Residential Phase 1, with the exception of the permitted Creche site, which should be zoned "Community Facilities."

3.0 Current Local Area Plan Zoning Context

The current statutory zoning plan for the area is the Maigh Cuilinn Local Area Plan (LAP). The current LAP zonings for each of the parcels is listed below.

- Parcel A – The entirety of Parcel A is zoned "R-Residential (Phase 1)" under the provisions of the LAP
- Parcel B – The entirety of Parcel A is zoned "R-Residential (Phase 1)" under the provisions of the LAP
- Parcel C – The entirety of Parcel B is zoned "R-Residential (Phase 2)" under the provisions of the LAP.
- Parcel D – The entirety of Parcel C is zoned "CF – Community Facilities" under the provisions of the LAP.
- Parcel E – The entirety of Parcel E is zoned "R-Residential (Phase 2)" under the provisions of the LAP.

The location of each of the Parcels as per the current LAP zoning map is outlined in Figure 4 below.

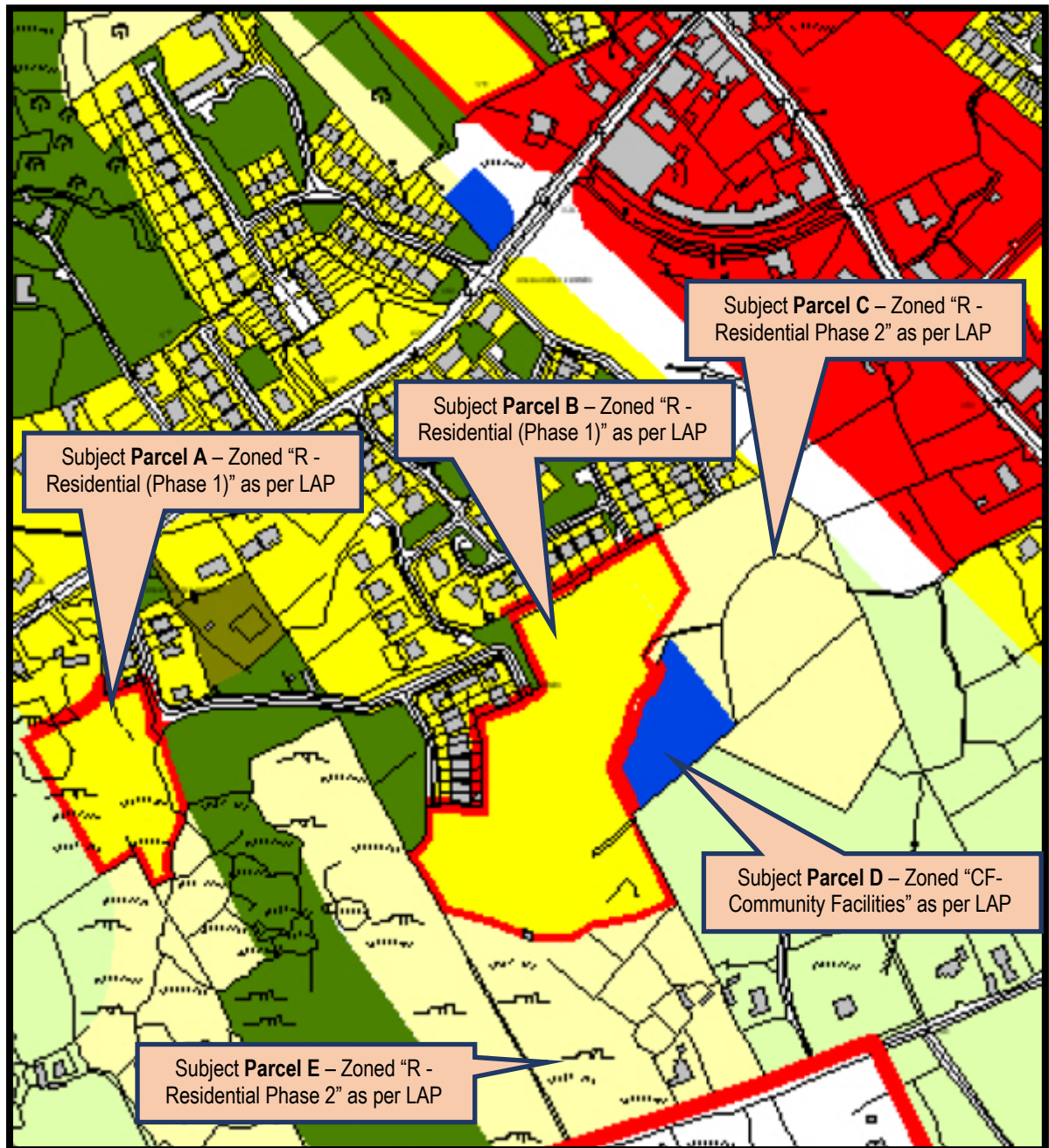


Figure 4: Extract from current Maigh Cuilinn LAP Zoning Map, showing respective zonings for Parcels A, B, C & D.

It is noted that the Phase 1 Residential Zoning extents at this location have remained unchanged since 2012. As the permission granted within the Phase 1 Zoning has been availed of and is under construction, the Residential zonings at this location can be revisited.

4.0 National, Regional & County Planning Policy Context

4.1 National Planning Framework – Ireland 2040

The government's publication entitled "*Project Ireland 2040- National Planning Framework*" or (NPF), replaces the National Spatial Strategy (NSS) and sits on top of the Planning Policy Hierarchy.

The requested zonings comply with the relevant provisions of the NPF. This is summarised in Table 1 below.

Table 1 – Compliance of Requested Zonings with provisions of National Planning Framework (NPF)

National Planning Framework		
Heading	Policy / Objective Provision	Compliance
Section 1.2 -	<i>“There will be a major new policy emphasis on renewing and developing existing built-up areas rather than continual expansion and sprawl of cities and towns out into the countryside, with a target of at least 40% of new housing to be delivered within the existing built-up areas of cities, towns and villages on infill and/or brownfield sites”</i>	The requested zonings will provide for infill residential development within the existing built up area of the town of Maigh Cuilinn.
Section 2.2 – Compact Growth	<i>“Making better use of under-utilised land and buildings, including ‘infill’, ‘brownfield’ and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, better serviced by existing facilities and public transport.”</i>	The requested zonings will provide for infill residential development and provide for more efficient and better use of these underutilized serviced lands.
Section 2.6 - Securing Compact and Sustainable growth	<p><i>“A preferred approach would be compact development that focuses on reusing previously developed, ‘brownfield’ land, building up infill sites, which may not have been built on before and either reusing or redeveloping existing sites and buildings.</i></p> <p><i>An increase in the proportion of more compact forms of growth in the development of settlements of all sizes, from the largest city to the smallest village, has the potential to make a transformational difference. It can bring new life and footfall, contribute to the viability of services, shops and public transport, increase housing supply and enable more people to be closer to employment and recreational opportunities, as well as to walk or cycle more and use the car less.”</i></p>	<p>The requested zonings will provide for infill residential development and accords with the principles of compact and sustainable urban development.</p> <p>The proposed development is located at an “Edge of Centre” location within the town, within convenient walking distance to local services (i.e. local shops & cafes) and community/recreational facilities. The requested zonings will provide for sustainable residential development, and will in a modest way, contribute towards the achievement of critical mass of services within the village.</p>
National Policy Objective 3a	<i>“Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.”</i>	The proposed requested residential zonings has the potential to modestly contribute to the achievement of this residential target within the built up footprint of an established settlement.
National Policy Objective 4	<i>“Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.”</i>	The requested residential zonings and associated CF zoning, will provide for an integrated community at this location.
National Policy Objective 6	<i>“Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.”</i>	The requested zonings will facilitate the rejuvenation of the area, and will facilitate increased residential population within the town.

National Policy Objective 11	<i>"In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth."</i>	Again the requested residential zonings and CF zone, on these infill serviced lands, is consistent with the principles of sustainable consolidated urban development.
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Therefore, national residential planning policy encourages the efficient use of development lands within built up areas. Accordingly, the proposed residential development is compliant with National Housing Policy and the provisions of the NPF.

4.2 Compliance with Regional Spatial & Economic Strategy

The RSES for the Northern and Western Regional Assembly was adopted on 24th January 2020. This replaces the Regional Planning Guidelines 2010-2022 (RPGs). The principle purpose of the RSES is *"to support the implementation of the National Planning Framework and the economic policies and objectives of the Government by providing a longterm strategic planning and economic framework for the development of the regions."*

As the RSES has been adopted, it is a requirement of the Planning Act for the County Development Plan Core Strategy *"to be consistent with national and regional development objectives set out in the National Planning Framework and the regional spatial and economic strategy."*

Akin to Section 1.2 of the NPF, Section 3.4 of the RSES states that *"the target is for at least 40% of all new housing to be delivered within the existing built- up areas of cities, towns and villages on infill and/or brownfield sites. This means encouraging more people, jobs and activity generally within our existing urban areas, rather than mainly on 'greenfield' sites and this requires a significant change in the approach taken in many places."* The requested Residential zonings and CF zoning is entirely consistent with this National and Regional planning aspiration.

We would submit that the requested zonings at this location are consistent with the provisions of the RSES. This is discussed further in Table 2 below.

Table 2 – Compliance of requested zonings with relevant provisions of the RSES

Heading	RSES Provision	Compliance
Section 7.6 – Housing – Supplying Homes for Growing Communities	<i>"There is a projected total regional requirement to provide housing for between 160,000 and 180,000 additional people to 2040."</i>	The requested residential zonings within the urban area of the town of Maigh Cuilinn, will in a modest way, contribute towards the achievement of this regional housing target.
Section 7.6 – Housing – Supplying Homes for Growing Communities	<i>"The long-term vision for Ireland's housing future aims to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes our cities, towns, villages and rural areas good places to live now and in the future."</i>	In response, the requested residential zonings will facilitate the delivery of high quality housing within the town of Maigh Cuilinn.
Housing Regional Policy Objective RPO 7.17	<i>"Ensure that the housing delivered meets the needs of the community in terms of social, affordable, private and sheltered in both urban and rural areas."</i>	The requested residential zonings has the potential to cater for social, affordable, private and sheltered accommodation needs within the urban area of Maigh Cuilinn.
Housing Regional Policy Objective RPO 7.20	<i>"Increase population living within settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, in-fill development"</i>	The requested residential zonings, on these infill and serviced lands, will modestly increase the population living within the settlement of Maigh Cuilinn.

	schemes, area or site-based regeneration, service site provision and increased building heights appropriate to the settlement, together with infrastructure provision.”	
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4.3 Compliance with provisions of the Draft CDP

We would be of the opinion that the requested zonings are consistent with the overarching provisions of the CDP with respect to Maigh Cuilinn. In this regard we refer to the “*Land Use Zoning Policy Objectives for Maigh Cuilinn (Maigh Cuilinn Small Growth Town-MSGT)*.” In particular, we refer to Policy Objective MSGT 2 entitled “*Sustainable Residential Communities*”. This seeks to “*Promote the development of appropriate and serviced lands to provide for high quality, well laid out and well landscaped sustainable residential communities with an appropriate mix of housing types and densities, together with complementary land uses such as community facilities, local services and public transport facilities, to serve the residential population of Maigh Cuilinn.*” In response, the requested residential zonings will provide for appropriate sustainable residential development on serviced lands. Whilst the requested CF zoning, will provide for necessary and complementary community facilities to serve the area.

5.0 Grounds of Submission

This submission essentially requests the Council to;

- (1) Zone c.0.8ha at Parcel A from “R-Residential (Phase 1)” to ‘R- Residential Existing’ at Coill Bruachlain,
- (2) Zone c. 2.6ha at Parcel B from “R-Residential (Phase 1)” to ‘R- Residential Existing’ at Coill Bruachlain,
- (3) Zone c.2.1ha at Parcel C from “R-Residential (Phase 2)” to “R-Residential (Phase 1)” at Coill Bruachlain,
- (4) Zone c. 0.4ha Parcel D from “A-Agriculture” to “CF – Community Facilities” at Coill Bruachlain,
- (5) Zone c. 0.9ha Parcel E from “A-Agriculture” to “R-Residential (Phase 1)” at Coill Bruachlain.

The location and extent of the spatial extent of the requested zonings are outlined in Figure 5 below.

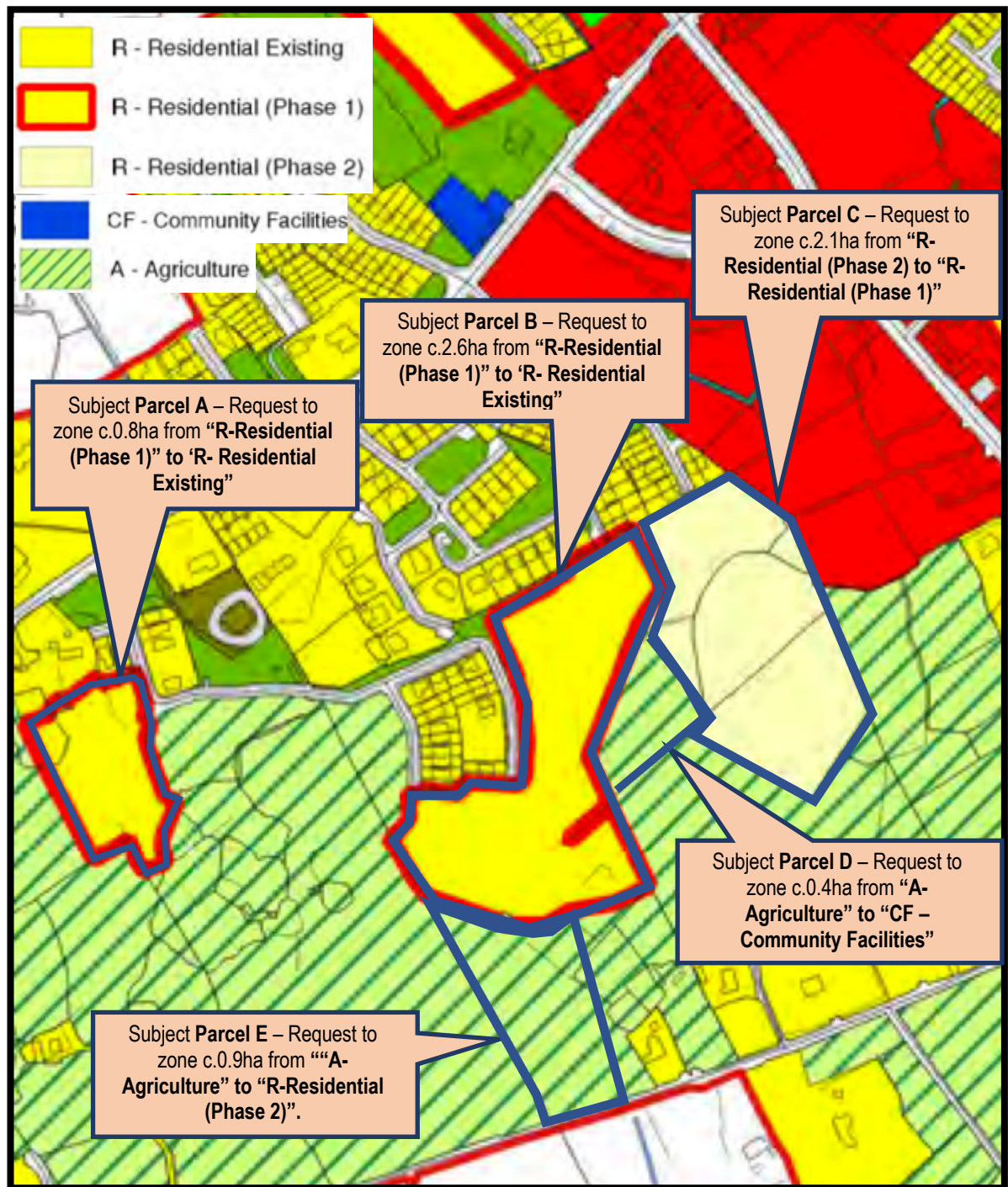


Figure 5: Extract from current Maigh Cuillinn LAP Zoning Map, indicating the location and extent of each of the requested zonings (outlined in blue) of Parcels A, B, C, D & E of the subject lands.

In this regard, the supporting Grounds of Submission are set out below.

5.1 Rezone c.0.8ha (Parcel A) from “R-Residential (Phase 1)” to ‘R- Residential Existing”

In short, the subject “Parcel A” lands consists of multiple housing estate which is under currently construction. Furthermore, it is likely that the housing development within this parcel will be completed by the time the 2022-2028 County Development Plan is adopted. Put simply, as the subject lands consist of “Existing Residential” Development, the lands should be zoned “R-Residential Existing”.

Furthermore, it is noted that the original planning permission was permitted in 2007 under a historical Core Strategy which formed part of the 2003-2009 County Development Plan. Therefore, as housing development

was originally permitted as part of an older Core Strategy/Development Plan, the subject lands should not be set aside as future residential lands for the forthcoming 2022-2028 plan period.

We would submit that the Land Use Zoning Objective for Parcel A should follow the existing and permitted use on site. Therefore, it is logical that the existing Residential development at Parcel A is zoned “R-Residential Existing”.

5.2 Rezone c.2.6ha (Parcel B) from “R-Residential (Phase 1)” to ‘R- Residential Existing’

Akin to Parcel A above, Parcel B consists of part of the permitted housing estate which is under currently construction. With the advent of the “*Planning and Development (amendment) No.3) Bill 2021*”, it is likely that permission for this housing development will be extended by another 2 years. Put simply, as the subject lands consist of “*Existing Residential*” Development, the lands should be zoned “*R-Residential Existing*”.

Furthermore, it is noted that the original planning permission was permitted in 2007 under a historical Core Strategy which formed part of the 2003-2009 County Development Plan. Therefore, as housing development was originally permitted as part of an older Core Strategy/Development Plan, the subject lands should not be set aside as future residential lands for the forthcoming 2022-2028 plan period.

We would submit that the Land Use Zoning Objective for Parcel B should follow the permitted use on site. Therefore, it is logical that the existing Residential development at Parcel B is zoned “R-Residential Existing”.

5.3 Rezone c. 2.1ha (Parcel C) from “R-Residential (Phase 2)” to “R-Residential (Phase 1)”

On the basis that the permitted housing development straddling Parcels A & B are zoned “Residential Existing”, this presents an opportunity or “headroom” for Lands at Parcel C to be zoned “R-Residential (Phase 1)”.

In this regard, the proposed zoning of Parcel C as Phase 1 would not result in a material breach of the Core Strategy provisions for the settlement of Maigh Cuillinn, and would not result in an excessive amount of “R-Residential (Phase 1)” lands for the settlement.

The subject lands at Parcel B can be described as infill development lands. It is bounded by “R-Residential (Phase 1)” lands to the west, and the recently completed “*An Garrai Gamhain*” estate to the east. Therefore, the proposed designation of the lands for Phase 1 residential is consistent with consolidated infill residential development as encouraged under National and Regional Planning Guidance.

The subject lands are serviceable and have the potential to connect to existing water and sewerage networks in the area. The lands have also the potential to connect to the vehicular and pedestrian access networks permitted under PI. Ref. No. 06/5813 to the west.

5.4 Zone c.0.4ha (Parcel D) from “A-Agriculture” to “CF – Community Facilities”

It is important to note that Parcel D forms part of the extant planning permission originally granted under PI. Ref. No. 06/5813. See Figure 3 above.

In fact, Parcel D is where the permitted Creche is located to serve the entirety of the Coill Ard/ Barr na Coille residential areas. In this regard, it is important that the subject lands continue to be zoned for Community Facility use under the provisions of the forthcoming 2022-2028 CDP.

Under the current LAP, Parcel D is zoned “*CF – Community Facilities*”. Inexplicably the subject parcel is proposed to be rezoned to “*A – Agriculture*” as part of the Draft CDP. In this regard, owing to the permitted creche use on site, it is assumed that the “A-Agriculture” zone is set out in the Draft CDP is a mapping error.

It is noted that the south-western quadrant of the settlement of Maigh Cuillinn (i.e. the area south of the Spiddal Road and west of the N59 Galway-Clifden road), is devoid of any Community Facility zoning. Therefore, the requested CF zoning is also required in order to achieve balanced and self-sustaining growth for this part of the

settlement. Moreover, the requested "CF" zoning would be in the interest of fostering a modal shift away from car borne movements to pedestrian orientated movements for existing and future residents of the area.

5.5 Zone c.0.9ha (Parcel E) from "A-Agriculture" to "R-Residential (Phase 1)".

The subject Parcel D lands are currently undeveloped and are located to the south of the permitted Bun Na Coille housing estate (original Pl. Ref. No. 06/3813 refers). The subject lands have the potential to connect to the permitted estate road to the north-east, and also have the benefit of road frontage L-53731 County Road to the south. The subject lands are serviceable and have the potential to connect to existing water and sewerage networks in the area.

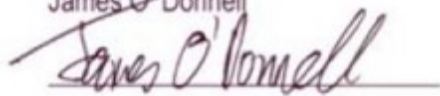
On the basis that the permitted housing development straddling Parcels A & B are zoned "Residential Existing", this presents an opportunity or "headroom" for Lands at Parcel E to be zoned "R-Residential (Phase 1)".

In this regard, the requested zoning of Parcel E as Phase 1 would not result in a material breach of the Core Strategy provisions for the settlement of Maigh Cuillinn, and would not result in an excessive amount of "R-Residential (Phase 1)" lands for the settlement.

6.0 Summary

On behalf of my client we now look forward to both a detailed and favourable consideration of this submission by Galway County Council. If you wish to clarify any items raised in this submission please do not hesitate to contact me. I would be grateful if you could acknowledge in writing receipt of this submission.

Yours faithfully,

James O'Donnell


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Planning Consultancy Services