

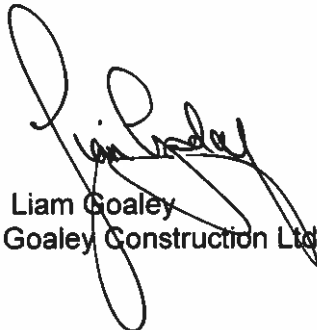
28th July 2021

**RE- DRAFT DEVELOPMENT PLAN 2022-2028 – BAILE CHLAIR
METROPOLITAN AREA CHAPTER 2.1**

Dear Sir/Madam

Please find enclosed our submission in relation to the above

Yours Faithfully



Liam Goaley
Goaley Construction Ltd



DRAFT GALWAY COUNTY COUNCIL DEVELOPMENT PLAN 2022-2028

METROPOLITAN PLAN – BAILE CHLAIR

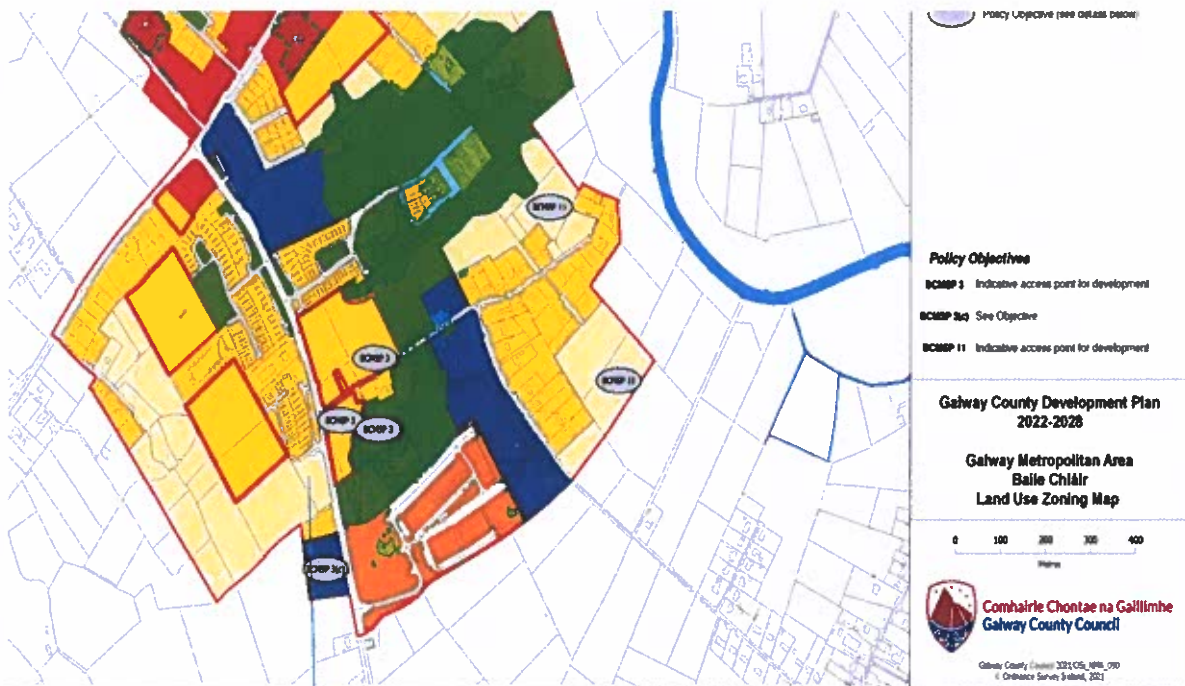


Figure 1

SUBJECT LANDS CIRCA 1.0 ACRE – PROPOSED ZONING PHASE 2

REQUESTED ZONING PHASE 1

We refer to the above proposed draft metropolitan plan (Figure 1) for the Baile Chlair in relation to the subject lands as indicated and comment as follows

- The lands are located on the R381 formally the N18
- The lands are fully connectable to all services on the site boundary
- The completion of houses on the land would complement the existing streetscape on the entrance to the village
- The lands are within walking distance of all community amenities and facilities
- The lands are adjacent to the completed Gleann Mhuiris Scheme and would provide continuity of development in the area
- As per the Section 1.9 of the Proposed Metropolitan Plan the Zoning of said lands would not contravene the Growth Potential Matrix as outlined in the Draft Plan
- The zoning of the lands as Phase 1 Residential would complement the proposed zoning of the lands to Phase 1 to the rear of the Gleann Mhuiris Estate.
- Zoning of the lands as Phase 1 Residential would be in compliance with the Core Strategy of the County Development Plan
- The land could not be developed to date as it accommodated a Temporary Sewage Treatment Plant which was removed in 2017.
- We propose that lands remain as Phase 1, residential to provide for much needed housing in the Claregalway area.