

From: Donagh Mark Killilea
To: forwardplanning
Subject: Submission to CDP 2022-
Date: Friday 30 July 2021 11:46:08
Attachments: image005.png

Hi Brendan and Valarie,

Proposal to amend is outline in YELLOW and to Delete is in RED

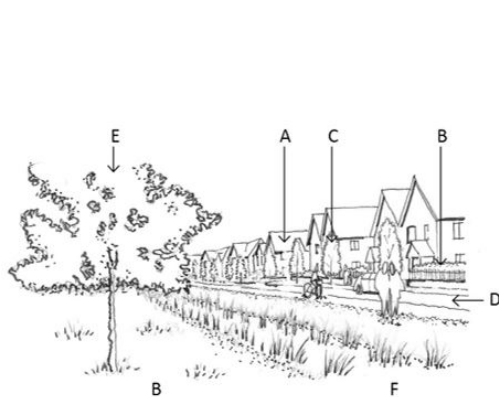
Chapter 3: Placemaking, Regeneration and Urban Living

3.5.8 Design Quality

Attractive and liveable places need to also achieve good design standards. The quality of design will inform the perception of a place. To achieve good design, it must be applied in a holistic manner. It must relate to buildings, streets and public spaces as well as our homes and workplaces. Well-designed towns and villages result in increased economic activity as people spend time in places that are pleasant.

Design guidance is provided in the Urban Design Manual which forms part of the *Guidelines for Sustainable Residential Development in Urban Areas*. The Manual sets out 12 design criteria which set our good design criteria for three key areas – Neighbourhood, Site and Home. The three areas that inform the 12 design criteria inform the design of residential, mixed use and commercial development in a town or village.

Chapter 15 Development Management Standards set out the 12 design criteria referenced above. It is anticipated that this chapter and chapter 15 would inform designers in relation to their approach to the design of new developments and potential uses in the towns and villages. The incorporation of Design Statements is also encouraged as a means to consider good placemaking principles and good quality design for residential, commercial and mixed-use schemes.



- A. Consistent built form, scale, set back and rhythm along the street.
- B. Consistent boundary treatment.
- C. Consistent rhythm of trees providing significant greening of the street.
- D. Well overlooked street providing direct and attractive link for cyclists and pedestrians through the development.
- E. Cohesive green area with space to plant specimen trees to grow to a substantial size.
- F. Integration of sustainable surface water drainage as a natural feature of the street.

Policy Objectives Placemaking	
PM 1	Placemaking To promote and facilitate the sustainable development of a high-quality built environment where there is a distinctive sense of place in attractive streets, spaces, and neighbourhoods that are accessible and safe places for all members of the community to meet and socialise.
PM 2	Regeneration To prioritise projects and proposals which will result in both social and economic rejuvenation and regeneration within towns and villages. The Council will leverage the variety of funds available including LIHAF, Urban and Rural Regeneration and Development Funds, Climate Activation Fund and Disruptive Technologies Fund in pursuance of this objective. The use of compulsory purchase order will be used where deemed necessary to regenerate.
PM 3	Town and Village Centre Management Plans To promote the preparation of town and village centre management plans across the county that accord with proper planning and sustainable development.
PM 4	Sustainable Movement within Towns It is a policy objective of the Council to encourage modal shift in our towns to more sustainable transport alternatives through mixed use development that enables local living and working which is well connected to sustainable transport infrastructure such as walking, cycling, public bus and rail transport.

PM 5 Sustainable Transport

Promote sustainable transport options as an alternative to the private car for people to access local services which will facilitate the transition to a low carbon climate resilient society.

PM 6 Health and Wellbeing

Promote the development of healthy and attractive places by ensuring:

- (a) Good urban design principles are integrated into the layout and design of new development;
- (b) Future development prioritises the need for people to be physically active in their daily lives and promote walking and cycling in the design of streets and public spaces
- (c) New schools and workplaces are linked to walking and cycling networks
- (d) The provision of open space considers different types of recreation and amenity uses with connectivity by way of safe, secure walking and cycling routes.
- (e) Developments are planned for on a multi-functional basis incorporating ecosystem services, climate change measures, Green Infrastructure and key landscape features in their design.

PM 7 Inclusivity

To ensure our urban settlements are inclusive and welcoming to all people of all ages regardless of their physical ability ensuring that they have access to the services available in the towns and villages across the County.

PM 8 Character and Identity

Ensure the best quality of design is achieved for all new development and that design respects and enhances the specific characteristics unique features of the towns and villages throughout the County.

PM 9 Vitality in Towns and Villages

- (a) To provide an appropriate mix of uses and densities in settlements that are responsive to the needs of people and market demand to support delivery of sustainable, viable and thriving walking neighbourhoods;
- (b) To encourage a greater usage of backland areas and to promote the redevelopment of sites in the town or village centre where development will positively contribute to the commercial and residential vitality of the town or village settlement. **The use of compulsory purchase order will be used where deemed necessary to regenerate.**

PM 10 Design Quality

To require that new buildings are of exceptional architectural quality, and are fit for their intended use or function, durable in terms of design and construction, respectful of setting and the environment and to require that the overall development is of high quality, with a well-considered public realm.

PM 11 Details of Materials

To ensure that the appearance of buildings, in terms of details and materials (texture, colour, patterns and durability), is of a high standard with enduring quality and has a positive impact on the visual quality of the area.

3.6 Compact Growth and Regeneration

Compact Growth is set out as the first NSO in the NPF. It calls for the sustainable growth of towns and villages as a means to add value and create more attractive places for people to live and work. Compact growth can only be delivered where there is a streamlined and co-ordinated approach to development. Enabling infrastructure, services and supporting amenities must be delivered alongside compact growth in our towns and villages.

There is a renewed emphasis on regeneration which requires a proactive approach to address adverse effects on amenity. The purpose of regeneration is to improve quality of place. Regeneration can be delivered in tandem with good placemaking and quality design. A range of measures have been put in place to address regeneration in our towns and villages. These include funding along with the Vacant and Derelict Site Registers which aim to encourage and deliver regeneration and sustainable development. The smaller rural villages will also be required to consider the aspirations of compact growth and regeneration within an appropriate scale. Chapter 4 Rural Living and Development provides further guidance and detail relating to these locations. **The use of compulsory purchase order will be used where deemed necessary to regenerate.**

3.6.1 Vacant Sites

The provision of the Vacant Site Levy (VSL) is set out within the Urban Regeneration and Housing Act 2015 which aims to incentivise the development of vacant or idle sites in certain residential and regeneration land in towns and villages. The Council has adopted a strategy of active land management in this regard and detailed guidance on appropriate development is set out in this chapter and in *Chapter 15 Development Management Standards* to incentivise development in appropriate locations. The purpose of the Levy is to assist in delivering compact growth and the regeneration of under-utilised lands, which should assist in meeting the housing need requirements of the county.

The Council will deliver the aspirations of the VSL through the identification of eligible sites for entry onto the Vacant Site Register in accordance with the criteria set out in the Act. **The use of compulsory purchase order will be used where deemed necessary.**

For the purposes of the 2015 Act, a site is vacant if

- a. In the case of residential land the site is in an area in which there is a need for housing, is suitable for the provision of housing and is, or the majority of the site, is vacant or idle.
- b. In the case of regeneration land, the site or the majority of the site is vacant or idle and the site being vacant or idle has adverse effects on existing amenities or reduces the amenity provided by existing public infrastructure and facilities in the area in which the site is situated or has adverse effects on the character of the area.

The implementation of the Vacant Site Levy requires the Council to identify sites in the county which are vacant and come within the scope of the Urban Regeneration and Housing Act 2015 (as amended). Any sites identified are to be entered on a Vacant Sites Register that is to be monitored by the Council.

The approach to the VSR is informed by the findings of the Housing Need and Demand Assessment (HNDA) and Housing Strategy as outlined in *Chapter 2 Core Strategy Settlement Strategy and Housing Strategy* (see Appendix 2) which identifies the areas in the county with demand for housing. The VSR will be an evolving document that will be updated continually as circumstances change.

3.6.2 Derelict Sites

The Derelict Site Act 1990 (as amended) requires owners or occupiers of any land to take reasonable steps to ensure the land and any structure within, does not become or continue to be a derelict site. Derelict sites include buildings or land that are detracting from the amenity, character or appearance of land in the neighbourhood of the land. It is considered that the implementation of the Derelict Sites Act will assist in the preservation of amenity in our towns and villages. **The use of compulsory purchase order will be used where deemed necessary.**

3.6.3 Density and Typology

Compact Growth is a key component of the growth agenda in Ireland up to 2040. This requires careful consideration pertaining to the level of residential density to apply across the County during the lifetime of the Plan. Higher densities are to be provided along sustainable transport corridors such as railway lines. It provides for a more sustainable form of development where people have a viable alternative to the private car. However, there are parts of the County that do not have high quality public transport links, therefore, a balance will have to be struck in applying a fair and realistic level of density that is in keeping with the character of the surrounding area and meets the needs of its residents. A It is envisaged that a Density Typology Study will be carried out to establish a strategy for applying the appropriate level of density across the county.

3.6.4 Buildings Heights

A greater level of development with higher building heights is promoted in sustainable locations such as towns that have supporting infrastructure in place. They can facilitate a more efficient use of land and achieve much higher densities. This is a more sustainable development pattern than urban sprawl and taller buildings can enable transport, employment and other development types can achieve the desired level of intensity for sustainability.

The Urban Development and Building Heights Guidelines for Planning Authorities set out the scope to consider general building heights in appropriate locations. In order for a site to be deemed suitable for accommodating a tall building, it must comply with the highest standards of placemaking and good design. *Chapter 15 Development Management Standards* sets out further requirements for tall building proposals.

3.6.5 Town and Village Centres

Town and village centres and their purpose has changed quite dramatically in recent years. The role of retail in these locations has also been subject to change due to a variations in consumer spending patterns and habits, such as online retailing. This creates a challenge for the settlements which calls for the drop-in footfall and increasing vacancy rates to be addressed. This should be done in partnership with good placemaking practices. To combat these challenges the plan will take cognisance of this evolving retail environment and adopt a multi-faceted strategy that will re-energise the towns and villages, enabling them to once again become vibrant locations.

The temporary use of space for a wide range of potential occupiers and uses such as creative markets, and work spaces provide opportunities to explore potential uses and add vibrancy to an area.

In certain circumstances where there is no viable prospect of commercial activity in a vacant building, residential uses will be considered at ground floor level. Residential development will only be appropriate where it would accord with proper planning and sustainable development and it would make a positive contribution to the town/village centre as a focal point providing services for the local population. Further guidance and detail concerning development within the rural villages is set out in *Chapter 4 Rural Living and Development*.

3.6.6 Public Realm and Regeneration

A high quality public realm must be delivered across the towns and villages. Public realm relates to the public outdoor spaces including squares, open spaces along with pavements and streets. Public realm influences perception of a place and encourages people to live work and invest in these locations.

With the correct investment in the various settlements across the county these locations will become enterprising places that have thriving commercial activity, provide opportunities to local entrepreneurs and businesses to be an integral part of the community and have a visible presence. The services and utilities infrastructure that is available, its condition and capacity to support additional development will be an important factor influencing the priority locations for investment. Of critical importance is the provision of broadband internet to support people living and working in our settlements. Town and village centre strategies should include proposals to work with national government strategies for the roll out of broadband and infrastructure support.

3.6.7 Town Centre Infill and Brownfield Sites

A number of settlements in the county offer brownfield development opportunities that could deliver the aspirations of Placemaking and Compact Growth. They are very often serviceable and located along existing public transport corridors and their re-development would improve the quality public realm in a place. In accordance with the NPF and RSES it is anticipated that a substantial portion of development will be delivered on brownfield and infill sites.

3.6.8 Opportunity Sites

A range of Opportunity sites have been identified in the settlements across the county and are contained in Volume 2 of this plan. They have been selected on the basis of the contribution that they could make to their respective town and village centres. Their re-development would be sustainable, in close proximity to local services and local infrastructure which is supported in national policy. They would also contribute to the aspirations of the Placemaking section outlined earlier

3.6.9 Funding

Two funds were established under Project Ireland 2040 to support and deliver the aspirations of the NPF. The funds seek to further drive the delivery of sustainable homes and jobs in attractive and vibrant settlements across Ireland. The fund can be used to address an area in need of regeneration. It can also include public realm improvement works or proposals pertaining to delivering a low carbon climate resilient society. It is anticipated that funding in various urban locations will stimulate growth and investment.

Policy Objectives Compact Growth and Regeneration	
CGR 1	Compact Growth
To require that all new development represents an efficient use of land and supports national policy objectives to achieve compact growth in towns and villages. Development of lands with no links to the town or village centre will be discouraged.	
CGR 2	Regeneration
To promote the redevelopment and renewal of areas in towns and villages that are in need of regeneration. The use of compulsory purchase order will be used where deemed necessary to regenerate.	
CGR 3	Vacant Sites Register
To use specific powers, such as the Vacant Sites Register as provided for under the Urban Regeneration and Housing Act, 2015, to address under-utilisation of lands in towns and villages. The Council will examine and identify sites on these lands in order to facilitate regeneration and to increase the supply of housing.	
CGR 4	Derelict Sites
To implement the provisions of the Derelict Sites Act and encourage and facilitate the redevelopment of derelict sites to bring them back into productive use and address environmental and visual amenity concerns. The use of compulsory purchase order will be used where deemed necessary.	
CGR 5	Typology Study
Prepare a Density Typology Study as considered appropriate within the lifetime of the Development Plan as resources permit.	
CGR 6	Density
Promote the provision of higher density development in close proximity to sustainable transport corridors such as train stations.	
CGR 7	Building Heights
It is a policy objective of the Council to identify appropriate locations for increased building heights which will be considered as appropriate in accordance with proper planning and sustainable development.	
CGR 8	Town and Village Centre
To encourage and support a range of appropriate uses in town and village centres that will assist in the regeneration and reuse of vacant and under-utilised buildings and land and will re-energise the town and village centres, subject to a high standard of development being achieved. The use of compulsory purchase order will be used where deemed necessary to regenerate.	
CGR 9	Delivering Improved Public Realm
Provide for a high-quality public realm and public spaces in towns and villages by promoting quality design that accommodates creative patterns of use having regard to the physical, cultural, and social identities of individual settlements.	
CGR 10	Public Realm Strategy
Consider the preparation of a Public Realm Strategy for County Galway within the lifetime of the Development Plan as resources permit.	
CGR 11	Strategic Sites
It is a policy objective of the Council to establish a database of strategic brownfield and infill sites so that brownfield land re-use can be managed and co-ordinated across multiple stakeholders as part of an active land management process.	

It is a policy objective of the Council to facilitate, promote and encourage the re-development of Opportunity Sites identified in Volume 2 of the Plan and Local Area Plans for appropriate development that contributes positively to good placemaking within the settlement.

3.7 Urban Living

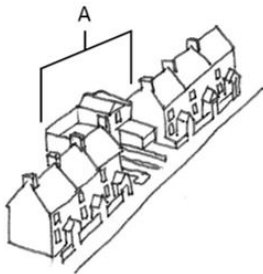
This section of the chapter covers urban living and presents an overview of the types of residential development that is likely to occur in the towns and villages to support modern living. It is clear that residential areas need good connectivity to local services; however, good layout, modernisation and other upgrades of existing residential properties is also required to ensure areas remain attractive to potential inhabitants, meeting their current and future needs. These residential areas are an important component of the towns and villages in which communities develop over time.

3.7.1 Infill Sites

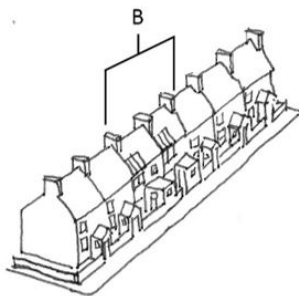
Infill sites are located in settlements within residential areas and are capable of accommodating a limited number of residential units. As with brownfield development they are supported in the NPF given their typical proximity to existing services and infrastructure. Therefore they are a more sustainable means of development. Infill development is only permitted in the existing built up area.

Sub-division of sites within towns can also be permitted in certain circumstances where the character of an area or residential amenity is not adversely affected. Sub-division of sites will only be supported where it accords with proper planning and sustainable development and the appropriate minimum standards.

Corner sites and backland sites in existing built-up areas can also provide for new residential development. They can potentially make a positive contribution to the regeneration of an area as contemporary and innovative design approaches may be utilised. Certain settlements and Local Area Plans have identified a variety of infill sites which may be suitable for single residential development as an alternative to single rural housing.



A poor design response to a gap site. Built form does not respect the built frontage line or architecture of the street. It also puts parking on plot creating a potential conflict with pedestrians.



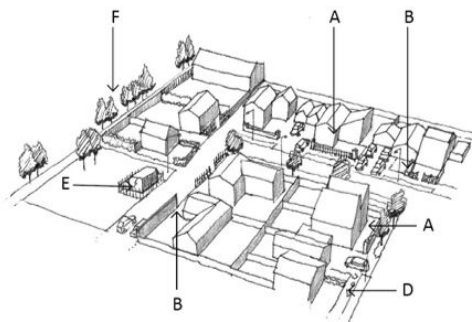
A good design response to a gap site. Built form respects the built frontage line scale and rhythm of the street, even though it is a more contemporary design.

3.7.2 Layout and Design

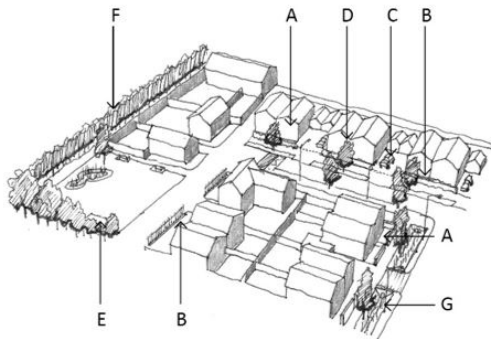
National policy and guidance advocate compact growth for sustainable neighbourhoods. Along with efficient use of land, high quality living environment with good access to infrastructure is also promoted and this is reflected in this chapter. Neighbourhoods must be attractive, safe and vibrant for people to live there.

Future development proposals will be required to ensure that:

- The principles good placemaking are adhered to as set out in this chapter;
- While residentially zoned areas are intended primarily for housing development, a range of other uses, particularly those that have the potential to foster the development of new residential communities may be considered e.g. crèches, schools, nursing homes or homes for older persons, open space, recreation and amenity uses;
- Development proposals must comply with the set out within the Development Management Standards set out in Chapter 15;
- Proposed developments must have regard to the relevant policy objectives set out within the plan.



- A. Random array of built form with inconsistent set back from street.
- B. Inconsistent boundary treatment
- C. Car parking over pedestrian path
- D. Services poorly coordinated in the path
- E. Sub station located in a conspicuous place undermining the quality and functions of the open space.
- F. Existing hedgerow removed and left with gaps.



- A. Consistent built form, scale, set back and rhythm along the street.
- B. Consistent boundary treatment.
- C. Car parking contained on plot.
- D. Consistent rhythm of lighting and street trees.
- E. Sub station located in an inconspicuous place allowing multiple uses of the open space.
- F. Existing hedgerow retained and enhanced as a continuous green corridor along the edge of the development.
- G. Sustainable surface water drainage integrated into the street.

3.7.3 Housing Types/Design Mix

As outlined in Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy of the plan, the average household size has been identified as 2.5 persons per residential unit.

The mix of house types in the County is influenced by a range of factors including:

- The findings of the HNDA and the Housing Strategy
- The Core Strategy
- The Settlement Strategy
- The existing housing stock in the County
- The preferred mix to benefit the wider community and future population
- Provision of a range of housing types and tenures to meet demand
- Provide a variety of house types that cater for people of various ages with varying degrees of mobility.

Good placemaking in the towns and villages across the County can be delivered if the neighbourhoods offer a good mix of unit types that are attractive to inhabitants. The completion of unfinished housing estates will be supported to enable continued housing in the towns and villages.

3.7.4 Public and Private Open Space

The importance of well-planned and considered public and private open space provision in an area is key to providing a high-quality residential environment for residents and visitors alike. Residential areas should have a suitable mix of both types. The amount of open space, where it is located and the benefits it provides people are the key attributes that all proposed development should ensure is addressed. Development proposals should consider the specific open space needs of an area, the priorities to be addressed and the actions that will be implemented as part of a development proposal. The provision of open space will vary in scale from large regional parts to pocket parks close to people's homes.

It is acknowledged that the specific characteristics of a place may make it difficult or impossible to meet specific elements of the provision and location standards. The Plan allows for a flexible approach and will encourage creative responses to deliver the open space policy objectives through well-coordinated open space strategies that work at scale and across sectors in a collaborative partnership approach.

The provision of open space must be planned in a coherent manner. It is not sufficient to provide left over residual piece of land after a site has been designed.

The standards pertaining to the provision of private, semi-private and communal open space for residential development is set out in *Chapter 15 Development Management Standards*.

3.7.5 Extension to a Dwelling House

Alterations and extensions to existing dwelling houses within the county to improve living standards for occupants will generally be encouraged as it is a more sustainable option than a newly built structure. The layout, size and design of extensions should have regard to the character of the existing properties in the vicinity and the impact that any extension would have on residential amenity. In particular any compromise to sunlight, daylight, overshadowing or privacy should be avoided.

3.7.6 Sub-Division of a Dwelling

Sub-division of existing residential properties into multiple units can in some cases lead to an over intensification of residential activity to the detriment of neighbouring amenity. Generally sub-division of a dwelling into multiple residential units will be discouraged. However, exceptions will be made for large dwelling units with a large plot size that are well served by infrastructure including public transport.

Policy Objectives Urban Living	
UL 1	Infill Sites
To encourage and promote the development of infill, corner and backland sites in existing towns and villages in accordance with proper planning and sustainable development.	
UL 2	Layout and Design
To comply with the principles of good placemaking in delivering residential developments within the towns and villages of the county.	
UL 3	Housing Mix
To promote a mix of house types and sizes that appeal to all sectors of the community and contribute to a healthy neighbourhood.	
UL 4	Unfinished Housing Estates
In order to address housing supply, public safety and environmental improvement within unfinished housing estates, the Council will continue to work with developers and residents of private residential developments where possible. Developers will no longer be able to construct or apply for planning until all previous housing projects are completed to a taking in charge standard.	
UL 5	Open Space
To provide well planned and considered open space that is of sufficient size and in locations that respond to the identified needs of people in accordance with best practice and the scale and function of the surrounding area.	
UL 6	Extensions to Residential Units
To encourage sensitively designed subservient extension to existing dwelling houses which do not compromise the quality of the surrounding environment, residential amenity or the character of the surrounding area.	

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3.6.2 . Láithreáin Thréigthe. Is fadhb mór mílteach é láithreáin tréigithe i gCondae na Gaillimhe. Tá sé ráite i bhúr bplean fhéin go bhfuil 12% den tithíocht sa chondae follamh. Tá sé ráite...

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Further delays are not acceptable: the building of the Connemara Greenway has already taken too long. Galway County Council needs to prioritise this. A dedicated off road cycleway between Galway...

Kindest Regards,

CLlr. Donagh Killilea

Galway County Council



Comhairle Chontae na Gaillimhe
Galway County Council