

Submission on behalf of –  
Mr Martin Enda Thornton

FORWARD PLANNING  
- 5 JUL 2021  
GALWAY COUNTY COUNCIL  
RECEIVED

05-07-2021



## PROFE | BUILDING ENGINEERING & PLANNING



Forward Planning,  
Planning Department,  
Galway County Council,  
County Hall,  
Prospect Hill,  
Galway City

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06<sup>th</sup> June 2021

**RE: Submission regarding re-zoning of lands in Spiddal Zoning matrix under Galway County Development Plan 2022 - 2028**

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Dear Sir/Madame,

Following the release of the draft new CDP and all maps becoming available our clients have concerns regarding the zoning of two sections of their lands in the Spiddal Village Zoning Matrix. They are zoned under the current proposal as Recreational and Amenity.

We have attached an OS Map with the two sections of ground highlighted. Both these sections of ground had been zoned Residential Phase 2 in past Plans, The Gaeltacht Area Plan 2008 - 2018, and then subsequently County Development plans 2015-2021. We have attached both these zoning maps for each of the past Development Plans and noted the section of ground in questions.

In this submission what we are asking the County County is to re-zone **"Section - 1"** of the client's lands under Residential Phase 1 due to the location of her lands it would be a natural progression of development for the village. The Second section of ground (**"Section - 2"**) is immediately to the North of the last partially complete housing estate to be granted planning in the village of Spiddal therefore it makes good forward planning sense to zone

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this Residential phase 2, so that in the future of this CDP if high development of housing is experienced in the village of Spiddal which is required with the demand for housing being experienced in the Country, then this section of ground is the ideal location, the Spiddal sewer scheme will extend as well to the lower corner of this site as will public lighting and public foot paths.

We hope that the planning Authority will take the proper decision and include these lands in Residential Phase 1 & 2 as part of the current development plan proposals as they border existing residential developments, the infrastructure to services the site is already there, roads, foot paths and public lighting.

Should you wish to discuss the above please don't hesitate to contact me in relation to same as I am the agent representing the owner.

Yours Sincerely,

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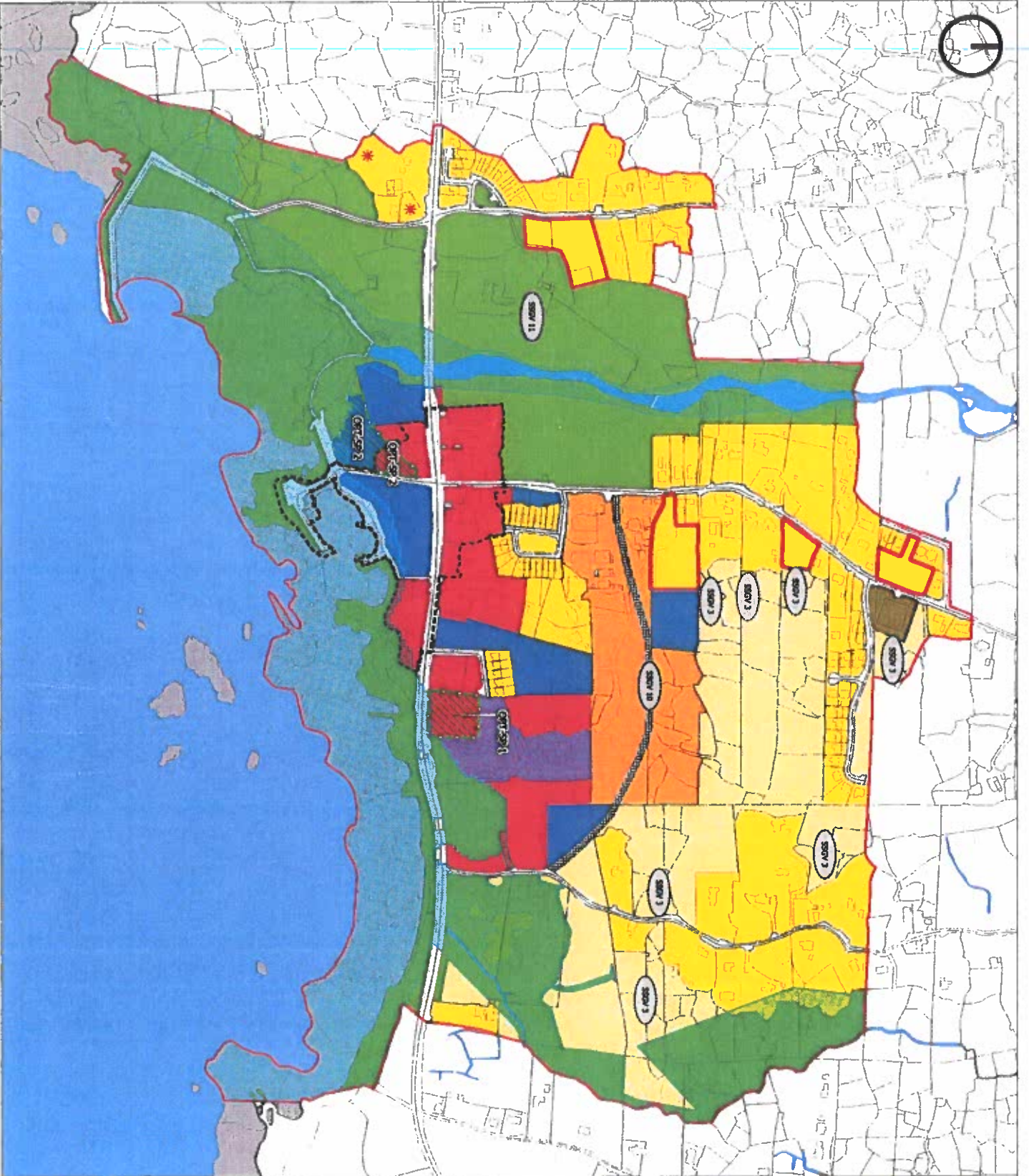
Frank O Reilly.

Chartered Engineer and Surveyor

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Settlement Boundary

R - Residential Existing

R - Residential (Phase 1)

R - Residential (Phase 2)

R - Residential Infill

WC - Village Centre

BE - Business & Enterprise

T - Tourism

CF - Community Facilities

PU - Public Utility

OS - Open Space/Recreation & Amenity

TI - Transport Infrastructure

Water/Rivers/Streams

Indicative Paved Road

Constrained Land Use

Architectural Conservation Area

Opportunity Site

Policy Objective (see details below)

**Policy Objectives**

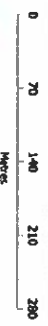
SSOV 2 Indicative access point for development

SSOV 10 Indicative Detail Road

SSOV 11 An Spidéal Damhane

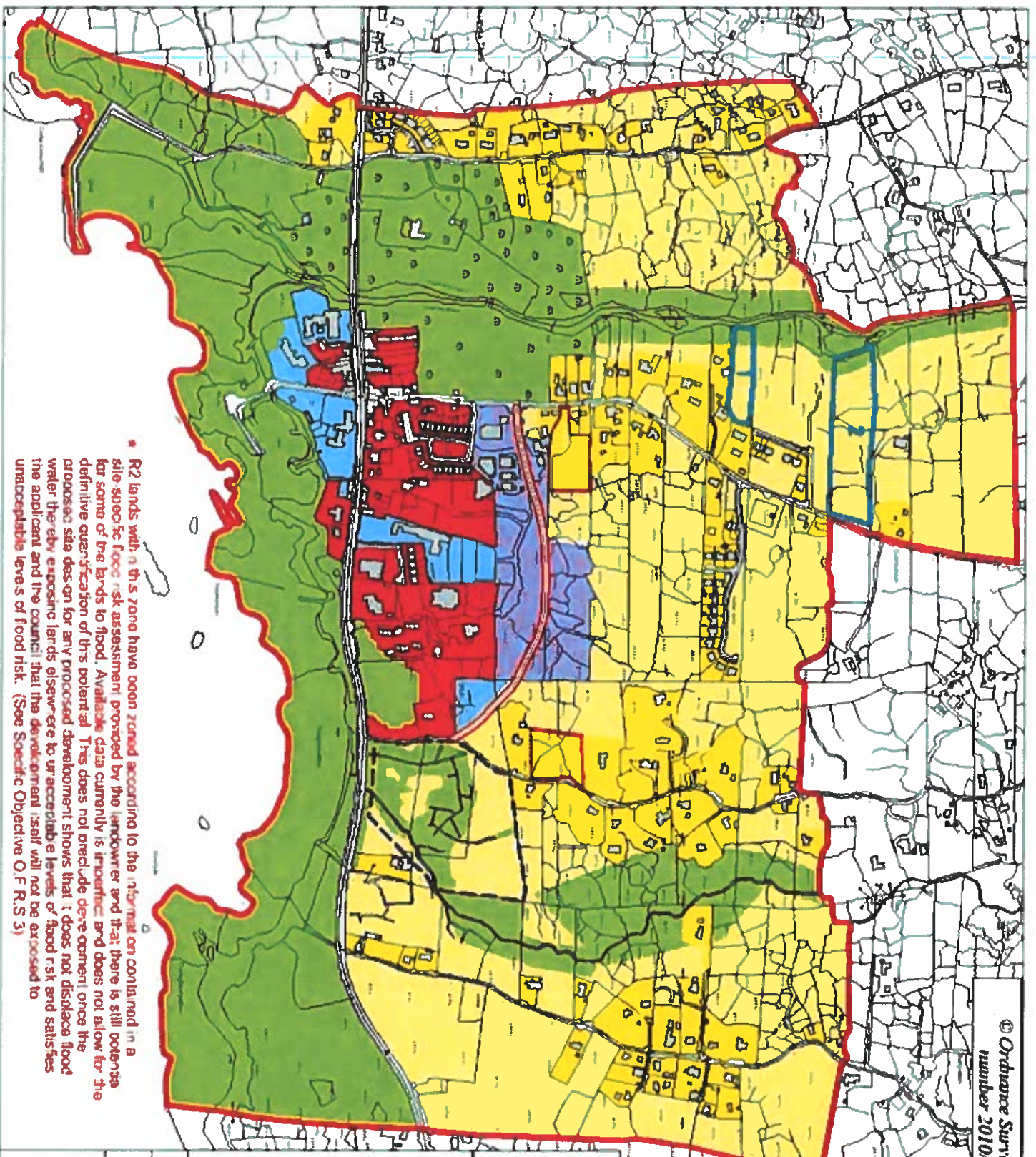
**Galway County Development Plan  
2022-2028**

**Small Growth Village  
An Spidéal  
Land Use Zoning Map**



Comhairle Chontae na Gaillimhe  
Galway County Council

Galway County Council 2022/2028, June, 090  
1. Opened Survey, Issue 1, 2021



**Note:**  
 This map should be read in conjunction with Map 7.3 Specific Objectives, Map 7.4 Flood Risk Management and with the policies, objectives and guidelines contained within the Local Area Plan, including those in relation to land use management and zoning in Section 7.

- Zoning Legend**
- Plan Boundary
  - Residential
  - Residential (Phase 1)
  - Residential (Phase 2)
  - Village Centre
  - Industrial & Enterprise
  - Community Facilities
  - Recreation & Amenity
  - Transport Infrastructure
  - Relief Road
  - See Caval \*

Comhairle Coimrte Na Gaillimhe  
 Galway County Council

**Galway City Plan**  
 Amended 25th March 2013

Land Use Zoning An Speisiall	Scale: 1:5000
Date: March 2013	No: 149

\* R2 lands with a this zone have been zoned according to the information contained in a site-specific flood risk assessment provided by the landowner and that there is still potential for some of the lands to flood. Available data currently is insufficient and does not allow for the definitive reclassification of the potential. This does not preclude development once the proposed site does on for any proposed development shows that it does not displace flood water thereby exposing lands elsewhere to unacceptable levels of flood risk and satisfies unacceptable levels of flood risk. (See Specific Objective O.F.R.S.3)