

The following Variation to Galway City Development Plan 2017-2023 was made on the 19th October 2020, in accordance with Section 13 of the Planning and Development Act 2000 (as amended).

Variation No.5 - To align the Development Plan with the National Planning Framework (NPF), Regional Spatial Economic Strategy (RSES) and Galway Metropolitan Area Strategic Plan (MASP) and to incorporate the Galway City Council Climate Adaptation Strategy.

Amend Development Plan Text

Replace references to the National Spatial Strategy (2002–2020) (NSS), to **Project Ireland 2040 including the National Planning Framework 2040 (NPF)**.

Replace references to the Regional Planning Guidelines (RPGs), to **the Regional Spatial & Economic Strategy (RSES) including the Metropolitan Area Strategic Plan (MASP)**.

Insert in Preface – Strategic Policy Framework

This variation shall be read in conjunction with the existing Galway City Development Plan 2017-2023 and shall prevail in case of any conflict between it and existing policies and specific objectives.

The National Development Plan and the National Spatial Strategy (2002–2020) (NSS) has been superseded by Project Ireland 2040 including the National Planning Framework 2040 (NPF). The Regional Planning Guidelines (RPGs) have been superseded by the Regional Spatial & Economic Strategy 2020-2032 (RSES). The RSES includes a Metropolitan Area Strategic Plan (MASP) 2020-2032 for Galway City and Metropolitan area. The NPF/RSES/MASP is the statutory framework for planning at national and regional level and the city development plan reflects and aligns with this hierarchy.

Chapter 1: Introduction and Core Strategy

Amend Strategic Goal

Enable the city to fulfil its role as a ~~National Gateway~~ an **NPF designated Regional City**, a regional centre and contribute to the economic recovery through the provision of balanced and sustainable economic opportunities for growth, innovation and investment across all employment sectors and allow the role of the ~~Gateway City and Metropolitan Area~~ **City and Metropolitan Area** to harness the strengths and maximise the economic development for the whole West Region.

Amend Section 1.4 Core Strategy – Galway City

~~National Spatial Strategy 2002–2020 (NSS)~~

~~The NSS sets out a planning framework for the future sustainable development of Ireland. It proposes a more balanced pattern of population, employment and physical development between regions. It advocates the continued support of development in the Greater Dublin Region but with a focused development in the nine Gateway Cities and nine Hub Towns. Galway has been identified as a Gateway having the characteristics and critical mass that can facilitate the national objectives and sustain and drive the wider regional economy of the west. This approach was reaffirmed in the *Update and Outlook NSS* (October 2010) but owing to recent economic, societal and demographic changes, the DECLG in 2013 advised that a comprehensive review of the NSS was intended. This review is still awaited, in the interim the NSS still remains the national policy on spatial planning.~~

Project Ireland 2040 - National Planning Framework 2040 (NPF)

Published in February 2018, the NPF is the strategic planning framework for the future sustainable development of the country to 2040. It proposes the focused development of the four Regional Cities as viable urban centres of scale which can act as alternatives and a counterbalance to the continued growth of Dublin and its surrounding region and act as drivers of growth for their respective wider regions. Galway has been designated as a Regional City and together with the Metropolitan Area has the characteristics and capacity to deliver the national strategic outcomes of the NPF which include sustainable city living, a strong economy, enhanced quality of life and reduced carbon footprint. The NPF envisages the population of Galway City and Suburbs to grow by between 40,000 - 45,000 people by 2040 which is an increase of almost 55%. It also targets half of the homes to accommodate this population increase to be located within the existing built footprint on lands which include key regeneration/brownfield sites, infill sites and underutilised lands at locations that are well served by existing and planned public transport will support compact growth and population targets for the city.

The NPF is supported by the *Implementation Roadmap for the National Planning Framework (July 2018)*. It sets out a programme for the implementation of the NPF and includes transitional population projections at Regional and County level to inform development plans.

The NPF is underpinned by the National Development Plan (NDP) which sets the framework for national capital investment to 2027. Additionally an Urban Regeneration and Development Fund (URDF) has been put in place to support the objectives of the National Planning Framework for the Regional Cities and their Metropolitan Areas and for a number of large towns.

Regional Planning Guidelines West Region (RPGs) 2010-2022

The NSS has been implemented at regional level through the Regional Planning Guidelines (RPGs). The RPGs provide a broad planning framework at regional level and reflect the objectives of the NSS. With respect to Galway City this means that the guidelines support the role of the Gateway and acknowledge the role of the city as a key economic driver for the West Region. The RPGs, based on the NSS regional population projections, aim to concentrate population in the Galway Gateway and have included for a targeted population of 98,700 for the city by the year 2022.

Regional Spatial and Economic Strategy 2020-2032 (RSES)

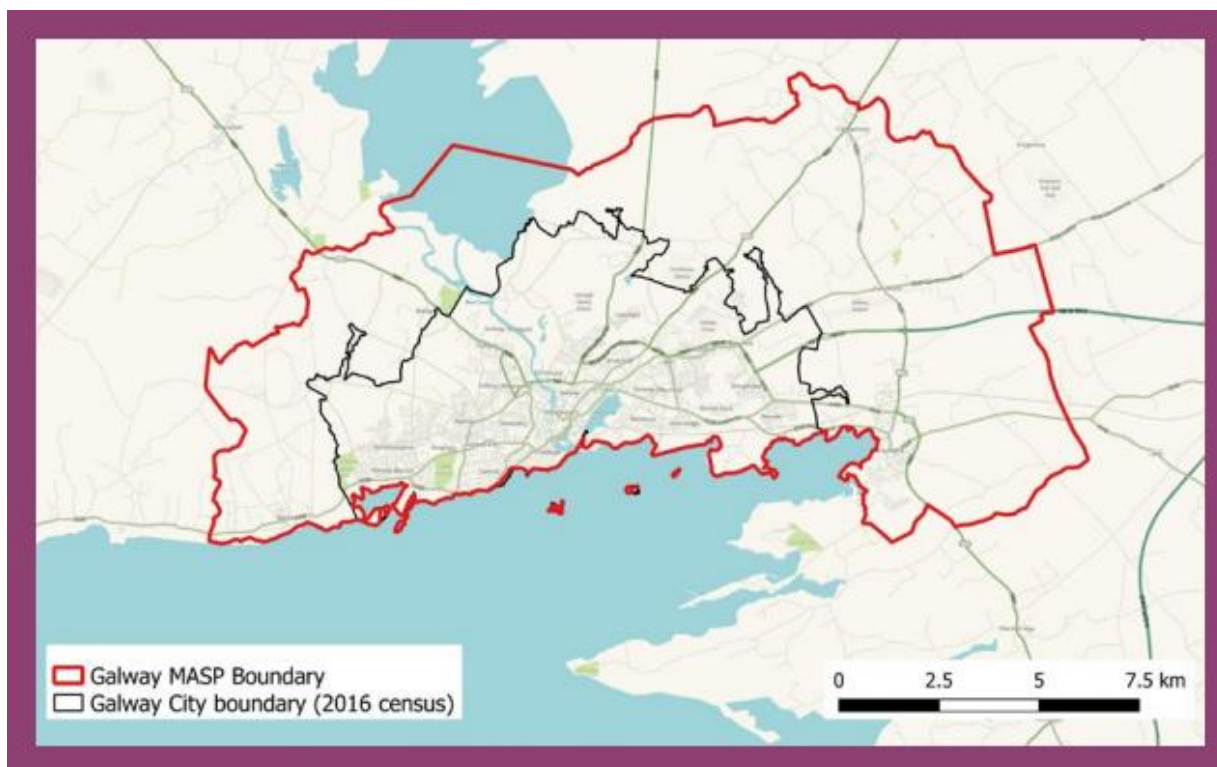
This RSES provides a high-level development framework for the Northern and Western Region to support the implementation of the National Planning Framework (NPF) and the relevant economic policies and objectives of Government. It sets out a settlement hierarchy for the region, including key target locations for population and employment growth. It includes a range of Regional Policy Objectives which supports future investment in infrastructure and services and which align with the spatial framework of the NPF.

It establishes Galway as the largest regional urban centre. It recognises the primacy of the city in the settlement hierarchy of the Northern and Western Regional Assembly (NWRA) area. It also acknowledges the significant influence that the city exerts on much of the western part of the region in developing the economy and in improving competitiveness. Reflecting this influence and as required by the NPF, the RSES includes a Metropolitan Area Strategic plan for Galway. A key sustainability element of the RSES and MASP is to deliver growth in a compact form with an objective to locate at least half of all new homes that are targeted, within the city footprint of the MASP. The redevelopment of key regeneration/brownfield sites in the city and development of infill sites and underutilised lands at locations that are well served by existing and planned public transport will support compact growth and population targets for the city.

Insert in Section 1.4 Core Strategy – Galway City

Galway Metropolitan Area Strategic Plan (MASP)

There is a requirement under the National Planning Framework for a Metropolitan Area Strategic Plan (MASP) for Galway to be developed and implemented as part of the Regional Spatial and Economic Strategy. The MASP area includes Galway City and its environs and the county settlements of Bearna, Oranmore and Baile Chláir (see map). The MASP is a strategic planning framework which identifies Strategic Growth Areas and opportunities for regeneration. It identifies key infrastructure, services and facilities that will be required to support sustainable city growth and regeneration. It sets out how the NPF population targets can be met in accordance with the principles of sustainable development with the aim to deliver compact growth. The population targets set out in the MASP are for the Galway MASP area to grow by 27,500 to 2026 and by a further 14,500 to 2031.



Extract from the Galway Metropolitan Area Strategic Plan

For the city and suburbs, the population targets set out in the MASP are to accommodate 23,000 persons to 2026 and a further 12,000 persons to 2031, to be substantially delivered within the existing built-up footprint.

The MASP, on review of relevant city, county and local area plans, affirms that the NPF population targets can be adequately provided for on the current zoned lands within existing local level plans in the MASP area. It identifies Strategic Growth Areas which are part of the settlement and development strategy for the city and also includes county settlements within the metropolitan boundary.

Metropolitan Area Strategic Plan- Strategic Growth Areas
-Ardaun LAP Area
-Regeneration Lands at Ceant Station Quarter, Inner Harbour and Headford Road LAP area
-Consolidation of the existing neighbourhoods of Knocknacarra, Ragoon, Castlegar and Roscam
- Murrough LAP Area
Within the Galway County Council Administrative area of the MASP, Baile Chláir, Bearna, Oranmore and Briarhill are identified to accommodate a portion of the MASP population growth targets.

Section 1.5 Population, Households and Housing Targets

Amend Table 1.1 as follows:

Table 1.1 CSO Records and NSS NPF/RSES Population Targets and Household Projections

	Year	Population	Average Household Size	No. of Households
CSO Census	2011	75,529	2.72	27,776
RPGs Targets	2016	88,500	2.72	32,536
RPGs Targets	2022	98,700	2.72	36,286
CSO (City & Suburbs)	2016	79,900	2.72	29,388
RSES/MASP (+23,000 City & Suburbs)	2026	102,900	2.72	37,831
RSES/MASP (+12,000 City & Suburbs)	2031	114,900	-	-

Insert in Section 1.5 Population, Households and Housing Targets:

The National Planning Framework sets out a targeted pattern of growth for Galway City and Suburbs to 2040 of between 40,000 - 45,000 people. Specific population targets for Galway City are set out in the RSES and MASP. The target for the city is to reach a population of 102,900 by 2026, that is an increase of 23,000 people from the Census 2016 City and Suburbs Population of 79,900. Longer term to 2031, the target for the city is to grow by a further 12,000 to 114,900 population.

It is estimated based on the RSES/MASP population targets, that the increase in the number of households in Galway City from 2016 to 2026 would be in the order of 8,443 (See Table 1.1). This is taking the census records of 2011 households as the baseline and adopting the average size of city households then at 2.72 to be constant from 2011 to 2026. The current Development Plan estimates a potential housing yield to 2023 of 9093 units based on residential land availability. These estimates indicate sufficient capacity for the Development Plan period 2017–2023. It is therefore considered that the Core Strategy and policies and objectives of the Plan is consistent with the National Planning Framework Policy the Regional Spatial and Economic Strategy and the Metropolitan Area Strategic Plan.

As part of the review of the Development Plan which will commence in January 2021, a 'Housing Need Demand Assessment' (HNDA) will be undertaken in order to correlate and accurately align future housing requirements. It will consider current household sizes and demand for a range of suitable housing types. The HNDA will inform land use and housing policies. In addition, a Density and Building Height Study for the city will also be carried out in accordance with the requirements of SPRR1 of the Urban Development and Building Heights, Guidelines for Planning Authorities (2018)¹, which will support sustainable densities within the city and inform the development and settlement strategy.

Chapter 2 Housing and sustainable neighbourhoods

Amend Policy 2.2 Housing Strategy

~~Secure the implementation of the Housing Strategy 2017-2023, which has been informed by the Core Strategy, by ensuring~~ **Ensure** that sufficient suitable lands are zoned to meet the extent of housing needs identified ~~in the Strategy~~ in accordance with the ~~NSS and Regional Planning Guidelines~~ **National Planning Framework 2040 (NPF), the Regional Spatial and Economic Strategy (RSES) and the Metropolitan Area Strategic Plan (MASP)** targeted population for Galway City.

Insert in Policy 2.2 Housing Strategy

- Undertake a 'Housing Need Demand Assessment' (HNDA) in order to correlate and accurately align future housing requirements. The HNDA will inform land use and housing policy.
- Undertake a Density and Building Height Study for the city which will support sustainable densities within the city. The study will be undertaken in accordance with SPRR1 of the Urban Development and Building Heights, Guidelines for Planning Authorities (2018).

Chapter 5: Economic Activity

Amend Strategy

Support and facilitate the sustainable economic development of Galway as **an NPF designated Regional City and Metropolitan Area within the Northern and Western Regional Assembly area Gateway for the West Region.**

Chapter 8 Built Heritage and Urban Design

Insert in section 8.8 Specific Objectives

Undertake a Density and Building Height Study for the city. The study will be undertaken in accordance with SPRR1 of the Urban Development and Building Heights, Guidelines for Planning Authorities (2018).¹

¹ SPRR 1 states that *in accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.*

Chapter 9 Environment and Infrastructure

Amend Section 9.2 – Climate Change Resilience

~~In the future and subsequent to the publication of national guidelines, it is anticipated that a climate change adaptation strategy will be prepared for the city having regard to the EPA Local Authority Adaptation Guidelines, (2016), for climate change.~~

Galway City Council adopted its Climate Adaptation Strategy 2019-2024 on the 9th September 2019. This Strategy is a requirement under the National Adaptation Framework 2018. It sets out strategic priorities, measures and responses for adaptation as required by the Climate Action and Low Carbon Development Act 2015. The strategy is based on four main themes including (i) critical infrastructure and buildings, (ii) natural and cultural capital, (iii) water resources and flood risk management and (iv) community services. It includes a range of actions under each theme, to be implemented over the period of the Strategy in partnership with the Climate Action Regional Office (CARO) and key stakeholders.

Policy 9.2 –Climate Change Resilience

~~Support the implementation of the National Climate Change Adaptation Framework, 2012.~~

Support the implementation of the Galway City Council Climate Adaptation Strategy 2019-2024.