

8th September 2025

Galway County Council,
County Hall, Prospect Hill,
Galway,
H91 H6KX.

Re: Adopted Gort Local Area Plan 2025-2031

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Gort Local Area Plan 2025-2031 (the Local Area Plan) by the members of Galway County Council (the Planning Authority) on 29th July 2025. The Office also acknowledges receipt of your letter of 5th August 2025, further to section 31AO(5) of the Planning and Development Act 2000, as amended (the Act). The Office has reviewed the adopted plan in accordance with the legislative requirements set out in section 31AO of the Act.

The Office commends the Planning Authority's progress and engagement throughout the Local Area Plan process including the additional changes to improve the integration of proposals for Town Centre and Opportunity Sites, delivery for regeneration projects and active travel proposals including the inclusion of changes to the sustainable modal share targets and integration of a car and cycle parking review to the Gort Local Transport Plan at adoption stage.

The Office also welcomes the Planning Authority's commitment to a county wide review of Infrastructure Assessments to include further details such as housing density and potential housing yield. Furthermore, the Office welcomes the Planning Authority's commitment also to complete a housing capacity review of Town Centre/Mixed use of settlements such as Gort, as well as to undertake a review of employment lands, inclusive of land uptake and availability for the county, similar to the draft table included within the Chief Executive's Report on the material alterations stage.

In relation to the Residential Phase 2 lands, where these form part of the consideration as part of a future Variation to implement the objectives of the NPF Implementation: Housing Growth Requirements (2025), the Office encourages the Planning Authority to

focus on serviced lands that are more centrally located closer to the services and amenities in the town centre and which can be more easily accessed by walking and cycling. Advanced liaison with Uisce Éireann will be important in this respect.

Careful consideration and monitoring will also be required to ensure that the decision to rezone lands from Existing Residential and Residential Phase 1 and 2 to Town Centre and Agriculture (MA 33, MA 34 and MA 42) does not undermine the development of adjacent residential zoned lands in a coordinated and sustainable manner.

In conclusion, the Office welcomes the adoption of the Gort Local Area Plan 2025-2031 and looks forward to continued engagement with Galway County Council in the implementation of national and regional policy at the local level.

Is mise le meas,



Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluations

Designated Public Official under the Regulation of Lobbying Act 2015
