



Oifig an
Rialaitheora Pleanála
Office of the
Planning Regulator

7th April 2026

Senior Planner,
Planning Department,
City Hall,
College Road,
Galway,
H91X4K8.

Re: Proposed Variation No. 3 to the Galway City Development Plan 2023-2029

A chara,

Thank you for your authority's work on preparing the Proposed Variation No. 3 (proposed Variation) to the Galway City Development Plan 2023-2029.

As Galway City Council (Planning Authority) is aware, a key function of the Office of the Planning Regulator (Office) is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation pursuant to Part 3 of the Planning and Development Act 2024 (Act) and its functions under section 546 and this submission has been prepared accordingly.

Recommendations issued by the Office further to section 58(9) of the Act relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government. As such, planning authorities are requested to implement or address any recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Observations issued by the Office pursuant to section 546 of the Act may take the form of a request for further information or justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are considered necessary to ensure alignment

with policy and legislative provisions. Planning authorities are requested by the Office to action an observation.

A submission can also include advice on matters that the Office considers would contribute positively to the proper planning and sustainable development of the area. Planning authorities are requested by the Office to give full consideration to the advice contained in a submission.

On adoption of the Variation, the Office will assess it in accordance with the statutory framework in section 63 of the Act.

Overview

The Office welcomes the Planning Authority's strategy and overall approach in response to the NPF Implementation: Housing Growth Requirements (2025) (Housing Growth Guidelines) and notes the revision of the core strategy estimating further provision of 5,000 new homes on 89 hectares of new Residential zoned lands in Galway City within the proposed Variation.

The Office welcomes the approach to release a number of strategic sites, particularly noteworthy is the inclusion of a 34-hectare lands at Murrough, which were previously unzoned with the potential to provide up to 2,500 new homes to the south-east of the city. This is a strategically located landbank with the potential for transport-oriented development aligned to the provision of a future train station at northern section of Murrough Lands. The development of these lands will, however, require careful and active management by the Planning Authority, particularly in relation to infrastructure delivery and environmental management, and the submission makes two recommendations below in relation to these matters (Recommendations 1 and 4).

The Office also commends the Planning Authority's sequential approach to upgrading nine Residential 2 zonings to Residential 1 as part of the proposed Variation.

The proposed Variation also incorporates the Ardaun Local Area Plan 2018-2024 lands which has the potential to provide 4,640 residential lands at Ardaun, which offers a key opportunity to provide housing at scale in Galway and is to be welcomed. The inclusion of a new specific objective to reserve lands for primary and secondary educational uses in the area will also ensure that the needs of future residents are anticipated and planned for.

The Office is satisfied that the proposed Variation has taken due account of the Housing Growth Guidelines. It also notes the accurate inclusion of the revised annual Housing Growth Guidelines, the extent of additional lands proposed, and the estimated additional unit yield within the background documentation. However, this information has not been carried through to the revised core strategy table or the new Housing Growth Requirement Table within the proposed Variation. Accordingly, the Office recommends that the revised core strategy Housing Growth Requirement Table be amended to reflect this information clearly and consistently.

While the Office is satisfied the proposed Variation has taken due account of the Housing Growth Guidelines and notes the accurate provision of the new annual Housing Growth Guidelines, the quantity of additional lands proposed and estimated additional units within the background to the proposed Variation, this key information has not been transferred into the revised core strategy table and the Housing Growth Requirement Table within the proposed Variation. Therefore, the Office is recommending the revised core strategy table for Housing Growth Guidelines is revised and duly clarified.

Furthermore, the Housing Growth Guidelines clearly state that planning authorities should undertake a Settlement Capacity Audit (SCA). This audit should inform the proposed Variation by identifying zoned serviced and serviceable lands. However, the Planning Authority has not included an SCA with the proposed Variation to demonstrate that the proposed new residential lands are readily available for development. As such, the Office recommends that an SCA be undertaken to ensure that zoning and supporting infrastructure are aligned to facilitate housing delivery in the short to medium term.

The Office welcomes the emerging strategy which focuses on four key elements reflective of the diverse spatial opportunities and challenges of Galway's role as a city in the Northern Western region. In particular, the Office welcomes focus on the city centre at new regeneration and opportunity sites, including the identification of the A65 City Hall zoning with a further range of mixed uses and improved connections to the city centre, and also an extension to the A66 Sandy Road site to enable better connectivity particularly for active travel which will assist the Planning Authority in the delivery of a large supply of city centre housing in partnership with the Land Development Agency (LDA).

The Office also fully supports the Planning Authority's second key approach in relation to infill densification at inner suburban and public transport adjacent locations, noting further

clarity on policy objectives relating to quality design, respect for local character and residential amenity at Sustainable Neighbourhood and Residential Densities (Sections 3.3 – 3.7) in the proposed Variation. The Office acknowledges new inclusions at Section 3.6 referring to local guidance Galway Urban Density and Building Height Study (2021), as well as highlighting the commitment to developing a citywide architectural framework policy.

While also welcoming the inclusion of policy amendments throughout to reflect the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) (Compact Settlements Guidelines), the Office however notes that the proposed Variation policy amendment A22 at Policy 3.3 Sustainable Neighbourhood Concept, does not include the most recent version of new Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025) and therefore the Office recommends this should be rectified.

The third element of the Planning Authority's Housing Growth Guidelines implementation strategy focuses on greenfield zoning. The Office acknowledges the merit of the majority of the proposed new residential zonings. However, it considers that greater clarity and direction are required in relation to the strategic sites at Murrough, Ardaun and Rosshill to better support their development and the delivery of sustainable communities in Galway.

The Office does however have concerns in relation to two newly proposed residential zonings at the Merlin Lands and Circular Road East sites. In particular, the Office considers that the proposed changes from Natural Heritage and Recreation and Amenity zoning would result in the loss of significant strategic open space, without sufficient evidence of need or clear strategic justification. Accordingly, the Office recommends that neither site be zoned for new residential development through this variation process.

Finally, in terms of the longer term vision, while the Office acknowledges the Planning Authority's proposals to carry out two statutory Area Plans for Castlegar and Doughiska, the Office recommends certain measures to provide greater certainty regarding the future development of these lands.

The Office has also made a number of recommendations relating to transportation and coastal change risk and management for the Planning Authority to address.

The submission below has been prepared to provide a strategic level input to your authority in finalising the proposed Variation. It is within this context the submission below sets out five (5) recommendations under the following themes:

Key theme	Recommendation	Observation
<u>Implementation of the Housing Growth Requirements</u>	<u>Recommendation 1</u>	-
<u>Delivering sustainable communities and compact growth</u>	<u>Recommendation 2</u>	-
<u>Residential lands and loss of strategic open spaces</u>	<u>Recommendation 3</u>	-
<u>Integration of transport and land use planning</u>	<u>Recommendation 4</u>	-
<u>Coastal change risk and management</u>	<u>Recommendation 5</u>	-

1. Implementation of the Housing Growth Requirements

The Office acknowledges and accepts the Planning Authority’s overall approach and response to the Housing Growth Guidelines. It is noted that a new background section on the Housing Growth Guidelines and specific Housing Growth table has been included at A7, Housing Target for the core strategy. However, key information in the background paper has not been transferred into the proposed Variation including the total Housing Growth Guidelines requirement figure for Objective 1 and separately the additional provision by hectares for Objective 2. Furthermore, while Table 2 of the background report clearly identifies the quantity of additional lands proposed in the variation as 89 hectares and potential for 5,006 additional units, this also has not been transferred into Housing Growth Requirement Table within the proposed Variation.

As such, the Office recommends in the interests of transparency, that key information highlighted above should be identified within the revised core strategy table or the Housing Growth Requirement Table included in the A7 policy amendments as part of the proposed Variation.

Section 2.4 of the Housing Growth Guidelines Tiering and Phasing of Land indicates that planning authorities should undertake a SCA to identify zoned serviced/serviceable lands with residential development potential, specifying enabling infrastructure for example

wastewater network or treatment infrastructure, energy infrastructure, roads or public transport capacity and in the case of enabling social infrastructure, schools provision and community facilities.

While the Office notes a Zoning table has been included, and strategic information presented in the MKO Report, no specific SCA has been provided within the proposed Variation identifying infrastructure analysis for 14 residential zonings (including Murrough A55 and Ardaun A61) which includes the requirements set out in the Housing Growth Guidelines. Therefore, the Office recommends that the Planning Authority prepares a detailed SCA for all additional lands being released for housing, including details of the site warea (ha), housing capacity / yield (units), and infrastructure capacity/ constraints.

Recommendation 1 – Implementation of the Housing Growth Requirements

In order to ensure clarity within the core strategy and the implementation of the NPF Implementation: Housing Growth Requirements (2025) (Housing Growth Guidelines), and having considered the following:

- the Housing Growth Guidelines, including policy objectives 1, 2 and section 2.4 to incorporate the objectives of the Housing Growth Guidelines into development plans;
- NPO 101, NPO 102, and NPO 103 of the National Planning Framework First Revision (2025) to consider the serviceability of land zoned for development;
- the Development Plans, Guidelines for Planning Authorities (2022); and
- the Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025),

the Planning Authority is recommended to:

- (i) revise the core strategy to identify the quantity of additional lands proposed for zoning (89ha) and the estimated housing units (5006) and clarify Objectives 1 and 2 by identifying the Housing Growth Requirement figure and new additional provision separately within the Housing Growth Requirement Table of the proposed Variation at A7 policy amendment;

- (ii) provide a Settlement Capacity Audit (SCA) to include an assessment of all new Residential 1 zonings including those previously zoned as Residential 2, Tier 2, unzoned;
- (iii) provide details on the quantum (ha), density and housing yield (units) of each new Residential 1 zoning within the SCA; and
- (iv) identify and review the serviceability of each zoning including accessibility to water and wastewater infrastructure, roads and public transport infrastructure, energy infrastructure and availability of social infrastructure including school and community provision as set out in section 2.4 of the Housing Growth Guidelines.

2. Delivering sustainable communities and compact growth

While the Office supports the principle of a strategic residential zoning at the Murrough (A55), the Office notes that the proposed Variation releases 34 hectares of additional housing lands that require the implementation of significant infrastructure requirements including an over rail bridge connection to the southern portion of the site to link into the wider road and pedestrian networks, a dual track rail line and commuter rail stop north of the railway line, a new linear coastal amenity and flood defence, active travel links including east/west greenway as well as water and wastewater provision.

The Office acknowledges that the Planning Authority has introduced Policy Amendment A43, which indicates an intention to prepare a Masterplan for the Murrough lands. However, the Office considers that this commitment alone does not provide sufficient certainty to demonstrate consistency with NPO 9 or the objectives of the Compact Settlements Guidelines. Given the strategic importance of the Murrough lands, and the need to ensure the timely and coordinated delivery of housing and supporting infrastructure, the Office is of the view that a high-level Concept Masterplan should be submitted as part of the proposed Variation. In the absence of such a framework, there is a clear risk that development may be delayed, fragmented or infrastructure-led in an uncoordinated manner, which could undermine compact growth objectives and materially compromise the delivery of housing in the short term. Accordingly, a high-level Concept Masterplan should be included as part of the proposed Variation, setting out a clear phasing strategy and an implementation plan for

the delivery of the critical infrastructure identified above, in order to reduce delivery risk and support the effective development of this strategic site.

The Planning Authority should also consider identifying and reserving lands for a primary school to accommodate future population integrated within the Masterplan and phasing plan to support the principle of 10-minute neighbourhood and sustainable mobility.

The Office notes the release of two adjoining sites at Rosshill, A56 and A57, which combined together have a potential yield of approximately 500 -700 residential units, and therefore given the quantum and assuming confirmation that the lands are readily deliverable the Office is also of the view that such lands would benefit from the provision and implementation of a high level masterplan approach, which includes further consideration of transport requirements as outlined further below.

The Office notes the release of two adjoining sites at Rosshill, Sites A56 and A57, which together have an estimated capacity of approximately 500–700 residential units. Given the scale of development proposed, and subject to confirmation that the lands are readily deliverable, the Office considers that these sites would benefit from a coordinated, high-level masterplanning approach. Such an approach should guide the comprehensive development of the lands and include appropriate consideration of transport and movement requirements, as outlined further below.

In relation to the longer-term vision and future provision of housing for Galway City, the Office acknowledges proposals to carry out two statutory Area Plans for the provision of 10-year guidance on land use, density and enabling infrastructure for Castlegar and Doughiska. The Housing Growth Guidelines, section 2.4 highlights the need to identify long term strategic and sustainable development sites/opportunity areas in order to give clear direction to future development locations in consultation with infrastructure providers. While the proposed Variation indicates that an integrated approach will be applied, the Office recommends that indicative timelines on the commencement of such plans is provided, along with a commitment to carry out full Infrastructure Capacity Assessment to inform detailed Masterplans/site development frameworks in close consultation with key prescribed bodies including National Transport Authority, Transport Infrastructure Ireland, Office of Public Works, Education Authority and Uisce Éireann in advance of residential lands being released in the future.

In relation to residential densities guidance, the Office welcomes the inclusion of the updated Compact Settlements Guidelines within key sections of the proposed Variation including the Housing Strategy, (A17) and Residential Densities (A20). Notwithstanding the above, the Office has noted that at policy amendment A22, sustainable neighbourhoods concept, the Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities (2023) has been included. This guidance was superseded by the Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025). As such, the Office recommends that this reference is updated at this section and any other relevant sections of the proposed Variation.

Recommendation 2 – Delivering sustainable communities and compact growth

In order to deliver compact growth and support the co-ordinated and sustainable development of communities, and having considered the following:

- NPO 8 and NPO 10 of the National Planning Framework First Revision (2025) (NPF) and RPO 3.1, RPO 3.2 and RPO 3.62 of the RSES to deliver compact growth;
- NPO 45 of the NPF to increase residential density in settlements;
- NPO 17 and NPO 43 of the NPF for provide for balanced, proportionate and sustainable growth, regeneration and renewal, and the alignment of investment in infrastructure, employment and supporting amenities and services;
- the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), (sections 4.2, 4.3); and
- the Planning Design Standards for Apartments, Guidelines for Planning Authorities (2025),

the Office recommends that the Planning Authority:

- (i) include a high level Concept Masterplan for Murrough Lands setting out key planning concepts (for example the 10 minute town), indicating key

infrastructure requirements including an over rail bridge, linkage to existing road and pedestrian networks, dual track rail line and commuter stop, active travel routes, water and sewerage infrastructure, reserved site for primary school and campus location, and identifying measures to manage environmentally sensitive sites, flood risk, coastal management and built heritage assets;

- (ii) also include a Phasing and Implementation Plan for the Murrough lands with indicative timelines with a commitment to carry out detailed engagement process with key prescribed bodies and stakeholders including the National Transport Authority, Transport Infrastructure Ireland, Office of Public Works, Uisce Éireann and the Department of Education to develop an Infrastructure Capacity Assessment;
- (iii) include a high-level Concept Masterplan for Rosshill Lands and amalgamate two residential zoning sites at A56 and A57 and Ardbaun A61 including the provision of a Phasing and Implementation Plan;
- (iv) revise and include indicative timelines for the commencement for the preparation of statutory area plans for Castlegar and Doughiska at policy objectives A44-46 and commitment to the preparation of Masterplans including the provision of an Infrastructure Capacity Assessment with key prescribed bodies and stakeholders including the National Transport Authority, Transport Infrastructure Ireland, , Office of Public Works, Uisce Éireann and the Department of Education; and
- (v) revise policy amendment A22 at Sustainable Neighbourhood Concept section 3.3, to omit reference to the Sustainable Urban Housing Design Standards for New Apartments Guidelines 2020 and replace with Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025.

3. Residential lands and loss of strategic open spaces

While the Office acknowledges and welcomes the majority of the new residential zonings included in the proposed Variation, the Office has concerns regarding the proposed change

of two sites from Natural Heritage, Recreation and Amenity (RA) to Residential (R) at A58 Merlin Lands and A67 Circular Road East.

The Office notes that the A58 Merlin Lands were previously subject to a Section 31 Ministerial Direction, which required the deletion of the residential zoning objective and the reinstatement of the Natural Heritage, Recreation and Amenity zoning. While the National Planning Framework First Revision (2025) (NPF) and the Housing Growth Guidelines necessitate the zoning of additional residential lands, the Office does not consider the Merlin Lands to be essential to the implementation of these revised policy requirements. Sufficient alternative lands have been identified and zoned for residential development as part of the proposed Variation, such that the inclusion of the Merlin Lands is not required to meet housing growth objectives.

The Merlin Lands are centrally located within a strategic green wedge adjoining Merlin Woods and are partially tree-covered, forming a clear component of the city's strategic green infrastructure network. Similarly, the proposed zoning at Circular Road East relates to a centrally located strategic green space, surrounded by established residential development and functioning as valued open space within the urban area. The justification for the rezoning of these lands has not been clearly demonstrated. In the absence of a strategic city-wide open space and green infrastructure assessment, the proposed loss of these lands for residential development would represent a piecemeal approach that risks undermining biodiversity, landscape character, and the strategic role of open space within the city.

Accordingly, the Office recommends that the Planning Authority reconsider these elements of the proposed Variation and revert both sites to their existing Natural Heritage, Recreation and Amenity zoning objectives. Any strategic review of the city's open space provision and green infrastructure network would be more appropriately undertaken in a holistic manner as part of the forthcoming Development Plan, through the Strategy for the Conservation of Natural and Built Heritage and the Strategy relating to Environment and Climate Change, in accordance with the provisions of the Planning and Development Act 2024.

Furthermore, the Office notes that neither site has been subject to specific assessment or identification of mitigation measures as part of the Strategic Environmental Assessment process, particularly in relation to the potential loss of habitat within, or adjoining, Merlin Woods and the loss of strategic open space and green infrastructure.

Recommendation 3 – Residential lands and loss of strategic open spaces

To ensure that green infrastructure and spaces are planned for and strengthened in Galway city in an evidence-based manner, and having considered the following:

- NPO 1 of the National Planning Framework First Revision (2025) (NPF) to ensure that all plans are subject to the relevant environmental assessment requirements including Strategic Environmental Assessment;
- NPO 82 and NPO 83 of the NPF for the protection and to strengthen the value of green and blue spaces infrastructure and to enable enhanced connectivity to a wider strategic network; and
- RPO 3.5 of the RSES for the identification, protection and development of quality green infrastructure,

the Planning Authority is recommended to;

- (i) omit proposed zoning objective A58 Merlin Lands from Natural Heritage, Recreation and Amenity (RA) to Residential (R);
- (ii) omit proposed zoning objective A67 Circular Road east from Natural Heritage Recreation and Amenity (RA) to Residential (R); and
- (iii) review the SEA and provide analysis, reasoning and mitigation relating to the loss of habitat, biodiversity, open spaces and green infrastructure at zoning objectives A58 Merlin Lands and A67 Circular Road.

4. Integration of transport and land use planning

While the Office notes and welcomes the Planning Authority's response to the Housing Growth Guidelines with the release of short term – medium term strategic residential zonings and acknowledges the future vision for long-term Strategic and Sustainable Sites / Opportunity Areas as required by the NPF through statutory area plans, it is important that an integrated approach to transportation and land use zoning is followed to ensure that future communities can access services and amenities by walking, cycling and public transport.

In this context, a Local Transport Plan will be important to inform the Masterplan for the 34 hectare site at Murrough lands with particular engagement with the National Transport Authority and other relevant prescribed bodies including Irish Rail due to the requirement to provide critical rail infrastructure and access to road and pedestrian networks. Furthermore, the Office notes there is a need to prepare a supporting Local Transport Plans at Ardaun and to inform and accompany the future statutory area plans for Castlegar and Doughiska.

Further to the review of considering a more comprehensive approach to new residential development in the Rosshill area, the Office recommends the Planning Authority ensures a comprehensive assessment of transport requirements and enabling works is provided at Objectives A56 and A57.

Recommendation 4 - Integration of transport and land use planning

To ensure the integration of land use and sustainable transportation, and having considered the following:

- NPO 107 of the National Planning Framework First Revision (2025) (NPF) and National Strategic Outcome 5 of the NPF to reduce car usage and increase the number of journeys taken by sustainable modes;
- NPO 93 of the NPF to improve air quality through integrated land use and spatial planning;
- RPO 3.6.8 of the RSES to reverse commuting to encourage increased and efficient use of resources and public transport;
- RPO 6.19 of the RSES to reduce dependency on fossil fuel powered vehicles;
- RPO 6.26 of the RSES to prepare and implement Local Transport Plans which shall encourage a travel mode shift from private vehicular use towards sustainable travel modes of walking, cycling and use of public transport; and
- the Climate Action and Low Carbon Development Act 2015, as amended, mandatory target to reduce greenhouse gas emissions by 51%, the Climate

Action Plan 2025 and associated actions including the National Sustainable Mobility Policy (2022) targets to reduce vehicle kilometres travelled per year and the National Investment Framework for Transport in Ireland (2021),

the Office recommends that the Planning Authority:

- (i) prepares a Local Transport Plan to inform the Murrough Masterplan in collaboration with the National Transport Authority (NTA) and other relevant stakeholders including Irish Rail which prioritises permeability of cycling and pedestrian routes to the Old Dublin Road and the provision of public transport;
- (ii) engages with the NTA and Irish Rail to agree a location, design and connectivity to the railway station at Murrough;
- (iii) revises section 10.26 Specific Objectives to include the need to prepare a supporting Local Transport Plan informed by GMATS at Ardaun;
- (iv) prepares Local Transport Plans to inform and accompany the future statutory Area Plans for Castlegar and Doughiska; and
- (v) ensures an appropriate assessment of transport requirements and enabling works is provided at Objectives A56 and A57 for the new residential zonings at Rosshill.

5. Coastal change risk and management

The Office notes advice from the Office of Public Works (OPW) that the coastline along the southern perimeter of the zoning at Murrough A55, is predicted to recede as shown on the OPW 2050 Erosion Line (ICPSS 2010-2014). The Office further notes that erosion maps were produced for existing conditions only and do not include for projected future changes in climate such as sea level rise, storm frequency or associated variations in erosion rates. The Planning Authority should therefore have regard to areas that may be at risk or vulnerable to coastal erosion or coastal change, including future changes associated with climate change.

It is recommended where coastal change is considered a particular risk that planning authorities undertake a Coastal Erosion Risk Management Study in consultation with OPW to assist in identifying areas that may be at risk or vulnerable to coastal erosion or change. Furthermore, it is recommended that statutory plans consider spatial policies to limit development in these areas identified, avoid intensifying the risk and facilitate managed retreat from the erosion areas.

In relation to the Murrough Lands A 55 ha, the OPW has advised that lands along the Western edge of the zoning maybe vulnerable to coastal wave topping on OPW coastal mapping, Detailed Shoreline Combined Wave Climate and Water level Conditions and the Shoreline Combined Wave Climate and Water Level Conditions. It should be further noted that these vulnerable areas could be located outside the flood zones and such areas which experience wave overtopping may be subject to flooding.

Recommendation 5 – Coastal change risk and management

To having regard to taking account of the effects of coastal erosion:

- NPO 53 of the National Planning Framework First Revision (2025) (NPF) to take account of the effects of coastal erosion and limit risks to communities and coastal ecosystems;
- NPO 54 of the NPF to support coastal zone management and the implementation of adaption responses;
- NPO 78 of the NPF to take account of the potential impacts of climate change on flooding and flood risk, in line with national policy regarding climate adaptation;
- the Report of the Inter-Departmental Group on National Coastal Change Management Strategy (2023); and
- the Office of Public Works (OPW) Coastal Mapping, Detailed Shoreline Combined Wave Climate and Water Level Conditions;

the Office recommends that the Planning Authority:

- (i) consider the merits of undertaking a Coastal Erosion Risk Management Study in consultation with the OPW;

- (ii) identify areas at risk from coastal erosion and in order to limit development in areas that might be subject to coastal change over the long term; and
- (iii) identify lands highlighted in OPW coastal mapping, east of Murrough zoning A55 which are vulnerable to wave overtopping.

The Planning Authority should consult with the OPW in addressing this recommendation.

Summary

The Office requests that your authority addresses the recommendations outlined above. As you are aware, the report of the Chief Executive of your authority prepared for the elected members under section 58(11) of the Act must summarise these recommendations and how the Chief Executive proposes they should be dealt with.

Where a planning authority makes a variation, it is required to notify the Office **within one week** of the decision to adopt the variation. Where an authority decides not to comply with any recommendations of the Office, then it shall inform the Office as soon as practicable and provide reasons for the decision not to so comply.

Your authority is also required to send the Office a copy of the Variation and any submissions made by the Minister, the relevant regional assembly and the National Transport Authority during the Variation preparation process.

Please be advised that planning authorities are also required to publish notice of the Variation within a week of the adoption, stating that a copy of the County Development Plan as varied will be available for inspection on a website and at a place specified in the notice no later than five weeks after the date of adoption.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through plans@opr.ie.

Is mise le meas,

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A handwritten signature in black ink that reads "AM O'Connor". The signature is written in a cursive style with a period at the end.

Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015

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