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RE: Galway CDP 2022-2028 – Pre Draft Public Consultation Submission.

To whom it may concern,

With reference to the Galway CDP 2022-2028 – Pre Draft Public Consultation we welcome the opportunity to make a submission at this early review stage of the County Development Plan.

We on behalf of our client would like to make a submission on the sustainable development of Claregalway / Baile Chláir. In our review of the Baile Chláir Local Area Plan 2005-2011 and the subsequent Variation No.2(b) of the Galway County Development Plan 2015-2021.

We note that there has been significant development in the town along the R381 as it runs southward out of town. There has been a large number of residential properties in the form of medium sized housing estates added to the east and in particular to west of the R381, forming a ribbon of development along this main artery feeding into the town. This ribbon of development ends with the creation of the Claregalway Corporate Park, and Coláiste Bhaile Chláir to the east of the R381.

This development bodes well for the future of Baile Chláir and the sustainable settlement of the town, ensuring the preservation and growth of a valued Gaeltacht Area.

It is our view that to ensure the continued growth of Baile Chláir the 2022-2028 Development Plan needs to allow a sufficient quantum of land be allocated for residential (phase 1) development.

The lands to the north east of the town would appear to be unsuitable for residential development due to the flood risk associated with the nearby River Clare which arch's to the south and then to the east.

There is potential for the Land Use Zoning plan boundary to be expanded to the west on the northern side of the N83 but this land would lend itself more to an extension of the Village Centre rather than Residential.

Most of the suitable land for residential development is currently zoned Residential (phase 2) and would require the development of existing Residential (phase 1) lands before it becomes available.

Directors
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John Mitchell
Coli O'Donoghue

Associates
Thomas Russell
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It is our view that the area that has seen the most residential development over recent years, the ribbon of development along the R381 is the most suitable land to provide the required quantum of residential (phase 1) land to ensure the sustainable growth of the town. We believe the Land Use Zoning plan boundary should be expanded to the west and to the south of the R381. This will help create a secondary hub subordinate to the village centre but cloistered around the Business Park and Secondary school.

I hope these comments and this submission is of assistance to you in the drafting of the 2022-2028 County Development Plan. If you have any queries, please feel free to contact me.

Yours sincerely,



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For DMOD Ltd.

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