



Northern & Western Regional Assembly  
The square  
Ballaghaderreen  
Co. Roscommon  
22nd February 2021

Planning Department,  
City Hall,  
College Road,  
Galway,  
H91 X4K8.

**RE: Submission on Strategic Issues Paper for proposed Draft Galway City Development Plan, 2023 – 2029**

Dear Senior Planner,

I refer to your notification on 8<sup>th</sup> January 2021 of the intention to review the existing Galway City Development Plan 2017-2023 and to prepare a new Galway City Development Plan 2023–2029.

The Northern and Western Regional Assembly commend Galway City Council on the publication and format of the Issues Paper. It is a compact and informative document that sets out the process clearly and succinctly informs the public on many of the questions that need to be addressed.

Upon publication of the Draft Plan it will be necessary for the NWRA to make a submission in accordance with Section 27A of the Planning and Development Acts. The Planning and Development Act 2000, as amended, requires that the Planning Authority ensure, when making or varying the Development Plan, that it is consistent with the Regional Spatial and Economic Strategy for the area of the plan, thus enabling full alignment between local, regional and national planning policy. It is noted that Galway City Council has clearly outlined this in the issues paper.

It is the role of the Regional Assemblies to provide leadership and to identify regional development objectives and coordinating initiatives that support the delivery and implementation of national planning and economic policy. This is primarily achieved through the preparation and implementation of Regional Spatial and Economic Strategies (RSES) that are bespoke to the region and which implement and amplify the National Policy Objectives and National Strategic Outcomes of the National Planning Framework (NPF). The Northern and Western Regional Assembly adopted

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the Regional Spatial & Economic Strategy 2020 – 2032 (RSES) for the Northern and Western Region in January 2020. The Strategy along with companion documents is available on our website [www.nwra.ie/rses](http://www.nwra.ie/rses)

The RSES is of particular relevance to Galway City, being the premier growth driver and the only Metropolitan area within the N&W region. The RSES is crafted on the principle that it wants to work collaboratively to deliver effective regional development for all our communities, focusing on functionality and regardless of administrative boundaries. This means that we need to understand catchments and their potential and to enable the spatial development opportunities specific to each of the sub-regions (Rf Fig 2 of the RSES).

Metropolitan planning is increasingly becoming a driver of regional development. One of the central tenets of the RSES is to promote the Galway MASP as an economic driver for the Region. The MASP itself straddles the County and City areas and its influence extends into much of the wider region. The health and education footprint of Galway MASP is national and the supply chain network around metropolitan Galway is international. The



The incorporation of the MASP and it's objectives into the Draft City Development Plan will be a challenge but it presents the Local authority an enviable opportunity.

The RSES has been responsive to trends (e.g. urbanisation, digitisation and globalisation) whilst also interpreting risk (e.g. climate, global economic challenges, future of work and population health outbreaks like Covid-19) by connecting our plans to the Sustainable Development Goals, the EU Growth Strategy (including the EU Green Deal) and the National Strategic Outcomes (NPF). The issues paper advertises these trends and risks coherently. At its core the RSES recognises the weak urban infrastructure in our region and that this region has not prospered as well economically when compared to the other two regions of Ireland. This is as evidenced by reclassification of the region by the European Commission from a 'More Developed Region' to a 'Transition Region' for the Post 2020 (2021-2027) funding period – see also a recent publication 'A Region in Transition: The Way Forward' published by the NWRA available at <https://www.nwra.ie/news/region-in-transition-the-way-forward/>

Our RSES is responding by adopting a clear strategy that delivers key business elements known to inform their location of choice namely:

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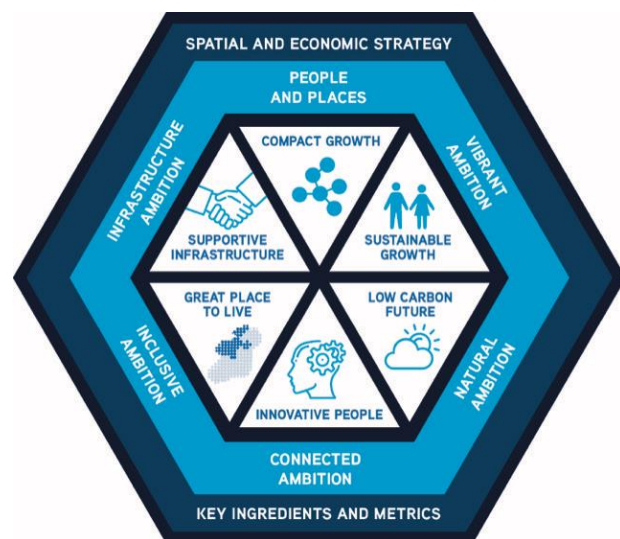


1. Development of compact urban centres with critical mass in population; encouraging the revitalisation of urban areas and regeneration of urban cores.
2. Provision of connectivity and access (including national and international), enabled by physical and technology infrastructures with capacity resilience and quality especially post-Brexit.
3. Establishment of competitive, smart and integrated public transport networks within and between cities and urban areas.
4. Nurturing of world-class infrastructure and competitive services with capacity, resilience and quality.
5. Growing our third level infrastructures, access to skills and research, development and innovation.
6. Availability of property solutions – including ‘ready-to-go’ commercial properties, ‘landing spaces’, co-working spaces and flexible property solutions and affordable housing.
7. Co-location or dynamic clustering, enabling connectivity and linkages within and between suppliers and purchasers, between enterprises and Higher Education Institutes (HEIs).
8. Development of quality of life factors and sense of Place, including harnessing the social, and cultural dimensions of the living experience of communities, including the unique social, linguistic and cultural dimensions of our Gaeltacht communities.

**Growth Framework:** The strategy has introduced the concept of a Growth Framework that links strategic and operational challenges with prioritised capital interventions. The Framework will be the basis for determining metrics, linking with National Strategic Outcomes and assessing the region’s actual contribution to the Sustainable Development Goals.

The Growth framework incorporates ‘Five Growth Ambitions’ that define each priority and how they are mutually complementary with a focus on ‘People and Places’.

Our Vision is for a region that is smarter, greener, more specialised and connected, with a stronger and more compact urban network, focusing on ‘People’ and ‘Places’. It brings a new “place-based” approach that involves tapping into the economic potential that remains unused, so that all parts of regions, be they cities, towns or their rural hinterlands, can contribute to national development. From an enterprise development perspective, investment in the creation of ‘place’ is key to delivering the key elements that inform business location choices.



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**People and Places:** The settlement strategy is focused on a Metropolitan Area Strategic Plan (MASP) for Galway and tailored Regional Growth Centre Strategic Plans for Sligo, Athlone and Letterkenny. The intention is that these strategic plans become a living framework, which will be supported as required by detailed action plans, investment proposals and delivery partnerships (e.g. The Exchequer (PI2040), EU Investment Programmes, Financial Instruments, Community and Local Authority investment, Private Investment).

Galway City as a metropolitan area is one of four regional cities which at a national level are seen as a bulwark and alternative to the unhindered growth of Dublin. The NWRA in recognition of this has a regional policy objective (RPO) that the regional cities would establish a collaborative approach to harness their combined potential. It is hoped that this will be recognised in the forthcoming Draft Plan.

The NWRA has taken into account the Roadmap for the Implementation of the NPF in formulating its RSES. It has planned for a 50% population increase for Galway City and a 40% population increase up to 2040 for all our regional growth centres (Athlone, Sligo and Letterkenny). It has set population growth targets of 30% on the 2016 Census for Key Towns. In relation to the preparation of the Draft we ask that the relevant target be adopted and recognise that this is highlighted in the issues paper. The Issues Paper reflects the NPF and RSES ambition for compact growth and it refers to the building height guidelines. The development plan has a policy to undertake a Buildings Height Study and it is understood that this work is being advanced. It will be an important mechanism to inform how the objective of compact growth can be achieved whilst considering all material considerations, including the conservation/protection of the city's valuable assets.

The RSES is designed to retain the important assets the region already possesses, Galway City is one of these. It is also designed to improve the high quality of life in the region, to make it an even more attractive location for talent and businesses to operate and grow. The Draft Plan can be a vehicle to put some finer grain on the strategic objectives outlined in the RSES, including but not limited to those within the MASP and as well as collaborating nationally with other cities it will collaborate locally with Galway County Council in presenting this finer grain. Galway County Council is also preparing its Development Plan and this represents an opportunity for both plans to provide further detail on the development objectives of the MASP, in a manner that are integrated, coherent and consistent across the metropolitan area. It is acknowledged that the plan process timelines are not synchronised and this presents challenges – the inclusion of a dedicated chapter to this issue may be one of a blend of options to consider.

**Growth Ambition 1 - Vibrant Region:** The NWRA believes that strong economic growth, which creates permanent, sustainable jobs, is best achieved by building a

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competitive and productive economy. Focusing policies on scale, investing in connectivity and our people whilst aggressively pursuing a low carbon approach to enhance our differentiation. Under this Growth Ambition, the RSES gives recognition to the importance of place-based networks and Galway already plays a leading role in most of the thriving sectors in the region and it is hoped that the draft Development builds on this position. The RSES reinforces the provision of a sustainable framework for tourism development and it is hoped that the Draft CDP avails of the opportunity to enable a collaborative approach to be further developed at a more local level, sharing our ethos that adverse impacts upon local communities, archaeology, built heritage, landscapes and habitats are minimised while at the same time ensuring economic benefits accruing to local economies are maximised. We ask that the Draft take due cognisance of the suite of relevant Regional Development Objectives in the strategy and that in preparing the proposed LCA review compatibility with bordering counties is considered and attempted.

The RSES encourages policies that support the development of local entrepreneurial ecosystems through local clustering and smart specialisation (S3). The priorities for action and recommendations contained in the RSES are based on the very significant potential for the region to generate further value from its Research and Innovation investments, within national policy and the EU's strengthening S3 agenda. There is significant capacity to achieve this and to position R&I at the forefront of enabling policies to achieve sustainable growth in population.

We would encourage the City Council to further consider policies aligned with S3 that would further harness the capacity of new and local innovation centres.

The RSES confirms that the ICT and MEDTECH sectors are vital to the region and the stimulation of innovation in our region something that continues to offer opportunities for Galway's economy and this is to be encouraged. The development plan provides an opportunity to reflect how to best support this sector through delivery of the regional development objectives RPOs 4.38-4.44. In addition, the opportunity to support the circular economy should be articulated through the draft development plan.

**Growth Ambition 2 - Natural Region:** It has been identified that more strategic actions are required to prepare the region for what is to come. These actions need to be cognisant of our natural resources, landscape and heritage (natural, social and cultural) and this ambition provides the necessary framework for the Northern and Western Region and represent a shared opportunity (See Chapter 5 of RSES).

The NWRA is a partner in the OUR WAY INTERREG project that aims to contribute to conserving, protecting, promoting and developing natural and cultural heritage in using Greenways as sustainable and smart transportation links in rural areas. It is using this as a platform to transfer learnings at Regional and National level so as to advance the expansion of an integrated network of Greenways across the region's

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catchments (see RPO 5.18). This will further enable the appropriate development of local businesses and start-ups in the vicinity of greenways, which is an objective of this Growth Ambition.

**Growth Ambition 3 – Connected Region:** Accessibility and mobility within the region have a direct effect on the region’s economic competitiveness. It also has an effect on the attractiveness of the region as a favourable living and visiting environment. The RSES sets out that the provision of prudently managed transport and digital infrastructure is key to delivering our vision. The strategy outlines how we plan to better integrate land-use and transport planning and it also focuses upon how the digital economy can enable our region, growing exports, innovation, investment and productivity – attained through building new sound partnerships and facilitating mutual connections and collaboration.

It is hoped that the draft City Development Plan reflects that critical strategic national road and rail links traversing the area, facilitating the movement of strategic traffic, including freight and access for goods to market for the counties within the Northern and Western Region. It is considered that the Core Strategy would benefit from this being articulated as part of the transportation objectives that need to be included in accordance with s10(2) of the Planning and Development Act 2000 (as amended). It could also confirm that the management of the capacity and enhancement of these transport networks that traverse the area is critical to provide improved connectivity. The RSES for the Northern and Western Region in Section 3.6 along with the Galway Transport Strategy has identified interventions to enhance these links and these are prioritised in the RSES, RPO 3.6.7 formally supports this policy.

In addition, to achieve our Vision for the region the RSES recognises the need to strengthen our digital network and enable new technologies to work by ensuring that policies and systems are in place that can help people transition to a world much more digitally connected. RPOs 6.36 - 6.60 are tailored to promote smart places. The potential of Galway to promote a desirable remote working environment should be heralded in the Draft.

**Growth Ambition 4: Quality of Life – Inclusive Region:** One of the strongest foundations and emerging propositions this region has to build on is its ‘liveability’. The region aspires to be one of the most liveable places in Europe with a commitment to sustainable and inclusive growth. Our objectives encourage industries that provide jobs that will raise per capita incomes and improve living standards for all. This requires a specific focus upon the enablement of access to education, health, employment, recreation and opportunity for all. The coordination and delivery of infrastructure, housing and employment land in the right places at the right time is a key outcome, with homes that are affordable.

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The supply and location of jobs and homes must be aligned. This includes providing homes that are affordable and accessible to house the labour force, and the provision of land and premises that meet the needs of current and future businesses, including for smart design and orientation that meet current and future energy efficiency demands. In relation to the above and the achievement of a connected region the provision of serviced sites in small towns and villages will be instrumental in having balanced and integrated development. The Draft Development Plan should acknowledge this in developing areas of the MASP which are not part of the existing city footprint.

**Growth Ambition 5 – Enabling our Region:** The provision and maintenance of economic infrastructure, such as energy, water, and wastewater, are key to delivering compact growth and a connected, vibrant, inclusive, resilient and smart region. The RSES identifies specific strategic infrastructure necessary to enable the vision of the RSES to be achieved and these are outlined in MASP section and across the various sections of the RSES.

Finally, it is considered that the development plan will benefit from having a chapter/section that reflects the implementation strategy proposed to provide co-ordination and direction for investment that delivers on the necessary infrastructure for Galway - including detail on an oversight and monitoring regime. This is a significant task as many of the deliverables are often outside the control of the local authority and the Assembly should indicate its willingness to engage and assist in providing leadership where possible to deliver the shared vision for Galway and the region.

It is hoped that the above observations are of assistance in shaping the new Galway City Draft Development Plan in a manner that shall be of benefit to our communities. The Assembly look forward to further engagement with Galway City Council as the preparation of the Draft plan is progressed.

If you have any queries in respect of the above observations then do not hesitate to revert.

Is mise le meas,

David Minton,

Director

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