

COMHAIRLE CHONTAE NA GAILLIMHE
MINUTES OF DEFERRED REMOTE MEETING OF GALWAY
COUNTY COUNCIL

Thursday 6th January 2022 at 11.00 a.m. via Microsoft Teams

CATHAOIRLEACH:

Cllr. Peter Keaveney
Cathaoirleach of the County of Galway

Baill:

Comh./Cllr. T Broderick, J. Byrne, I. Canning,
L. Carroll, J. Charity, D. Collins, D. Connolly, M. Connolly,
G. Cronnelly, D. Ó Cualáin, J. Cuddy, S. Curley, T. Ó
Curraoin, A. Dolan, G. Donohue, G. Finnerty, D.
Geraghty, S. Herterich Quinn, M. Hoade, D. Kelly, D.
Killilea, M. Kinane, G. King, P. Mac an Iomaire, M. Maher,
E. Mannion, J. McClearn, K. McHugh Farag, A.
McKinstry, P.J. Murphy, Dr. E. Francis Parsons, A.
Reddington, P. Roche, J. Sheridan, N. Thomas, S.
Walsh and T. Welby.

Apologies:

Comh./Cllr. C. Keaveney

Oifigh:

Mr. J. Cullen, Chief Executive, Ms. E. Ruane, Director
of Services, Mr. L. Hanrahan, Director of Services,
Mr. M. Owens, Director of Services, Ms. J. Brann,
Meetings Administrator, Ms. V. Loughnane, Senior
Planner, Mr. B. Dunne, A/Senior Executive Planner,
Mr. B. Corcoran, Executive Planner, Ms. A O Moore,
Asst. Planner, Ms. A. Power, Senior Staff Officer, Ms.
U Ní Eidhin, Oifigeach Gaeilge

Mr. Owens reminded the Elected Members of the provisions of Part 15 of the Local Government Act and the Code of Conduct for Councillors that provides the Ethical Framework for local government including provision for the disclosure of pecuniary or other beneficial interests or conflicts of interest. It was again noted that Councillors must disclose at a meeting of the local authority any pecuniary or other beneficial interest or conflict of interest (of which they have actual knowledge) they or a connected person have in, or material to, any matter with which the local authority is concerned in the discharge of its functions, and which comes before the meeting. The Councillor must withdraw from the meeting after their disclosure and must not vote or take part in any discussion or consideration of the matter or seek to in any other aspect influence the decision making of the Council. Mr. Owens referred

to the paragraph 7 of the Protocol for Remote Meetings of Council for the guidance on the means of making a declaration at a remote meeting.

To consider the Chief Executive's Report on the Submissions received to the Draft Galway County Development Plan 2022-2028 under Part 11, Section 12(5) and (6) of the Planning and Development Act 2000 (as amended)

3914

It was agreed to revisit the deferred motions from Meeting of 05/01/2022.

GLW C10 539 – Kennedy Family

Pg 631

Mr. Dunne outlined contents of submission and read CE Response & Recommendation. He advised that the submission has requested to change zoning from R2 to R1 and the quantum of lands is 10 ha and was outside of Core Strategy.

An Comh. O Curraoin advised that this was on family lands and he was supporting the Kennedy family in their request for rezoning of the lands from R2 to R1.

Mr. Dunne advised that this would be contrary to CE recommendation. He explained that the Core Strategy included a quantum of land for R1 and population projections. He advised that in order for these lands to be rezoned R1, other R1 lands in Bearnna would need to be identified for rezoning to R2 so as to keep within the Core Strategy Table. An Comh. O Curraoin stated that he wanted to add additional R1 lands. Mr. Dunne requested that An Comh. O Curraoin submit a written motion to this effect. He advised that this would be serious breach in terms of requirements of NPF and RSES if the Members were to go ahead with this proposal. Ms. Loughnane stated that it would result in going outside of Core Strategy and if passed, the population allocations were going to be incorrect and the topline figure of 18,655 would be breached. She explained that by zoning additional R1 lands without replacing them elsewhere in the MASP area would mean very significant implications which also includes breach of topline figure which has already been adopted by the Members at a previous meeting.

Mr. Cullen advised that the points being raised by the Senior Planner were correct and he wanted Members to be aware that the Core Strategy was probably the most crucial thing in the CDP as it reflects the NPF and RSES which they were obliged by law to comply with. He advised that they were mandatory guidelines which were also obliged to comply with. He stated that the effect of these motions which would add additional R1 rezoning, would result in an imbalance between fixed population and excess of additional zoned lands. He advised that the critical thing was the non-compliance with our mandatory requirements. He stated that his very clear and

strong advice was that if the Members were going to zone lands R1, they had to take the equivalent R1 lands out of same area. He stated that if they continued to do so, it was being done against the strongest advice of the Executive. He further stated that it was critically important that they get through the process.

An Comh. O Curraoin advised that he was withdrawing his proposal on GLW/C10-539.

Ms. Loughnane again reminded Members that if they were looking for lands to be zoned R1, they needed to stay within Core Strategy and must indicate where it was coming from. She also requested that a map would accompany the motion identifying clearly what was being proposed to speed up the process. She explained that the Members had adopted the topline figure of 18,655 at Meeting held on 06/12/2021. She stated that they had gone outside of that following the Woodlawn rezoning at meeting on 20/12/2021. She advised that there was a population figure associated with that and this had to be rectified. She stated that they would strongly advise against this as the figures in the population allocation would be incorrect.

Cllr. D. Connolly proposed that if there is going to be a proposed change to zoning, that Members would have identified by map a parcel of land that they are going to equate with R1 lands so as they keep within Core Strategy as required.

Cllr. Byrne stated that the Executive have made it clear from the outset and he supported Cllr. D. Connolly's suggestion. Cllr. Broderick, while agreeing with Cllr. D. Connolly, stated that R1 lands were removed by Planners without the Members being advised and yet they had to identify alternative lands and queried why this was the case. Cllr. M. Connolly, referring to zoning of R1 lands in Woodlawn stated that he had indicated at that meeting that some R1 lands from village of Moylough could be taken out and had sent in a map to Forward Planning Section regarding same.

Ms. Loughnane acknowledged that a map had been received from Cllr. M. Connolly. She stated that there needed to be an understanding that there was nothing within this tier where lands can be taken from and that was made very clear to Cllr. Connolly and therefore was not possible to balance the Core Strategy Table. With respect to Cllr. Broderick's comments on zoning, Ms. Loughnane stated that they have engaged with the Members throughout the whole Development Plan process, through the Workshops that were held, being available via phone/email to deal with queries and giving clarity on issues the Members may have. She explained that the lands had to be taken out because densities had to be increased to comply with Core Strategy.

Cllr. M. Connolly stated that what he was proposing for Woodlawn was contained in Government policy and Members voted for it.

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McClearn and agreed by the Members.

GLW C10-651 – PETER O’FAGAN

(Pg 633)

Mr. Dunne outlined the main issues raised in submission and read CE Response & Recommendation. He advised that the item relating to Policy Objective BMSP 9 Coastal Setback and requesting Coastal Setback be amended to 15m had already been agreed by the Members.

Cllr. Thomas advised that there were no flooding issues in this location and proposed that they adopt the proposal in relation to this site. He stated that the only flooding risk was because of a culvert associated with R336. He stated that this vastly reduced the capacity of water under the road. He advised that the site was well elevated above sea-level and he asked Members to support this motion. This was seconded by An Comh. O Curraoin.

Cllr. Byrne concurred with Cllr. Thomas and stated that the submission was valid, fair and reasonable. Cllr. McKinstry stated that if they zone these lands as R1, under SFRA Guidelines, planning would have to be refused which would result in less housing being available to the people. He stated that they should be assuming that lands would not be granted in practical terms and suggested that these guidelines would become harsher over time. Cllr. Welby agreed with Cllr. Byrne’s comments and stated that these were the sort of lands they should be trying to develop. Cllr. Cuddy stated that this was the fourth Development Plan that these lands have been discussed. He stated that there was no evidence produced to show any flooding on these lands and stated that the proposal regarding these lands was very worthwhile.

Mr. Dunne advised that the Flooding Risk Guidelines were there for a reason and stated that there was a significant impact on the vitality of the plan if lands were rezoned R1 from Open Space/Recreation & Amenity. He advised that this submission had raised a number of issues which included proposed amendments to DM Standards and rezoning. He asked Mr. David L’Estrange, Consultant Engineer to address the Meeting in relation to the flooding issue at this location. Mr. L’Estrange stated that he understood where the Members were coming from in relation to their comments about lack of flooding here. However, he stated that SFRA was undertaken to comply with Ministerial Guidelines. He explained that it requires that they consider flood events for both 1/100 year events and 1/1000 year event. He explained that they had to base their flood zones around these two events and that had resulted in the flood maps they referred to.

An Comh. O Curraoin stated that he was born and raised in this area and had never witnessed flooding in this location. Cllr. Byrne stated that this was the first time in the County Development Process in his time as Councillor, that an external Consultant was requested to address the meeting and queried why this was the case. Cllr. Thomas suggested that they should have brought in a representative from Tobin’s Consulting Engineers also to comment on this. Cllr. Kinane queried if it were the norm to have a Consultant present during this process and queried if he would comment on lands in the Carrowmoneash area. Ms. Loughnane advised that she had requested Mr. L’Estrange to comment on the piece of land in Bearna.

Mr. Owens advised that the discussion was in relation to submission on Bearna and advised the Members not to widen the debate into other areas. In response to Mr. Owens regarding the motion being proposed, Cllr. Thomas stated that he was proposing the motion in its entirety. Mr. Dunne advised that this would result in another infringement of the Core Strategy if this submission was transferred into a motion.

As the Motion was not agreed, the Cathaoirleach called for a vote. A Vote was taken, and the following was the result:

For: 28

Cllr. Broderick	Cllr. Byrne	Cllr. Carroll
Cllr. Charity	Cllr. Collins	Cllr. D. Connolly
Cllr. M. Connolly	Cllr. G. Cronnelly	Comh. O Cualain
Cllr. Cuddy	Cllr. Curley	Comh. O Curraoin
Cllr. Dolan	Cllr. Donohue	Cllr. Geraghty
Cllr. Herterich/Quinn	Cllr. Hoade	Cllr. P. Keaveney
Cllr. Kelly	Cllr. Killilea	Cllr. Kinane
Cllr. King	Comh. Mac an Iomaire	Cllr. Parsons
Cllr. Sheridan	Cllr. Thomas	Cllr. Walsh
Cllr. Welby		

Against: 3

Cllr. Mannion	Cllr. McClearn	Cllr. McKinstry
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Abstain: 3

Cllr. Murphy	Cllr. Reddington	Cllr. Roche
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No Reply: 5

The Cathaoirleach declared the motion carried.

Cllr. Byrne asked for comment by Mr. L'Estrange regarding lands in Carrowmoneash. Mr. L'Estrange stated that he was aware of the site in question. He advised that the Flood Risk Assessment takes into account the best up-to-date information from OPW and that information contributed towards delineation of flood zones that was included in SFRA. Cllr. Byrne queried if they took photographic evidence into account. In response, Mr. L'Estrange advised that there was no photographic evidence submitted that led to any areas being added to the areas already been identified as being at risk.

GLW C10-834 – SHANE O'CONNOR

Mr. Dunne went through the main issues contained in the submission and read CE Response & Recommendation.

An Comh. O Curraoin proposed that these lands be zoned as “Residential Infill” and that the settlement boundary be extended to include the lands as requested in submission. This was seconded by Cllr. Thomas. Cllr. McKinsty queried where they would be moving the R1 lands from. Cllr. McClearn queried if it was on family lands, why did it have to be zoned as he believed that family members would be entitled to get permission on their own lands. Mr. Dunne said that they alluded to that at Meeting yesterday in relation to Chapter 4 where there was a policy objective in relation to Rural Housing. He stated that if it is on family lands that would be facilitated in accordance with that objective. He stated that the submission also requested to extend the Plan Boundary and he requested that a written motion be submitted in advance of its consideration. He advised that the CE recommendation would not be in favour of this proposal.

It was agreed to defer a decision on this submission until meeting of 07/01/2021

GLW C10-847 – GABRIEL MCGOLDRICK

Pg 641/644

Mr. Dunne gave an overview of the main issues raised in this comprehensive submission and read CE Response & Recommendation.

He advised that a comprehensive submission has been received which has raised a number of points in relation to the settlement of Bearna. These points are summarised as follows:

Bearna Population allocation and zoning

There is no justification for the increase in population allocation for Bearna given the lack of resources/infrastructure/amenities. The submission requests that justification for the proposed population allocation be provided.

Bearna land zoning

The submission has highlighted that the plan states 10ha of lands are needed and highlights that 33ha of phase 2 residential lands are provided without any definition of what that implies. It is requested that all extraneous zoning be removed.

Water Quality

The submission has highlighted concern with regard to water quality in the Truskey Stream which connect to the SAC in Galway Bay. Issues with regard to ecoli, public health, tankering of waste to the city by road, disregard of 2006 Part 8 planning permission limitations on the pumping station, and developments permitted outside of the allowed area in discharge licence. It is requested that the Chief Executive acknowledges the issues in relation to the pumping station and associated impacts.

Existing residential units should be connected to the waste network before any further development is allowed to improve water quality in the area.

Flooding

The submission has requested that lands rezoned from Flood Zone A by CAAS in the last Bearna LAP is maintained as Flood Zone A in this version of the plan, in accordance with the aims of the development plan.

Footpaths

The submission has highlighted the plan says it will prioritise walking, cycling and public transport but raises concern with regard to the provision of a footpath not being provided on the Moycullen Road in Bearna over the past 14 years. An explanation has been requested to explain the refusal to provide this footpath.

Bearna Inner Relief Road

The submission has raised a number of concerns with respect to the Bearna Inner Relief Road including the following;

- Not listed in the planned roads.
- No intention from the council to deliver this road.
- The quality of the plan for this road has been questioned.
- No environmental assessment done for this road and therefore the planning is now null and void.
- No justification for this road once the City Ring Road is approved.
- The proposed road is an exercise to open up more lands for development while there is already sufficient lands available.
- It is requested that the CE acknowledges that the Inner Relief Road is not required. If the CE considers that this road is required then it should be explained why a re-planning should not be undertaken similar to projects in Naas and Ardee.

Amenities

The submission has raised concern at the absence of amenities being provided in Bearna over the last 14 years. A number of examples have been cited including no new primary school, no sporting facility, or street lighting. It has also been highlighted that Bearna is the most car dependent community in Ireland. The submission has stated that the Councils answer to the above is to build more roads and more houses.

It is requested that the CE explain why there has been no improvement in amenities and how will this change in the next 5 to 6 years.

Chief Executive's Response:

Bearna Population allocation and zoning

The population allocated to Bearna is in accordance with the Core Strategy as contained in Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy. The increase in population is considered appropriate based on the designation of Bearna within the MASP. The Planning Authority can confirm that having liaised with Irish Water there is sufficient capacity at Mutton Island to meet the forecasted growth in Bearna. In terms of amenities the Planning Authority note the need for additional amenities within the settlement of Bearna. The settlement plan for Bearna has included provision for Community Facilities and Open Space/Recreation and Amenity proportionate to the size of the settlement. The plan has also included

numerous Policy Objectives with respect to supporting and improving the amenities/social infrastructure of the settlement including Community Facilities and Service (BMSP 3), Coastal Edge (BMSP 5), National School (BMSP 6), Coastal Amenity Park (BMSP 7), Jetty/Marina Development to list but a few.

Bearna land zoning

Noted. As part of the review of the Bearna settlement plan the quantum of Residential Phase 1 lands were examined. There is a requirement of 10.00 hectares of Residential Phase 1 lands. The Planning Authority has zoned accordingly. The quantum of Phase 1 Residential Lands in Bearna is in full compliance with the Core Strategy of the Draft Galway County Development Plan 2022-2028. It is considered the quantum of Residential Phase 2 lands is acceptable in this instance.

Water Quality

The concerns raised with regard to water quality in the Truskey Stream are noted. The Planning Authority can confirm that having liaised with Irish Water and there is sufficient capacity at Mutton Island to meet the forecasted growth in Bearna. Any proposals on zoned lands shall be required to connect to the Irish Water Network.

Flooding

The comments with respect to flooding made within this submission are noted. The Planning Authority are in agreement with the submission in this respect and in light of the findings of the Stage 2 SFRA which was prepared as part of the Draft Galway County Development Plan 2022-2028 it is not considered appropriate to amend the land use zoning as proposed.

Footpaths

The County Development Plan is not an economic plan with the provision of financial budget to facilitate the construction of footpaths etc. The plan is a land use plan that supports the development of the plan area. There are Policy Objectives in relation to the provision of footpaths and lighting network etc within the settlement plan for Bearna (see Policy Objective BMSP 11 Town Centre Management and BMSP 19 Public Footpaths & Lightening Network).

Bearna Inner Relief Road

The Part 8 (reference LA27/06-Bearna Inner Relief road) was approved at a meeting of Galway County Council on the 23rd of October 2006. A section of the inner relief road has already been constructed. The plan specifically supports completion of the inner relief road (see Policy Objective BMSP 14 – New Village Street). The route of the proposed road is also delineated within the Land Use Zoning Map for Bearna. The Planning Authority are satisfied that this road once complete would further enhance the vitality and success of Bearna village. The inner relief road once complete will also enhance the quality of environment in the centre of the village and improve traffic safety, circulation and management in Bearna.

The Planning Authority are satisfied that the Part 8 permission as referred to above is valid and in accordance with environmental legislation.

The N6 GCRR if approved and constructed would be of value for the settlement of Bearna in terms of connectivity to Galway City and to the east. The Planning Authority are of the opinion that the completion of the Inner Relief Road will also enhance the settlement itself as outlined above.

The commentary with respect to the opening up of more lands for development are noted. The Planning Authority agree that sufficient lands for development have been made available as per the Core Strategy (see Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy). The completion of the relief road is a primary objective of the Local Authority and subsequent future plans may take this into consideration when zoning lands .

Amenities

The settlement plan for Bearna has included provision for Community Facilities and Open Space/Recreation and Amenity proportionate to the size of the settlement. The plan has also included numerous Policy Objectives with respect to supporting and improving the amenities/social infrastructure of the settlement including Community Facilities and Service (BMSP 3), Coastal Edge (BMSP 5), National School (BMSP 6), Coastal Amenity Park (BMSP 7), Jetty/Marina Development to list but a few.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. Thomas and agreed by the Members.

GLW C10-819 – TRUSKEY WEST (PROPERTY HOLDINGS) LTD

Pg 640

Mr. Dunne gave an overview of the main issues raised in this submission and read CE Response & Recommendation.

He advised that a submission has been received which has requested that their lands be changed from 'Residential Phase 2' to 'Residential Phase 1'. The submission has provided a context for the proposed zoning including a review of the previous zoning on site, the location advantages of the size compliance with the RSES, the Draft Galway County Development Plan 2022-2028 including the Core Strategy and the integration with neighbouring developments.

The submission has also made the case should the Planning Authority not deem Residential Phase 1 as appropriate that the lands be zoned Residential Infill as an alternative given the characteristics of the site including its modest size of 0.59 hectares

Chief Executive's Response:

Noted. As part of the review of the Bearna settlement plan the quantum of Residential Phase 1 lands were examined. There is a requirement of 10.00 hectares of Residential Phase 1 lands. The Planning Authority has zoned accordingly. The quantum of Phase 1 Residential Lands in Bearna is in full compliance with the Core Strategy of the Draft Galway County Development Plan 2022-2028. The Planning Authority also note the request to change the lands to Residential Infill.

It is considered the subject lands to the west of Bearna village zoned "Residential Phase 2" is acceptable in this instance.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10- 873 – DEIRDRE O'FLAHERTY

Pg 644

Mr. Dunne gave an overview of the main issues raised in this submission and read CE Response & Recommendation.

He advised this submission has requested that lands zoned Town Centre Infill/Residential in Bearna not be adopted for the following reasons:

The site has no built fabric and does not constitute an infill site. The proposed zoning would not allow for the general building setback of 30m as required within policy objective BMSP 9. The proposed zoning does not sufficiently allow for the creation of the Coastal/Amenity Park as outlined in policy objective BMSP 7. The proposed zoning does not sufficiently allow for the conservation and enhancement of the Coastal Edge as outlined in policy objective BMSP 5.

The lands subject to this zoning have been subject to coastal flooding.

Access to the subject site at the junction of the R336 and Mags Boreen has restricted sight lines.

The submission has raised concern with regard to the scale of zoning in the settlement of Bearna and the potential for hollowing out the town centre

Chief Executive's Response:

The comments with respect to the Town Centre Infill/Residential Zoning are noted. The Planning Authority are satisfied that the proposed zoning will encourage appropriate development at this location. The concerns outlined with respect to BMSP 5, 7 and 9 are noted. Any planning applications which may be submitted in the future would need to comply with these Policy Objectives.

The SFRA undertaken at Plan level provides an appropriately strategic assessment of flood risk within the town of Bearna in compliance with the 2009 Flood Guidelines. It considers, among other things, available, published information on flood risk. The lands in relation to this submission have been considered in relation to flooding and the existing land use zoning is considered acceptable based on the data available including the Stage 2 SFRA.

The concerns with respect to the proposed junction with the R336 and the junction of Mags Lane are noted. It is further noted that the road serving the site is an adopted road (L53841). All issues including access arrangements would be required to comply with all the required Policy Objectives and DM Standards contained within the plan. Any potential proposal on these lands would need to demonstrate

compliance with the plan in place at the time an application was submitted and same would be considered further during the Development Management process.

The concerns raised with regard to over zoning and hollowing out of the town centre are noted. As part of the review of the Bearna settlement plan the quantum of Residential Phase 1 lands were examined. There is a requirement of 10.00 hectares of Residential Phase 1 lands. The Planning Authority has zoned accordingly to meet the projected population growth for the settlement. And is in full compliance with the Core Strategy of the Draft Galway County Development Plan 2022-2028. The Planning Authority are of the opinion that no over zoning in Bearna has occurred (see Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy). Furthermore the Planning Authority would highlight the support for the sustainable development within the town centre of Bearna particularly Policy Objectives BMSP 2 and BMSP 4.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McClearn and agreed by the Members.

It was agreed to take these three submissions together as they were all dealt with under GLW C10-873

GLW C10-914 – Karl O’Flaherty
GLW C10-947 – Fergal O’Flaherty
GLW C10-978 – Barry Walsh

GLW C10-914 – Karl O’Flaherty

This submission has requested that lands zoned Town Centre Infill/Residential in Bearna not be adopted for the following reasons:

- The additional zoning will compound the already poor sea water quality.
- Mags Boreen is popular area for people to visit with no amenities for users with parking and traffic congestion an issue. Further development will exacerbate the problem. Access to the subject site at the junction of the R336 and Mags Boreen has restricted sight lines.
- The issue of coastal flooding at the lower levels of Mags Boreen has been highlighted.

Chief Executive's Response:

The Planning Authority note the content of the submission received with respect to the proposed Town Centre Infill/Residential zoning.

With regard to water quality the Planning Authority can confirm that having liaised with Irish Water there is sufficient capacity at Mutton Island to meet the forecasted growth in Bearna.

The concerns with respect to the proposed junction with the R336 and the junction of Mags Lane and parking issues on Mags Lane are noted. It is further noted that

the road serving the site is an adopted road (L53841). All issues including access arrangements, parking and traffic congestion etc. would be required to comply with all the required Policy Objectives and DM Standards contained within the plan. Any potential proposal on these lands would need to demonstrate compliance with the plan in place at the time an application was submitted and same would be considered further during the Development Management process.

The Stage 2 SFRA undertaken at Plan level provides an appropriately strategic assessment of flood risk within the town of Bearna in compliance with the 2009 Flood Guidelines. It considers, among other things, available, published information on flood risk. This Stage 2 SFRA has concluded that the subject lands would be suitable for development.

Chief Executive's Recommendation:

No Change.

GLW C10-947 – Fergal O'Flaherty

This submission has requested that lands zoned Town Centre Infill/Residential in Bearna not be adopted for the following reasons:

- Traffic safety due to limited visibility at the junction of Mags Boreen and the R336.
- No amenities for users with parking and traffic congestion an issue. Further development will exacerbate the problem.
- The issue of coastal flooding at the lower levels of Mags Boreen has been highlighted.
- The additional zoning will compound the already poor sea water quality.

Chief Executive's Response:

The Planning Authority note the content of the submission received with respect to the proposed Town Centre Infill/Residential zoning.

The concerns with respect to the proposed junction with the R336 and the junction of Mags Lane and parking issues on Mags Lane are noted. It is further noted that the road serving the site is an adopted road (L53841). All issues including access arrangements, parking and traffic congestion etc. would be required to comply with all the required Policy Objectives and DM Standards contained within the plan. Any potential proposal on these lands would need to demonstrate compliance with the plan in place at the time an application was submitted and same would be considered further during the Development Management process.

The Stage 2 SFRA undertaken at Plan level provides an appropriately strategic assessment of flood risk within the town of Bearna in compliance with the 2009 Flood Guidelines. It considers, among other things, available, published information on flood risk. This Stage 2 SFRA has concluded that the subject lands would be suitable for development.

With regard to water quality the Planning Authority can confirm that having liaised with Irish Water there is sufficient capacity at Mutton Island to meet the forecasted growth in Bearna.

Chief Executive's Recommendation:

No Change.

GLW C10-978 – Barry Walsh

This submission supports the submission made by GLW C10 873 by Deirdre O Flaherty.

Chief Executives Response:

Response same as GLW-C10-873

Chief Executive's Recommendation:

No Change.

Members were advised that the above were dealt with under **GLW C10-873**.

The CE Recommendation for these motions was proposed by Cllr. Maher, seconded by An Comh. O Cualáin and agreed by the Members.

GLW C10-1158 – Phobal Bhearna Community Group

Pg 648

Mr. Dunne gave an overview of the main issues raised in this submission and read CE Response & Recommendation.

He advised that a comprehensive submission has been received by the Phobal Bhearna Community Group which has raised the following points:

- The submission supports the overall vision of the plan and Policy Objectives BSMP 1-20 which relate to Bearná. The inclusion of Bearná within the MASP is opposed as is the proposed population projections due to significant infrastructural deficits.
- The proposed population projections for Bearná are considered flawed as they are based on the 2016 Census data. Analysis of grants of planning permission since the 2016 census has been provided. Data with respect to unoccupied properties has also been provided.
- Concerns have raised with regard to traffic congestion in the Bearná area. The provision of the Galway City Outer Bypass will improve this situation but sustainable compact development is not feasible until this bypass has been constructed. The development of an internal Bearná Bypass will only open further lands for unsustainable development which will not address congestion on the R336.
- Concern has been raised with respect to the provision of adequate wastewater treatment provision. It is requested that Bearná should not be considered as a population growth centre until such time as adequate infrastructure has been put in place. The issue of water quality and E. Coli pollution in Bearná has also been raised.
- The increase in population in Bearná has occurred without proportion growth in social infrastructure and community facilities etc. Policy Objectives BSMP 5 and

7 have not been addressed in the landuse zoning map. A coastal amenity park can only be achieved if a minimum 50m setback from the foreshore wall between Mags Boreen and Lacklea Boreen is provided.

- Concern has been raised with respect to the absence of any provision of the Coastal Amenity Park within the landuse zoning map. The land use zoning as proposed 'Town Centre' or 'Town Centre Infill/Residential' offers a carte blanche to developers to build to close to the shore. A set back of 50m should be provided to ensure lands are retained for coastal amenity use.
- The issue of coastal flooding has been raised and a minimum setback from the foreshore of 50m has been suggested for safety reasons. A photo of a fishing craft circa 40m inside the foreshore boundary wall has been submitted which was caused due to Atlantic Storm 2014.
- The submission supports the inclusion of Policy Objectives BSMP 16 and 17 with respect to the Irish Language.
- The submission has noted that inclusion of Policy Objective BMSP 10 – "prepare and publish an ACA Appraisal and Management Plan for the existing ACA. The urgency of this taking place has been highlighted.

Chief Executive's Response:

The Planning Authority note the content in this submission which relates to a number of various points in relation to Bearna. The support at the outset is welcomed as are the points raised within the submissions

- The designation of Bearna as a settlement within the MASP has been predetermined as part of the RSES. The County Development Plan must be consistent with the RSES and as such the settlement of Bearna cannot be excluded from the MASP.
- The population projections for Bearna as detailed within Chapter 2: Core Strategy, Settlement Strategy and Housing Strategy have been carried out having regard to Census 2016, ESRI figures, the location of the settlement within the metropolitan area of Galway City as designated in the RSES, the population requirements as per the NPF and the RSES. The topography of the settlement and infrastructure capacity has also been taken into consideration with regard to the population allocation for the settlement of Bearna.
- The Planning Authority note the concerns raised with respect to traffic congestion in the Bearna area and note the comments with regard to the proposed Galway City Ring Road. The Planning Authority consider the further development of the Bearna Inner Relief will further improve traffic congestion in the area. The Planning Authority have considered the impact of proposed zoning on all infrastructure including roads and are satisfied the quantum of lands proposed for Bearna are appropriate.
- With regard to water quality the Planning Authority can confirm that having liaised with Irish Water there is sufficient capacity at Mutton Island to meet the forecasted growth in Bearna.
- The comments noted with respect to BSMP 5 and 7 are noted. The Council are satisfied that the building setback of 30m from the foreshore field boundary line will allow sufficient space to ensure a coastal amenity park can be achieved.
- The Planning Authority note the comments with regard to the absence of any delineation on the land use zoning map for the proposed Coastal Amenity Park. The

Planning Authority can confirm that all proposals at this location would need to comply with Policy Objective BMSP 9 Coastal Setback which requires 30m from the foreshore field boundary line to allow for the development of the coastal amenity park.

- The Stage 2 SFRA undertaken at Plan level provides an appropriately strategic assessment of flood risk within the town of Bearna in compliance with the 2009 Flood Guidelines. It considers, among other things, available, published information on flood risk.

In order to inform the Stage 2 assessment, the town was inspected on foot by experienced professionals to examine, inter alia, the potential source and direction of flood paths from fluvial and coastal sources, locations of topographic and built features that coincide with the flood indicator related boundaries and to identify vegetation associated with a high frequency of inundation. As part of the consultation process for the Draft Galway County Development Plan 2022-2028 and associated environmental assessments, evidence provided in submissions including photographic and video evidence of flood events and site specific flood risk assessments are being taken into account. The undertaking of the Stage 2 SFRA and the application of the land use zoning along the coastline within the settlement of is an appropriate approach in meeting the requirements of the Guidelines and protecting human life, property and other receptors from the effects of flood events. In light of the above it is not considered appropriate to amend the land use zoning as proposed.

- Noted.
- The Planning Authority acknowledge the urgency for the preparation of an ACA Appraisal and Management Plan for the existing ACA. As funds become available the preparation of same shall be prioritised.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. Thomas and agreed by the Members.

GLW C10-1280 – M.G. RYAN & CO LLP SOLICITORS ON BEHALF OF IAN FOLEY & RUTH MCDONAGH)

Mr. Dunne advised this submission is a duplicate of submission **GLW-C10-589** above. The submission also includes a letter from Ian Foley & Ruth McDonagh solicitors M.G. Ryan & Co LLP Solicitors. This letter has expressed surprise that submission **GLW-C10-635** from Freeport Landowners was acceptable due to the quality of the map used in the submission.

Chief Executive's Response:

See response to **GLW-C10-589** above.

Chief Executive's Recommendation:

Same as recommendation to **GLW-C10-589** above.

Members were advised that this was a duplicate of GLW C10-589 which was already dealt with at previous meeting.

GLW C10-1282 – THOMAS AND RITA LALLY

Pg 652

Mr. Dunne gave an overview of the main issues raised in this submission and read CE Response & Recommendation.

He advised this submission relates to lands which are located in a rural setting in close proximity to the boundary with Galway City and remote from any zoned settlement. The closest zoned settlement is Bearnna. The submission has requested that there lands be zoned commercial to facilitate small companies who do not have many options for where to operate.

Chief Executive's Response:

The subject lands are remote from any settlement and are located within a rural setting. It is considered that ample lands have been designated within the various settlements to adequately meet the needs of commercial enterprises for the period of the upcoming plan.

Chief Executive's Recommendation:

No Change

An Comh. O Curraoin stated that he was supporting this submission as his understanding was that the site would be provided to Galway Hospice by the owner if they wanted to develop its facilities at this location. Mr. Dunne advised that the submission was requesting that the lands be zoned commercial. He advised that this was a random piece of land outside of settlement boundary and was a significant departure from County Development Plan and advised that the proposal was for commercial units. Cllr. McKinstry advised that he had been approached about these lands also and confirmed it was for commercial buildings. Ms. Loughnane recommended that the Members would not go with this submission.

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McKinstry and agreed by the Members to accept the CE recommendation.

GLW C10-1841 – MOLLOY FAMILY

Pg 652

Mr. Dunne gave an overview of the main issues raised in this submission and read CE Response & Recommendation.

He advised this submission has requested that their lands which are zoned Open Space in the Draft Galway County Development Plan 2022-2028 be changed to Village/Core/Town Centre.

The submission has advised that they are not aware of any flooding on their lands. They have also identified that a site specific flood risk assessment has been carried out by Hydros Environmental Ltd, which concludes that the lands should be designated as Zone C. They have advised that engineers have peer reviewed this flood risk assessment on their behalf.

Chief Executive's Response:

The Stage 2 SFRA undertaken at Plan level provides an appropriately strategic assessment of flood risk within the town of Bearna in compliance with the 2009 Flood Guidelines. It considers, among other things, available, published information on flood risk.

In order to inform the Stage 2 SFRA, the town was inspected on foot by experienced professionals to examine, inter alia, the potential source and direction of flood paths from fluvial and coastal sources, locations of topographic and built features that coincide with the flood indicator related boundaries and to identify vegetation associated with a high frequency of inundation. As part of the consultation process for the Draft Galway County Development Plan 2022-2028 and associated environmental assessments, evidence provided in submissions including photographic and video evidence of flood events and site specific flood risk assessments are being taken into account.

Having reviewed the details as submitted the Planning Authority are of the opinion that insufficient evidence has been provided to allow for the land use zoning proposed in areas within Flood Zone A/B. The letter from the Consulting Engineers indicates that a Flood Risk Assessment, (which has not been submitted) includes mitigation measures. The proposal for these lands would contravene a key requirement from the Flood Risk Management Guidelines:

“Only when both avoidance and substitution cannot take place should consideration be given to mitigation and management of risks.”

The lands proposed to be zoned for inappropriate uses are within Flood Zone A/B, an area at elevated risk of flooding. The Guidelines require a sequential approach involving firstly to avoid inappropriate development in this area. Exceptions to the restriction of development are only allowed where a detailed Justification Test (taking into account flood risk management measures) is passed. A Justification Test would not be passed in this instance as there are more alternative lands available for village core/town centre uses in Bearna. As a Justification Test would not be passed consideration cannot be given to the mitigation and management of risk.

The undertaking of the Stage 2 SFRA and the application of the ‘Open Space’ and ‘Constrained Land Use’ Zoning is an appropriate approach in meeting the requirements of the Guidelines and protecting human life, property and other receptors from the effects of flood events. In light of the above it is not considered appropriate to amend the land use zoning as proposed.

Chief Executive's Recommendation:

No Change.

An Comh. O Curraoin proposed that these lands would be rezoned as per previous plan. Mr. Dunne advised that it was zoned Open Space/Recreation & Amenity as a result of flooding. He stated that he would be very concerned with lands being changed from Flood Zone A to Flood Zone C. He further advised that a written proposal/motion and a map were required to be submitted to ensure that all Members were aware of what they were voting on.

It was agreed to defer a decision on this until a Motion and Map have been submitted by An Comh O Curraoin.

GLW C10-863 – POBAL RUA

Pg 804

Ms. Loughnane gave an overview of the main issues in this submission and read CE Response & Recommendation.

She advised this submission relates to An Cheathrú Rua. It is suggested that green and blue infrastructure should be prioritised, in the context of its importance in tourism, the environment and the well-being of the community.

It is suggested that the An Cheathrú Rua would be developed as a serviced centre for the Conamara Gaeltacht and that it would be identified as the main village within the region.

In relation to walking facilities it is recommended that appropriate recognition and support would be given to projects such as bealach Slí Chonamara, Cycle Routes in South Conamara

Chief Executive's Response:

It is considered that the following Chapters in the Draft Galway County Development Plan 2022-2028 namely **Chapter 6 Transport and Movement, Chapter 8 Tourism and Landscape** and **Chapter 10 Natural Heritage, Biodiversity and Green/Blue Infrastructure** contain a number of policy objectives that addresses green and blue infrastructure for the entire county. In addition, in section 11.3.6 there is reference to tourism Potential and Policy Objective **CSGV 7 Tourism** identifies An Cheathrú Rua as a premier tourist destination.

As outlined in **Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy** a settlement hierarchy has been developed based on populations and settlement hierarchy. Based on the 2016 population census, villages with similar populations and structure are grouped together. It is considered that the policy objectives in Volume 2 provide growth potential for the village.

As outlined in **Chapter 6 Transport and Movement** there are Policy Objectives **GCTPS 3 Sustainable Transport, GCTPS 4 Walking and Cycling** and Policy Objectives under section 6.5.2.1 that would support walking initiatives such as Slí Chonamara.

Chief Executive's Recommendation:

No Change.

An Comh. O Cualáin stated that An Cheathru Rua was looking to be developed as a Gaeltacht Serviced Town for the Conamara Gaeltacht. He advised that he was submitting a motion proposing that An Cheathru Rua would go back to previous town boundary. This proposal was seconded by An Comh. O Curraoin.

Ms. Loughnane advised that in line with Core Strategy the town boundary was brought in closer to settlement centre. She respectively asked that they keep within the boundary in place. She suggested that they could have a policy objective inserted into the Town Plan for this. An Comh. O Cualáin stated that based on the current boundary and population, it wouldn't allow the village to have a language status. In response to query as to why town boundary was made smaller, Mr. Dunne advised that the plan was to consolidate the removal of single houses in that area and promote more compact growth. Ms. Loughnane advised that this motion was at odds with what was in the Core Strategy.

An Comh. O Cualáin stated that the boundary changes were never discussed with the Conamara Area Members. In response, Mr. Dunne advised that a number of Workshops were held for the Members and the reasons for boundary changes were explained during that process.

After discussion on the matter, it was agreed to defer a decision on this motion.

GLW C10-608 – BAILE BRUACHLAIN TEO

Pg 805

Ms. Loughnane gave an overview on the main issues in this submission and read CE Response & Recommendation.

She advised this submission relates to lands that are outside the Draft Plan boundary. It is requested that these lands would be zoned a use similar to Tourism due to the significant potential within this area for heritage and tourism assets. Reference has been made to applications for heritage signage relating to An Sruthán Pier and the Marine and Cultural Heritage Centre on the subject lands. The subject lands are currently being used for boat storage. It is considered that the Draft Plan in relation to the promotion of tourism and realising the untapped potential of tourism

across the region does not go far enough to align accordingly with the RSES and the Failte Ireland Masterplan.

Chief Executive's Response:

The subject lands are removed from the plan boundary and it is considered that there is no justification to include these lands. There is no connectivity from the plan boundary to these lands. There is an extant planning application 21/225 to erect and install signage for tourist information and orientation at An Sruthán pier as a site of maritime cultural heritage significance. The principle of a tourism asset at this location has been acceptable based on the planning application under 21/225 for signage etc. It is considered that the zoning of these lands would not be in accordance with the proper planning and development of the area.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-686 – HYMAN PROPERTIES

Pg 806

Mr. Owens advised that Cllr. Dr. Parsons had advised that she had withdrawn from the Meeting due to a possible conflict of interests and would rejoin once this submission had been considered.

Ms. Loughnane gave an overview on the main issues in this submission and read CE Response & Recommendation.

She advised the subject lands are outside the draft plan boundary for An Spidéal. It is requested that these lands would be zoned Residential Phase 1 and Open Space.

Chief Executive's Response:

The Core Strategy as outlined in *Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy* identifies a quantum of lands that are required for the next six years in the village. It is therefore considered that the request to increase the zoning for residential phase lands is not justified. In addition, it is not considered appropriate to zone the lands Open Space/Recreation & Amenity as this request is linked and associated with the Residential Phase 1 lands as requested.

Chief Executive's Recommendation:

No Change.

Cllr Walsh started a discussion regarding a derelict site that was visually unsightly on the outskirts of Spiddal and that he wished to zone a section of land beside it.

He said he believed it was owned by Hyman Properties and he stated - and i don't know them.

Cllr. Walsh advised that that he had submitted a map to Forward Planning Section requesting that the portion of land in yellow be zoned Infill on grounds that this was part of a planning application granted in 2004 and was part of a housing estate that was unfinished. An Comh. O Curraoin seconded this proposal. Ms. Loughnane requested that a written motion be submitted on this proposal.

It was agreed to defer a decision on this motion until Motion and Map were submitted by Cllr. Walsh.

GLW C10-608 – BAILE BRUACHLAIN TEO

Pg 806

Ms. Loughnane gave an overview of the main issues in this submission and read CE Response & Recommendation.

She advised the subject lands are located on the eastern edge of An Spidéal village. The lands measures 2.6ha. It is stated that these lands have been subject to previous planning applications and are currently subject to a mix of zonings in the development plan subject to Variation No.2 b. It is confirmed that these zonings (Open Space/Recreation and Amenity, Village Centre, Community Facilities and Residential Phase 2) have been carried through into the Draft Development Plan 2022-2028. Three specific points have been raised in relation to these lands:

- Flood Risk Mitigation
- Rezoning of the subject lands to aid the creation of a tourism hub
- Community gain benefit of the redevelopment of the site.

It is acknowledged that the lands zoned to the south of the site is zoned open space are covered by a flood risk zone, however it is stated that there is an engineering solution to deal with flood risk. Flood Risk Assessment has been submitted.

It is requested that the following rezoning would occur:

- Open Space/Recreation and Amenity lands would be re-zoned Village Centre
- Residential Phase 2 lands to be rezoned Residential Phase 1

Chief Executive's Response:

The SFRA undertaken at Plan level provides an appropriately strategic assessment of flood risk within the village of An Spideal in compliance with the '*Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009*'. It considers, among other things, available, published information on flood risk. In order to inform the Stage 2 assessment, the village was inspected on foot by experienced professionals (lands were visited in November 2020/December 2020) to examine, inter alia, the potential source and direction of flood paths from fluvial and coastal sources, locations of topographic and built features.

The undertaking of the SFRA and the application of the Constrained Land Use Zoning is an appropriate approach in meeting the requirements of the Guidelines

and protecting human life, property, and other receptors from the effects of flood events. It is therefore considered inappropriate to zone these lands Village Centre.

The request to zone the lands as a Tourist Hub , the use associated with tourism can be accommodated subject to compliance with the Land Use Matrix on Village Lands.

In relation to the request for additional Residential Phase 1 lands there is a requirement of 2 ha of Residential Phase 1 lands. The quantum of Phase 1 lands in An Spideal is in full compliance with the Core Strategy as outlined in *Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy*. It is considered that the subject lands zoned Residential Phase 2 is appropriate in this instance.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-517 – J. HYNES

Pg 808

Ms. Loughnane gave an overview of the main issues in this submission and read CE Response & Recommendation.

She advised the subject lands are outside the draft plan boundary for An Spidéal and they measure 1.75 ha. It is requested that these lands would be included in the settlement boundary and rezoned Residential Phase 2. An overview has been given of the planning histories to these lands. An overview of planning histories has also been provided with adjacent lands.

Chief Executive's Response:

This submission relates to lands north of An Spidéal. It should be noted that this submission relates to a section of the lands that are subject to submission GLW-C10-686 which requests Residential Phase 1 and Open Space/Recreation and Amenity. It is not considered appropriate to extend the draft plan boundary and to zone additional Residential Phase 2 lands.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-112 – MARTIN ENDA THORNTON

Pg 808

Ms. Loughnane gave an overview of the main issues in the submission and read CE Response & Recommendation.

She advised this submission relates to two parcels of lands that are not included in the Draft Plan Boundary. It is stated that these two parcels of lands had been zoned Residential Phase 2 in past plans. It is requested that these lands would be zoned Residential Phase 1 and Residential Phase 2 respectively

Chief Executive's Response:

The two parcels of land are outside the plan boundary and were not included in Variation No.2b Gaeltacht Plan. It is not considered appropriate or necessary to include the subject lands in the plan boundary.

Chief Executive's Recommendation:

No Change.

Cllr. Thomas proposed that these two parcels of land would be zoned Residential Phase 1 and Residential Phase 2 respectively. Ms. Loughnane requested that a written motion to include request for extension to plan boundary and map be submitted.

It was agreed to defer a decision on this motion until Motion and Map were submitted by Cllr. Thomas.

GLW C10-1437 – COMHARCHUMANN SHAILEARNA

Pg 514

Ms. Loughnane gave an overview of the main issues in the submission and read CE Response & Recommendation.

She advised in summary, this submission raises the following issues:

- Planning permission should be made readily available for the people/families of the Gaeltacht and for employees in the area.
- The new Development Plan should have options to overcome the challenges of building houses in the Connemara area. The submission requests that GCC would provide a the Comharchumann with a list of any properties in their possession suitable for affordable housing projects as a first phase of affordable housing development.
- Land zoning to be used for affordable housing in An Spidéal and other locations in the Comharchumann's functional area. The submission requests additional residential zoned land to the north of An Spidéal for Residential (Phase 1) with which could be used for affordable housing and the Comharchumann would be supportive of a condition added to the zoning of this land. A Language Condition would apply to the proposed housing development.
- The development of sewerage systems from west of An Spidéal to meet the housing and development needs of Comharchumann Shailearna's operative area. The Comharchumann calls for the objective of the Development Plan to provide local sewerage systems to meet the needs of the local community in Cois Fharraige.
-

Chief Executive's Response:

There are a suite of policy objectives contained in **Chapter 4 Rural Living and Development** and **Chapter 13 The Galway Gaeltacht and Islands** to deal with rural housing in Gaeltacht.

Appropriately zoned land and Housing Need Demand Assessment addresses the specific requirements for social and affordable housing in the county and the housing strategy and HNDA have addressed the provision of this.

Irish water are the regulatory authority in relation to provision of wastewater treatment and water supply in the country. This is not a matter for the County Development Plan.

Chief Executive's Recommendation:

No Change.

Ms. Loughnane advised that this was outside of Town Boundary and would not be recommending as lands were not suitable and were not connected to any services. An Comh. Mac an Iomaire advised that these lands were zoned industrial a number of years ago and explained that the lands in question were given by Chomarchumann Shailearna by Udaras to Comharchumann for a nominal fee and they propose to provide Affordable Housing at this location. Ms. Loughnane advised that while she appreciated the spirit of what they were trying to achieve, the reality was that even if these lands were zoned residential, it was unlikely to get planning permission due to lack of connectivity to the village that the fact that there were no footpaths to the lands in question. She further advised that these lands were too remote and that he would have to take 7.2 ha of R1 lands from elsewhere within the tier to balance Core Strategy Table.

An Comh. O Curraoin supported this motion and stated that there were many young couples crying out for houses at affordable prices and this was a golden opportunity that should not be passed up. Cllr. Thomas queried if a special case could be made in this instance to OPR and Department and queried if it could go in as a submission on that basis. In response to query if R2 lands could be used in this instance, Ms. Loughnane advised that it wouldn't be developed in the lifetime of the plan. She again advised that connectivity piece was going to be a major issue in terms of planning permission.

It was agreed to defer a decision on this until a motion and map was submitted by An Comh. Mac an Iomaire

GARRAUN

GLW C10-962 – SARAH PRICE (Pg 703)
GLW C10-953 – THOMAS MULVEEN
GLW C10-883 – THOMAS MULVEEN
GLW C10-700 – ROSE HOGAN
GLW C10-877 – JEANNE PRICE
GLW C10-876 – MAEVE PRICE

GLW C10-872 – DAVID PRICE
GLW C10-846 – GARRAUN RESIDENTS

Ms. Loughnane advised that the above submissions relate to the vehicular access to Oranmore from the Cartron area and it was agreed to read them together.

GLW C10-962 – SARAH PRICE

This submission relates to the vehicular access to Oranmore from the Cartron area. It is requested that vehicular access from under Cartron Bridge to Oranmore village would be maintained.

In addition, there is concern regarding the scale of the development envisaged at this location from an environmental and biodiversity perspective.

Chief Executive's Response

The Urban Framework Plan has identified a planned and co-ordinated development of lands in Garraun which is focussed on the train station. Special cognisance will be taken of the existing pattern of development in the area and it is anticipated that there would be some form of vehicular/pedestrian access under Cartron bridge.

In relation to the potential scale of development, the framework envisages significant development around the train station with higher density potential, but careful cognisance will be taken of the topography and pattern of existing development

Chief Executive's Recommendation

No Change.

GLW C10-953 – THOMAS MULVEEN

This submission relates to the scale of the development that is envisaged at this location and the impact of the development at this rural location.

In addition, there is concern that relates to the vehicular access to Oranmore from the Cartron area. It is requested that vehicular access from under Cartron Bridge to Oranmore village would be maintained.

Chief Executive's Response

In relation to the potential scale of development, the framework envisages significant development around the train station with higher density potential, but careful cognisance will be taken of the topography and pattern of existing development

The Urban Framework Plan has identified a planned and co-ordinated development of lands in Garraun which is focussed on the train station. Special cognisance will be taken of the existing pattern of development in area and it is anticipated that there would be some form of vehicular/pedestrian access under Cartron bridge

Chief Executive's Recommendation

No Change.

GLW C10-883 – TOMMY MULVEEN

This submission relates to the scale of the development that is envisaged at this location and the impact of the development at this rural location.

In addition, there is concern that relates to the vehicular access to Oranmore from the Cartron area. It is requested that vehicular access from under Cartron Bridge to Oranmore village would be maintained.

Chief Executive's Response

In relation to the potential scale of development, the framework envisages significant development around the train station with higher density potential, but careful cognisance will be taken of the topography and pattern of existing development

The Urban Framework Plan has identified a planned and co-ordinated development of lands in Garraun which is focussed on the train station. Special cognisance will be taken of the existing pattern of development in area and it is anticipated that there would be some form of vehicular/pedestrian access under Cartron bridge.

Chief Executive's Recommendation

No Change.

GLW C10-700 – ROSE HOGAN

It is considered that the new traffic arrangements with the new junction on the N67/R446 will reduce access to the current residences in Cartron and increase the levels of social isolation.

It is suggested that the vehicular traffic access to Cartron from the Coast Road under the railway bridge should be retained.

It is requested that the development would not proceed as planned and that the scale should be amended significantly and a buffer zone around the existing homes should be provided.

Chief Executive's Response

In relation to the potential scale of development, the framework envisages significant development around the train station with higher density potential, but careful cognisance will be taken of the topography and pattern of existing development

The Urban Framework Plan has identified a planned and co-ordinated development of lands in Garraun which is focussed around on the train station. Special cognisance will be taken of the existing pattern of development in area and it is anticipated that there would be some form of vehicular/pedestrian access under Cartron bridge.

Chief Executive's Recommendation

No Change.

GLW C10-877 – JEANNE PRICE

This submission relates to the scale of the development that is envisaged at this location and the impact of the development at this rural location.

In addition, there is concern that relates to the vehicular access to Oranmore from the Cartron area. It is requested that vehicular access from under Cartron Bridge to Oranmore village would be maintained. There is concern in relation to the impact of development on the local ecosystem. There is reference to the proposed network of roads to facilitate the development and the privacy of existing homeowners will be affected.

There is concern in relation to the wastewater and sewage infrastructure in this area.

The construction stage of the development over a number of years would cause noise, pollution and dust.

In conclusion it is requested that further consultation and engagement with all parties/stakeholders in order to protect the local community. There is a requirement to retain vehicular access to the coast road and a buffer zone around the existing houses while accommodating development on a more reasonable scale.

Chief Executive's Response:

In relation to the potential scale of development, the framework envisages significant development around the train station with higher density potential, but careful cognisance will be taken of the topography and pattern of existing development.

The Urban Framework Plan has identified a planned and co-ordinated development of lands in Garraun which is focussed on the train station. Special cognisance will be taken of the existing pattern of development in area, and it is anticipated that there would be some form of vehicular/pedestrian access under Cartron Bridge.

The Planning Authority have consulted with Irish Water who have confirmed there is capacity within their infrastructure to meet the projected growth in Garraun. Any development proposals would be required to include Construction Environmental Management Plans which would be required address noise, pollution and dust.

There has been significant consultation throughout the preparation of the County Development Plan. Any future planning applications which may occur will also include further opportunities for the public to make submissions.

Chief Executive's Recommendation

No Change.

GLW C10-876 – MAEVE PRICE

This submission relates to the scale of the development that is envisaged at this location and the impact of the development at this rural location.

In addition, there is concern that relates to the vehicular access to Oranmore from the Cartron area. It is requested that vehicular access from under Cartron Bridge to Oranmore village would be maintained. There is concern in relation to the impact of development on the local community.

There is a requirement for housing in the Galway area but it is stated that it should not come to the detriment of the existing community. It is concluded that the development would be scaled back.

Chief Executive's Response

In relation to the potential scale of development, the framework envisages significant development around the train station with higher density potential, but careful cognisance will be taken of the topography and pattern of existing development

The Urban Framework Plan has identified a planned and co-ordinated development of lands in Garraun which is focussed on the train station. Special cognisance will be taken of the existing pattern of development in area and it is anticipated that there would be some form of vehicular/pedestrian access under Cartron bridge

Chief Executive's Recommendation

No Change.

GLW C10-872 – DAVID PRICE

This submission relates to the scale of the development that is envisaged at this location and the impact of the development at this rural location.

There is concern that relates to the vehicular access to Oranmore from the Cartron area. It is also stated that the level of development will contribute to anti-social behaviour. There is also concern raised regarding the education facilities and the capacity to accommodate the expected growth at this location.

It is recommended that the development would not proceed as planned and that the designs should be amended significantly.

Chief Executive's Response

In relation to the potential scale of development, the framework envisages significant development around the train station with higher density potential, but careful cognisance will be taken of the topography and pattern of existing development

The Urban Framework Plan has identified a planned and co-ordinated development of lands in Garraun which is focussed on the train station. Special cognisance will be taken of the existing pattern of development in area and it is anticipated that there would be some form of vehicular/pedestrian access under Cartron bridge

Chief Executive's Recommendation

No Change.

GLW C10-846 – GARRAUN RESIDENTS

This submission is from a number of residents in the Cartron area. It is considered that the Framework Plan will have a negative effect on a significant number of families and local community. There is concern in relation to the separation of the lands between the railway north and south which would be to the detriment of the local community. Reference has been made to the health implications of local residents if development is carried out as per the Framework

There is concern in relation to the elimination of vehicular access from under the Cartron Bridge to the coast road.

Chief Executive's Response

In relation to the potential scale of development, the framework envisages significant development around the train station with higher density potential, but careful cognisance will be taken of the topography and pattern of existing development

The Urban Framework Plan has identified a planned and co-ordinated development of lands in Garraun which is focussed on the train station. Special cognisance will be taken of the existing pattern of development in area and it is anticipated that there would be some form of vehicular/pedestrian access under Cartron bridge

Chief Executive's Recommendation

No Change.

CE Recommendations were proposed by Cllr. Carroll, seconded by Cllr. Maher and agreed by the Members.

GLW C10-908 – MARTINA GUINNANE

Pg 705

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

She advised this submission relates to lands that have been zoned Residential Phase 1 and Open Space.

It is requested that the Open Space lands would be re-zoned to Residential Phase 1 to ensure that the subject lands would be developed in a coherent manner. It is stated that this could occur if the "Justification Test" as contained in the *Flood Risk Management Guidelines 2009* was applied to these lands.

Chief Executive's Response

The subject lands are identified in Flood Zone A. The SFRA undertaken at Plan level provides an appropriately strategic assessment of flood risk within the town of Oranmore in compliance with the 2009 Flood Guidelines. It considers, among other things, available, published information on flood risk. Taking into account the Stage 2 SFRA prepared, it is noted that Indicative Flood Zone A at this site is appropriate. The proposed Zoning on Flood Zone A would not be in compliance with the Guidelines. Justification test would not pass on the lands within Flood Zone A.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Maher and agreed by the Members.

GLW C10-853 – CORESTONE LTD.

Pg 708

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

She advised there is a detailed submission on a number of parcels of lands within the Garraun Framework. Lands have been identified in 5 different parcels as follows:

- Lands 1 and 2 – It is the request of this submission that these lands are rezoned from 'Open Space/Recreation and Amenity' to 'Residential Phase 2'.
- Lands 3 – It is the request of this submission that these lands are rezoned from 'Open Space/Recreation and Amenity' to 'Transport Infrastructure', in order to facilitate the extension of the train station car park.
- Lands 4 and 5 – It is the request of this submission that these lands remain zoned as 'Open Space/Recreation and Amenity'. It is stated that these lands are being made available to facilitate the development of the proposed ecopark.

Chief Executive's Response

The subject lands are identified in Flood Zone A. The SFRA undertaken at Plan level provides an appropriately strategic assessment of flood risk within Garraun in compliance with the 2009 Flood Guidelines. It considers, among other things, available, published information on flood risk. Taking into account the Stage 2 SFRA, it is noted that Indicative Flood Zone A at this site is appropriate. The proposed Zoning on Flood Zone A would not be in compliance with the Guidelines. Justification test would not pass on the lands within Flood Zone A.

The subject lands are identified in Flood Zone A. The SFRA undertaken at Plan level provides an appropriately strategic assessment of flood risk within Garraun in compliance with the 2009 Flood Guidelines.

Noted.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Maher and agreed by the Members.

GLW C10-770 – MATTHEW CARTY

Pg 709

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

She advised this submission has outlined a number of objections in relation to the Framework Plan. It is stated that the Carton area is steeped in history including a marked ring fort, natural beauty and green space.

It is considered that the vision outlined in **Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy** does not align with the Garraun Framework Plan. It is stated that the biodiversity implications of the area will be impacted upon and the local road network has created a sanctuary for wildlife and the protection of native species and wildflowers which support the All Ireland Pollinator Plan. It is requested that further ecological studies would be carried out prior to development progressing.

Reference has been made to the recorded ring fort GA095-012 in Carton and that further detailed studies must be completed prior to approval of the framework. Section 6.4 of Framework has been referenced and the construction of a new junction on the N67 providing access to Cartron and Garraun, north of the rail line and a link road to the L7105. There is concern in relation to the elimination of vehicular access from under the Cartron Bridge to the coast road and that it would separate close neighbours and families cutting of the close-knit community.

It is stated that the Framework Plan is not aligned with the Rural Development Policy 2021-2025 which is focused on sustainable and inclusive rural development.

It is considered that with the undulating topography will lead to overlooking of the existing properties. It is considered that consideration should be given to buffer zones of trees and hedgerows in order to reduce the impact of existing dwellings.

It is considered that the building phase of this development would lead to significant disruption to the local community.

In conclusion it is stated that there is support for the dual rail link and additional cycle lanes however more consultation is required.

Chief Executive's Response

Any development proposals within the Garraun Urban Framework Plan area will be the subject of a further detailed planning assessment through the Development Management process and the submission of a planning application. At this, more refined and detailed stage a closer examination will be carried out which will include key planning considerations including biodiversity; traffic; residential amenity and archaeology for example.

In relation to the images in the Urban Framework Plan of the Cartron Bridge area, note that images are indicative. Any further plans for the area surrounding Cartron Bridge and access to the northern section of the Plan area would be the subject of further consideration, assessment and consultation with stakeholders and members of the public.

Our Rural Future: Rural Development Policy 2021 – 2025 has informed the preparation of the Draft County Development Plan which includes the preparation of the Urban Framework Plan.

In relation to overlooking a minimum distance from site boundaries and screening/planting will be assessed and considered as part of any planning application.

Any construction work within the framework plan would have to be carried out during normal working hours without detriment to residential amenity. This would also form part of the assessment on any forthcoming planning application.

The support for the dual track is welcomed.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-764 – GEARARD DOOGAN

Pg 710

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

She advised this submission relates to lands adjoining the residential estate Costa na Mara. There is concern in relation to the rezoning from Open Space/Recreation and Amenity that was contained in the Oranmore Local Area Plan 2012-2022 to Community Facilities as indicated in the Draft Galway County Development Plan 2022-2028.

It is considered that this rezoning would have a biodiversity impact on the subject lands. It is stated that a potential school development would contribute to significant noise levels to the residents of Costa Na Mara and traffic congestion at this location. There is reference to flooding implications at this location.

In conclusion it is considered that the lands would be zoned "Open Space/Recreation and Amenity" and it is considered that the biodiversity park should be extended.

Chief Executive's Response

Submission Noted. It was considered appropriate to zone the lands Community Facilities to ensure that there are adequate and sufficient lands available for a multiple of community uses such as educational facilities.

Furthermore, the area of the Urban Framework Plan identified as an Eco Park is considered efficient at this stage. The Draft Plan has been the subject of a detailed Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment during which the areas of sufficient ecological value have been considered. Flood risk has also been assessment. Therefore the Urban Framework Plan and associated land use zonings are considered to be appropriate at this stage.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-750 – DES FLAHERTY

Pg 711

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

She advised this submission relates to the scale of the development that is envisaged at this location and the impact of the development at this rural location and on the local families in the community.

There is concern relating to potential curtailment of the vehicular access to Oranmore from the Cartron area. It is requested that vehicular access from under Cartron Bridge to Oranmore village would be maintained.

Reference is made to the lifetime enurement clause in relation to the family home and it is queried that with the zoning of the family lands, is the enurement clause no longer applicable.

There is reference to the local ecosystem and the implications of the development on this area. There are a number of Celtic/Neolithic sites and burial area and it is requested that further studies would be carried out.

It is considered that with the undulating topography will lead to overlooking of the existing properties. It is considered that consideration should be given to buffer zones of trees and hedgerows in order to reduce the impact of existing dwellings

It is considered that the building phase of this development would lead to significant disruption to the local community. There is a specific request for additional consultation with the local community. It is requested that the development would not proceed as planned and that the designs should be amended significantly and a buffer zone around the existing homes should be provided.

Chief Executive's Response

The scale of development proposed at Garraun is considered appropriate, given its proximity to Oranmore Train Station and the link with public transport infrastructure. Development of these lands in such a manner is considered to accord with the aspirations of Project Ireland 2040 and our aspirations to become less car dependent.

The Urban Framework Plan has identified a planned and co-ordinated development of lands in Garraun which is focussed on the train station. Special cognisance will be taken of the existing pattern of development in area and it is anticipated that there would be some form of vehicular/pedestrian access under Cartron bridge
Enurement clause would not apply to Residential zoned land.

Historic remnants and the impact on ecology has been the subject of a strategic assessment. This will be the subject of further assessment during the assessment of future planning applications.

In relation to overlooking a minimum distance from site boundaries and screening/planting will be assessed and considered as part of any planning application.

Any construction work within the framework plan would have cogniscance of adjoining residential properties. This would also form part of the assessment on any forthcoming planning application. Any planning application will also contain more detailed design detail which will be the subject of a further consultation, during which members of the public can make additional submission on the proposal.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

Cllr. Carroll requested that there a dedicated team be employed by Galway County Council who would be responsible for monitoring progress on this particular project, something similar to dedicated team on Greenway. He stated that there was going to be a huge amount of disruption and they needed a dedicated team to monitor ongoing progress that was going to occur under the Garraun Framework Plan. Mr. Cullen acknowledged Cllr. Carroll's comments and advised that as they moved through the Framework Plan, they would be putting in the appropriate resources relative to the scale of development.

GLW C10-661 – MARK RONALDSON

Pg 712

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

She advised this submission relates to the lands adjoining Cósta na Mara and the proposed use of lands for "Community Facilities". There is concern relating to the proximity of the new development to the boundary wall and the proposed use of "Education" that is envisaged on these lands. There is also a number of questions posed in relation to the access arrangements through Cósta na Mara.

A number of questions has been posed in the submission as follows:

- How close will the new development be to our back boundary wall
- What sort of education institution will be developed there?
- How high will the new development be?
- Will the development affect the boundary walls surrounding our homes?
- Will Cósta na Mara be linked to the new development with gates/pasageways etc.?

- Will stakeholders of the educational institution park in C  sta na Mara when conducting business related to the new development?
- What is the timeframe for this proposed development?

Chief Executive’s Response

The boundary of the Urban Framework Plan abuts the eastern boundary of the Costa na Mara development. Any proposal to develop these lands would be the subject of a further planning application and detailed assessment which will detail precise distances to the boundary in question. Building heights and parking will also be determined at planning application stage and in accordance with relevant DM Standards.

The lands in question are zoned Community Facilities where it is envisaged that education facilities could be located

A distinct link between the Garraun Urban Framework Plan and Costa na Mara is not proposed at this stage. Any future link would require consultation with all relevant stakeholders.

The new Galway County Development Plan will expire in 2028.

There is no definitive timeline for delivery of development on zoned land within the Plan.

Chief Executive’s Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-164 – ROB WYNNE

Pg 713

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

The submission has raised concern regarding the proposed zoning for ‘Community Facilities’ in Garraun, adjacent to Costa na Mara housing estate

Chief Executive’s Response

It was considered appropriate to zone the lands Community Facilities to ensure that there are adequate and sufficient lands available for a multiple of community uses such as educational facilities.

Chief Executive’s Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-627 – EOIN BUTLER
GLW C10-628 – EOIN BUTLER

Ms. Loughnane advised that GLW C10-628 was a duplicate of GLW C10-627. She gave an overview of the issues raised in the submissions and read CE Response & Recommendation.

She advised this submission relates to Garraun and Oranmore Metropolitan Plans. It is considered that these plans are flawed and they need to be re-assessed. It is considered that Garraun is adjacent to Oranmore and should be treated as same.

It is considered that the provision of educational facilities should be a priority for the settlements. There should be joint up infrastructure plans between Garraun and Oranmore.

A specific query has been raised in relation to coastal flooding and how this is going to be addressed within the Development Plan.

It is suggested that all lands surrounding schools should be rezoned to ensure for any future expansion of these facilities to address the deficiency within Oranmore.

It is stated that there are no biodiversity mapping/plans contained within the Draft Plan.

Chief Executive's Response

The Garraun Urban Framework Plan area adjoins Oranmore. Cognisance has been taken of the transition westwards from Oranmore Town into the Framework Plan area. A higher density was considered appropriate for Garraun, given its proximity to Oranmore Train Station which accords with the aspirations of Project Ireland 2040 and our aspirations to become less car dependent.

The provision of Community Facilities has been provided within each of the zoned settlements within Volume 2. Regular discussion and collaboration with Department of Education also informs this exercise. Additional lands are designated as necessary.

The impact of coastal flooding has been considered as part of the Strategic Flood Risk Assessment.

Both the National Biodiversity Action Plan and the Galway County Heritage and Biodiversity Plan 2017 – 2022 informed the preparation of the Draft Plan.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-601 - COSTA NA MARA MANAGEMENT COMPANY

Pg 715

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

This submission has raised a number of issues relating to the Framework Plan as follows:

- Access to Costa na Mara-Consultation is required with the Management Company;
- Consultation is required in relation to the traffic control measures for the Coast Road bordering Costa na Mara, with the increase in traffic that would be generated from adjoining schools;
Consultation required regarding the proposed trees/shrubs that are planted along the boundary wall of Costa na Mara housing estate.

Chief Executive's Response

Any potential future connection from Costa na Mara to the Garraun Urban Framework Plan area would be the subject of a further detailed assessment and consultation with relevant stakeholders.

Any proposal to develop a school within the Urban Framework Plan area would be the subject of a further detailed assessment which would include a traffic management appraisal and public consultation. The provision of appropriate landscaping would also be considered during the assessment of a planning application.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-567 – CLAIRE DOOGAN (Pg 716)

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

This submission has raised a number of concerns relating to the impact of the Garraun Framework on the local environment and adjoining residential estate of Costa na Mara.

- It is stated that the development will have a significant impact on the local biodiversity of the area and the loss of mature woodland. Reference has been made to the number of eco parks that are illustrated on the Framework Plan, it is suggested that the existing woodland adjacent to residential estate of Costa na Mara would be utilised as a park and trees retained.

- In relation to the identification of playing fields and the accompanying lighting facilities it is stated that there will be opposition to these. It is suggested that more discussion would occur, and greater distance would be created between the playing fields and the housing estate.
- The property value will be affected by the proposed development.
- There is also reference to the volume of traffic that will generated at this location.

Chief Executive's Response

It is considered that the area of the Urban Framework Plan identified as an Eco Park is considered sufficient at this stage. The Draft Plan has been the subject of a detailed Strategic Environmental Assessment and Appropriate Assessment during which the areas of ecological value have been considered and as such the Urban Framework Plan and associated land use zonings are considered to be appropriate at this stage.

The identification of playing fields to the west of the Costa na Mara housing development relates to an indicative image on the Urban Framework Plan. The actual definitive layout of these Community Facilities zoned lands are yet to be determined through the Development Management process and the submission of a detailed planning application which will be the subject of further assessment and consultation where members of the public will be afforded a further opportunity to make representation on the final proposal for these lands.

The proposed Framework Plan area comprises residential units, communities and a local centre. There are also employment uses and open space. The statutory process of making a development plan cannot consider property values in its determination of land use zonings.

The proposed Urban Framework Plan area is oriented around public transport provision, which seeks to reduce reliance on the private car. It is anticipated at this stage that the proposed Framework Plan area would not exacerbate traffic volumes as the Draft Urban Framework Plan is a transport oriented development which seeks to reduce reliance on the private car.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-146 – COSTA NA MARA MANAGEMENT COMPANY

Pg 717

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

This submission relates to the public consultation process that was currently underway and advising the residents of Costa na Mara of the key dates.

Chief Executive's Response

Submission noted.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-828 – MIKE FINN

Pg 718

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

This submission relates to lands which are located at Garraun South and it is requested that these would be included in the settlement boundary for Garraun.

Chief Executive's Response

The lands in question are located to the south of the Urban Framework Plan areas on the opposite side of the R338 Coast Road.

Significant parcels of this land are within Flood Zoned A/B which would not permit residential zoning. The Justification Test would not pass on these lands. Furthermore, the zoning of additional lands as residential would not be appropriate as this would not comply with the Core Strategy as outlined in Chapter 2 “Core Strategy, Settlement Strategy and Housing Strategy”.

The additional lands are not contiguous to the existing Urban Framework Plan area. The existing coast road represents a substantial and logical physical barrier to contain the Urban Framework Plan area in accordance the vision and aspirations of the National Planning Framework.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-807 – DONNACHA FINN

Pg 718

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

This submission relates to lands zoned Open Space and requests that these lands would be zoned Residential

Chief Executive Response

Significant parcels of this land are within Flood Zoned A/B which would not permit residential zoning. The Justification Test would not pass on these lands. Furthermore, the zoning of additional lands as residential would not be appropriate as this would not comply with the Core Strategy as outlined in Chapter 2 “Core Strategy, Settlement Strategy and Housing Strategy”.

Chief Executive's Recommendation

No Change.

It was agreed by the Members to defer a decision on this submission.

GLW C10-913 – WILLIAM GORDON & SJHIELA GIBSON

Pg 718

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

A detailed submission in relation to the Garraun area. It is requested that there would be sufficient increase in the Core Strategy population allocation to accommodate MASP growth targets and higher density.

Chief Executive's Response

The population allocation for the Garraun Framework Plan area and associated densities within have been given careful consideration during the preparation of the Draft County Development Plan. Careful consideration has been taken of the existing pattern of development within and adjoining the Urban Framework Plan Area. On the basis of this assessment the population allocation and associated densities is considered to be appropriate in this instance.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

In response to a query from Cllr. Kinane regarding re-allocation of R1 lands that were down-zoned in Oranhill, Ms. Loughnane advised that a motion can be submitted to the Forward Planning Unit and would be dealt with before the MASP area was closed off.

BRIARHILL

GLW C10-2251 – SEAMUS MURPHY
GLW C10-2250 – NOEL P. REGAN
GLW C10-857 – KEITH DONOGHUE
GLW C10-831 – AINE O DONNCHADHA

Pgs 720/722

Ms. Loughnane advised that all these submissions relate to proposed Linear Park and it was agreed to take them together. She gave an overview of the issues raised in the submissions and read CE Responses & Recommendations.

GLW C10-2251 – SEAMUS MURPHY

She advised this submission relates to a number of policy objectives in Briarhill. In relation to **BUFP 2 Nodal Centre Development**, it is suggested that there should be connectivity to Community Facilities and the Indicative Green Corridor.

In relation to **BUFP 3 Business and Technology**, it is suggested that North/South interconnectivity through the indicative green corridor which would be better served as being linear in form and stretching West to East across the framework lands.

Chief Executive's Response:

The green corridor is an indicative corridor illustrated on the Urban Framework Plan. It is envisaged that the green corridor/linear park will have a significant role in the future development of the framework area where access and connectivity will be paramount for the occupiers and visitors to this area.

It is considered that as the development potential of these lands evolve the green corridor will play a fundamental part in the connectivity and all of the different uses envisaged in this area

Chief Executive's Recommendation:

No Change.

GLW C10-2250 – NOEL P. REGAN

Ms. Loughnane advised that in this submission It is suggested that there would be connection between the Indicative Green Corridor and the Nodal Centre and a number of different phases of the framework to ensure connectivity.

It is suggested that there would connection between the Indicative Green Corridor and Community Facilities to ensure objectives are deliverable.

It is stated that not all phase 1 lands are connected to either the proposed community facilities or indicative green corridor which will not allow framework objectives to be achieved

In relation to the west to east connectivity via a Linear Park, it is stated that indicative green corridor would allow a service route along with safe pedestrian and cyclist access along the linear corridor.

Chief Executive's Response:

The green corridor is an indicative corridor illustrated on the Urban Framework Plan. It is envisaged that the green corridor/linear park will have a significant role in the

future development of the framework area where access and connectivity will be paramount for the occupiers and visitors to this area.

It is considered that as the development potential of these lands evolve the green corridor will play a fundamental part in the connectivity and all of the different uses envisaged in this area

Chief Executive's Recommendation:

No Change.

GLW C10-857- KEITH DONOHUE

Ms. Loughnane advised that this submission relates to the design aspect of the plan and the lack of connection with the green corridor with a number of different uses as follows:

- Connectivity required between green corridor and the Nodal Centre
- Connectivity between the indicative Green Corridor and the Community Facilities
- Residential Phase 1 lands do not appear to have connectivity to either the proposed Community Facilities or Indicative Green Corridor
Full East to West implementation of the Linear Park maybe required to ensure full design compliance. This submission relates to the design aspect of the plan and the lack of connection with the green corridor with a number of different uses as follows:
 - Connectivity required between green corridor and the Nodal Centre
 - Connectivity between the indicative Green Corridor and the Community Facilities
 - Residential Phase 1 lands do not appear to have connectivity to either the proposed Community Facilities or Indicative Green Corridor
Full East to West implementation of the Linear Park maybe required to ensure full design compliance.

Chief Executive's Response:

The green corridor is an indicative corridor illustrated on the Urban Framework Plan. It is envisaged that the green corridor/linear park will have a significant role in the future development of the framework area where access and connectivity will be paramount for the occupiers and visitors to this area.

It is considered that as the development potential of these lands evolve the green corridor will play a fundamental part in the connectivity and all of the different uses envisaged in this area

Chief Executive's Recommendation:

No Change.

GLW C10-AINE O DONNCHADHA

Ms. Loughnane advised that this submission relates to the Green Corridor and it is stated that the lands are controlled by one landowner. It is considered that these lands will benefit the full extent of the Briarhill area and that one landowner should

not be burdened exclusively with this land use. It is requested that there would be 50% reduction of these indicative lands from 5.5ha to 2.75ha.

In addition, it is requested that there would be a zoning flexibility for the “Indicative Green Corridor” and that there would be a new policy objective of the existing policy objective **BUF 5 Open Space, Recreation and Amenity** would be amended as follows:

“The exact location, size and dimensions of the green corridor/linear park shall be agreed in writing with Galway County Council at the planning application stage for each development in Briarhill”.

Chief Executive’s Response:

The green corridor is an indicative corridor illustrated on the Urban Framework Plan. It is envisaged that the green corridor/linear park will have a significant role in the future development of the framework area where access and connectivity will be paramount for the occupiers and visitors to this area.

It is not considered appropriate that this green corridor would be reduced by 50% as proposed.

It is considered that as the development potential of these lands evolve the green corridor will play a fundamental part in the connectivity and all of the different uses envisaged in this area

Chief Executive’s Recommendation:

No Change.

Cllr. Carroll advised that the Oranmore/Athenry Members had submitted the following motion:

We, the undersigned Elected Members for the Athenry/Oranmore Municipal District of Galway County Council, hereby propose that a Linear Park/Green Corridor be created as part of the Briarhill Framework Plan be incorporated into the plan and extended proportionally over the lands of the landowners whose lands are included in the Draft Plan. The Linear Park/Green Corridor is indicatively shown on the accompanying map and proposes that 0.86Ha is allocated to lands No. 1, 0.67Ha allocated to lands No. 2, . 76Ha allocated to lands No. 3 and 3.29Ha allocated to lands No. 4. It is also proposed to allocate a further 0.59Ha in Residential Phase 1 zoning to landowner 3 (0.29Ha south of the Linear Park and 0.30Ha north of the Linear Park) and 0.94Ha in Residential Phase 1 zoning to landowner 4 south of the Linear Park to compensate for the reduction of 1.53Ha of Residential Phase 1 lands allocated to the Linear Park (0.86Ha landowner 1 and 0.67Ha landowner 2), which will retain to quantum of lands for Residential Phase I as recommended by the Office of the Planning Regulator (OPR) and in accordance with the recommendation of the CE's report.

Cllr Liam Carroll, Cllr James Charity, Cllr David Collins, Cllr Gabe Cronnelly, Cllr Jim Cuddy, Cllr Shelly Herterich Quinn, Cllr. A. Dolan



Ms. Loughnane stated that the whole premise behind the Urban Framework was ideally to be adjacent to Green Corridor. She stated that they would be recommending that they would go with proposal in the Draft Plan and raised concerns about this amendment. Again Ms. Loughnane confirmed that the indicative green corridor is not a zoning and therefore the lands underneath the proposed green corridor would still remain in situ as proposed in the Draft/Material Alterations subsequent amendments. It is simply not appropriate as per the motion to reallocate lands underneath the green corridor to other sections of the Briallhill Framework Plan as again this linear park is not a zoning. A discussion evolved around this and it was agreed to leave the lands zoned underneath the Linear Park/Green corridor.

The motion subject to above amendment was proposed by Cllr. Carroll, seconded by Cllr. Collins and agreed by the Members.

GLW C10-1849 – BRENDAN O'BOYLE

Pg 722

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

She advised this submission is in general favour of the Framework Plan. There is concern for local residents regarding the exit along the Parkmore Road.

In addition, it is suggested that any new development would not be multistorey apartment blocks where they would be backing onto nearby houses.

Chief Executives Response:

The purpose of the Development Plan and the associated zoning plans are to indicate where the Local Authority considers the development potential in the respective settlements. The detailed analysis as requested in this submission will be dealt with as part of the Development Management process.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-1275 – MURPHY HEFFERNAN

Pg 723

Ms. Loughnane gave an overview of the issues raised in the submission and read CE Response & Recommendation.

It is stated that from a design perspective the inclusion of a Nodal Centre, Community Facilities and Indicative Green Corridor should create a sense of place, subject to design and planning.

Reference to the Green Corridor has been made and that there is no sense of connectivity between the different land uses. It is suggested that policy objectives BUFP1 -BUF12, but in particular BUF 4,5,10,11 and 12 that the Green Corridor would transverse these lands to ensure integration would occur and connectivity to existing centres i.e Briarhill Centre and IDA Parkmore East and West and subsequent North-South connections.

Chief Executive's Response:

The green corridor is an indicative corridor illustrated on the Urban Framework Plan. It is envisaged that the green corridor/linear park will have a significant role in the future development of the framework area where access and connectivity will be paramount for the occupiers and visitors to this area.

It is considered that as the development potential of these lands evolve the green corridor will play a fundamental part in the connectivity and all of the different uses envisaged in this area

Chief Executive's Recommendation:

No Change.

The Members were advised that this was already dealt with in a previous submission. Noted by Members

GLW C10-697 – COSTELLO FAMILY

Pg 723

Ms. Loughnane advised the Members that this was already dealt with in a previous submission.

She advised that this submission relates to traffic issues and the access to the lands from the Parkmore Road. A report has been submitted from NRB Consulting Engineers Ltd who carried out a review of the traffic, roads and access issues in the Briarhill area. It is stated that from an Engineering perspective. All transport modes can quite easily be accommodated via the proposed access from Parkmore Road without compromising the future Bus Corridor at this location.

It is requested that the Draft Development Plan 2022-2028 provides for all transport modes to access the Briarhill lands from the Parkmore road.

Chief Executive's Response:

Parkmore is a key employment centre for the north east of Galway accommodating over 13,500 jobs. Parkmore Road is a key artery within this area linking Parkmore East and West to the National Road and wider Galway network.

As set out in the Parkmore Area Strategic Framework Plan prepared by the NTA, there is a need to tackle congestion and improve the efficient movement of goods and people in the Parkmore area by providing attractive alternatives to the private car. To achieve this aim, the framework plan identifies a series of sustainable transport infrastructure measures, integrated with the Galway Transport Strategy, which will help to improve access to the Parkmore area from across the city by walking, cycling and public transport. In particular the framework plan includes dedicated bus lanes and pedestrian /cycle facilities on Parkmore Road leading up to the Monivea Road junction.

The creation of further vehicular access points onto the Parkmore Road will create additional delays to public transport along this critical link. This will undermine the investment in sustainable infrastructure and is therefore contrary to the central aim of improving access to the Parkmore area. The creation of a walk, cycle and PT only link from Briarhill to Parkmore will enable future residents living in this area to travel to nearby employment opportunities by sustainable means, thereby contributing to the sustainable development of this area.

Taking the above in account and the comments from the OPR, TII, NTA and Galway City Council a new Policy Objective is proposed to provide an ABTA for the Briarhill Urban Framework Plan. Please see recommendation number 4 OPR.

Chief Executive's Recommendation:

See Recommendation No 4 OPR.

Cllr. Collins advised that the Oranmore/Athenry Municipal District Members had submitted a motion as follows:-

In the absence of an Area based Transport Assessment

We propose that the Bus and Cycle Only restriction on the Parkmore Road be removed to allow vehicular access to the Briarhill Framework Lands. The above changes which we are proposing will enable a speedy kickstart of the development of Briarhill, a key strategic growth area and, furthermore, will be a major contribution to the ever-growing housing need and population increase.

Cllr David Collins, Cllr Liam Carroll, Cllr James Charity, Cllr Gabe Cronnelly, Cllr Jim Cuddy, Cllr Albert Dolan, Cllr Shelly Herterich Quinn.

Mr. Dunne advised that there was a Framework Plan identified in Briarhill and he was concerned about the wording of this motion. He suggested that the wording as is would raise some red flags and suggested waiting until ABTA was completed with relevant Stakeholders. Cllr. Collins stated that they had already put this proposal through the Members at last Pre-Draft Meeting. He stated that they needed vehicular access and proposed that it would go back out on public display. This was seconded by Cllr. Carroll. Cllr. McKinstry requested that it be delayed until after ABTA. Cllr. Cuddy stated that it was important to pass this motion today so that the intentions of the Members were known. Cllr. Carroll queried how long ABTA would take to be completed. Ms. Loughnane advised that it cannot commence until Development Plan was adopted. She stated it was their intention to get ABTA done when they had agreed it with all Stakeholders. She advised that by approving a proposal such as this, it was contradicting what was being done with respect to Green Corridor and the proposals were at odds with one another. She advised that the APTA would be done as soon as Development Plan was adopted.

Motion was proposed by Cllr. Collins, seconded by Cllr. Carroll and agreed by the Members.

GLW C10-688 – MARTIN COYNE

Pg 724

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised this submission is in favour of the Briarhill Framework Plan. It is requested that the Framework plan would be updated to reflect the Briarhill Land Use Zoning Map.

Chief Executives Response:

It should be noted that when the Draft Galway County Development Plan 2022-2028 is adopted, all documents including the Urban Framework Plans will be updated to reflect the final zonings and as appropriate policy objectives to ensure consistency.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-246 – DECLAN GARDINER

Pg 725

Mr. Dunne advised that this submission had already been dealt with.

This submission relates to lands zoned Residential Phase 2. It is requested that these lands measuring 0.977ha would be rezoned to Residential Phase 1.

Chief Executive's Response:

Noted. As part of the preparation of the Briarhill Plan, cognisance of **Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy** and in particular table 2.9. There is a requirement of 13.03 hectares of Residential Phase 1 lands. The Planning Authority has zoned accordingly. The quantum of Phase 1 Residential Lands in Briarhill is in full compliance with the Core Strategy of the Draft Galway County Development Plan.

Chief Executive's Recommendation:

No Change.

Members were advised that this submission had already been dealt with.

GLW C10-1856 – STEPHEN CASSERLY

Pg 725

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised that it is requested that there would be an athletics track included in the plan area.

Chief Executive's Response:

It is recognised that passive and active amenity spaces are extremely important within an urban environment. It should be noted that **BUFP 4 Community Facilities** promote the provision of and improvement of a diverse range of community facilities. In addition, **BUFP 5 Open Space, Recreation and Amenity** also supports the delivery of recreational green spaces.

As development proposals for these lands develop further special cognisance of these policy objectives will be taken and the specific requirements for the area.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-1852 – MATTHEW CONROY

Pg 725

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised that submission is requesting that future correspondence would be sent to the submitter on all matters relating to Briarhill.

Chief Executive's Response:

The County Development Plan is a statutory process is outlined under Section 13 of the Planning and Development Act 2000(as amended). There are specific periods of public display for members of the public/landowner/interested bodies to make submissions and these are summarised and referenced in a Chief Executive Report. There is no other forum during a County Development Plan process to notify people individually on particular issues. There is advertisement in the local press, social media as to when and what stage the County Development Plan is at and period of public display etc.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

GLW C10-817 – LIDL IRELAND

Pg 726

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised that this submission has raised a number of issues regarding the Town Centre/Residential Infill in the County Galway Metropolitan Area and associated land use zoning matrix table. It is suggested that the Metropolitan Area Strategic Plan is a potential barrier to development within the town centres of the Metropolitan Area, as it suggests primarily residential focus. The submission suggests that the Town C/Infill Residential would be removed.

The submission notes that the Draft Garraun and Briarhill Urban Framework Plans appear to designate the centre of each area as the 'Nodal Centre' in lieu of the Town Centre / C1 / Town Centre/ Commercial zoning objective. The submission requests a consistently / comparably worded and referenced objective.

It is noted that *Large Scale Convenience / Comparison Centre is Open for Consideration* in the Metropolitan Area whilst being *Permitted in Principle* in the Strategic Growth Towns and Villages, whereas it is considered a consistent designation would be most appropriate.

Chief Executive's Response

Upon reviewing the Land Use Matrix Table for County Galway Metropolitan Area, it is considered that there is justification to amend the land use matrix table. It is not considered appropriate to remove the Town Centre/Infill Residential as proposed. The purpose of TC/Infill residential is to support the town centre but also acts as a complimentary use in support of conventional town centre uses.

The Nodal Centre classification is similar to Town Centre uses of established settlements of Oranmore, Baile Chláir and Bearna. It is considered appropriate to include the term Nodal Centre in Land Use Matrix table for Garraun and Briarhill.

The Land Use Matrix Table should be amended to reflect consistency.

Chief Executive's Recommendation Change as per below

Zoning	Objective	Description
Existing Residential & Infill Residential	To protect and improve residential amenities of existing residential areas.	To provide for house improvements alterations, extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity.
Residential Phase 1	To protect, provide and improve residential areas within the lifetime of this plan.	To facilitate for the provision of high quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
Residential Phase 2	To protect, provide and improve residential areas.	To facilitate the provision of high quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. Phase 2 residential is generally not developable during the lifetime of this plan subject to the provisions below. (*Single House developments for family members on family owned lands:

		<p>*Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area;</p> <p>*Where it is apparent that R-Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development maybe considered in a phased manner on some residential (Phase 2 lands).</p>
Town Centre/Infill Residential	To protect, provide and improve residential amenity and appropriate commercial developments within key town centre sites within the lifetime of this plan.	To facilitate support the for the provision of high quality new residential developments and appropriate commercial developments at appropriate densities within Town Centre sites. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
Town Centre/Commercial	To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic/community uses and to provide for “Living over the Shop” scheme Residential accommodation, or other ancillary residential accommodation.	To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreation and civic uses.
Commercial/Mixed Use	To provide for the development of commercial and complementary mixed uses, on suitable lands that can provide focal points for the provision of services to surrounding neighbourhoods/areas and opportunities for commercial enterprises, retail developments and employment creation and which do not undermine the vitality and viability of the town centre.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality commercial/mixed use developments in a good quality physical environment.
Industrial	Promote the sustainable development of industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high-quality industrial developments in a good quality physical environment.

	networks and public transport facilities.	
Business and Technology	To provide for the development of business and technology.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high-quality business and technology developments in a good quality physical environment.
Business and Enterprise	To provide for the development of business and enterprise.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high-quality business and enterprise developments in a good quality physical environment.
Community Facilities	To provide for civic, community and educational facilities.	To facilitate the development of necessary community, health, religious educational social and civic infrastructure.
Coastal Edge	To protect and enhance the coastal edge	To allow for the protection and enhancement of the coastal edge, as appropriate as a strategic high amenity resource, providing opportunities for recreation, conservation and local amenity
Open Space/Recreation and Amenity	To protect and enhance existing open space and provide for recreational and amenity space.	To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing fields.
Tourism	To promote and encourage cultural, historic and tourism potential for each of the SGTs.	To facilitate the development and improvement of tourism facilities that exist in some of the SGTs. Encourage new tourism development and investment where appropriate.
Public Utility	To maintain lands providing service infrastructure.	To allow for lands to be designated for public utilities such as waste water treatment plants.
Transport Infrastructure	Facilitate the provision and maintenance of essential transportation infrastructure.	To allow for the reservation of lands to facilitate public roads, foot paths, harbours, canals, cycleways, bus stops and landscaping together with any necessary associated works, as appropriate.

Zoning	Objective	Description
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Existing Residential & Infill Residential	To protect and improve residential amenities of existing residential areas.	To provide for house improvements alterations, extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity.
Residential Phase 1	To protect, provide and improve residential areas within the lifetime of this plan.	To facilitate for the provision of high quality new residential developments at appropriate densities with layout and design well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
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Town Centre/Infill Residential	To protect, provide and improve residential amenity and appropriate commercial developments within key town centre sites within the lifetime of this plan.	To facilitate support the for the provision of high quality new residential developments and appropriate commercial developments at appropriate densities within Town Centre sites. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
Town Centre/Commercial	To provide for the development and improvement of	To develop and consolidate the existing town centre to improve its

	appropriate town centre uses including retail, commercial, office and civic/community uses and to provide for “Living over the Shop” scheme Residential accommodation, or other ancillary residential accommodation.	vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreation and civic uses.
Commercial/Mixed Use	To provide for the development of commercial and complementary mixed uses, on suitable lands that can provide focal points for the provision of services to surrounding neighbourhoods/areas and opportunities for commercial enterprises, retail developments and employment creation and which do not undermine the vitality and viability of the town centre.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality commercial/mixed use developments in a good quality physical environment.
Industrial	Promote the sustainable development of industrial and industrial related uses, including manufacturing, processing of materials, warehousing and distribution on suitable lands, with adequate services and facilities and a high level of access to the major road networks and public transport facilities.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high-quality industrial developments in a good quality physical environment.
Business and Technology	To provide for the development of business and technology.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high-quality business and technology developments in a good quality physical environment.
Business and Enterprise	To provide for the development of business and enterprise.	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high-quality business and enterprise developments in a good quality physical environment.
Community Facilities	To provide for civic, community and educational facilities.	To facilitate the development of necessary community, health, religious educational social and civic infrastructure.

Coastal Edge	To protect and enhance the coastal edge	To allow for the protection and enhancement of the coastal edge, as appropriate as a strategic high amenity resource, providing opportunities for recreation, conservation and local amenity
Open Space/Recreation and Amenity	To protect and enhance existing open space and provide for recreational and amenity space.	To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing fields.
Tourism	To promote and encourage cultural, historic and tourism potential for each of the SGTs.	To facilitate the development and improvement of tourism facilities that exist in some of the SGTs. Encourage new tourism development and investment where appropriate.
Public Utility	To maintain lands providing service infrastructure.	To allow for lands to be designated for public utilities such as waste water treatment plants.
Transport Infrastructure	Facilitate the provision and maintenance of essential transportation infrastructure.	To allow for the reservation of lands to facilitate public roads, foot paths, harbours, canals, cycleways, bus stops and landscaping together with any necessary associated works, as appropriate.

Land Uses	TC/C1	C2	*NC	R	TC/IR	CF	OS	T	I	BE	BT	CE	PU	TI
Commercial and Industrial Uses	TC/C1		*NC	R	TC/IR	CF	OS	T	I	BE	BT	CE	PU	TI
Amusement	O	N	O	N	N	N	N	O	N	N	N	N	N	N
ATM	P	O	P	O	O	O	N	O	O	O	O	N	N	N
Bank/Building Society	P	N	P	N	N	N	N	N	N	N	N	N	N	N
Bar/Restaurant	P	O	P	N	N	N	N	O	N	N	N	N	N	N
B&B (Bed & Breakfast) ¹	O	O	O	O ¹	O ¹	N	N	O	N	N	N	N	N	N
Betting Office	O	N	O	N	N	N	N	N	N	N	N	N	N	N
Boarding Kennel	N	N	N	N	N	N	N	N	O	N	N	N	N	N
Café ²	P	P	P	O	O	O ²	N	P	O ²	O ²	N	N	N	N
Caravan park - Holiday	N	N	N	N	N	N	N	O	N	N	N	N	N	N
Cash & Carry	N	O	N	N	N	N	N	N	O	O	N	N	N	N
Casual Trading	O	O	O	N	N	N	N	O	N	N	N	N	N	N
Cinema	P	O	P	N	N	O	N	O	N	N	N	N	N	N
Conference Centre	P	P	P	N	N	O	N	O	N	P	O	N	N	N
Data-Centres/Web-Hosting Centres	P	P	N	N	N	N	N	N	O	P	P	N	N	N
Drive-through Restaurant	O	O	O	N	N	N	N	N	N	N	N	N	N	N
Enterprise Centre	O	O	O	N	N	N	N	N	O	P	O	N	N	N
Extractive Industry	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Garden Centre	O	P	O	N	N	N	O*	N	N	O	N	N	N	N
GP & Medical Related Services	P	P	P	O	O	O	N	N	N	O	N	N	N	N
Guesthouse ¹	P	O	P	O ¹	O ¹	N	N	P	N	N	N	N	N	N
Hair Dressing Salon/Personal/Grooming	P	O	P	O	O	N	N	N	N	N	N	N	N	N

Home-based Economic Activity ¹	O	O	O	O ¹	O ¹	N	N	N	N	N	N	N	N	N
Hostel	P	O	P	O	O	O	N	P	N	N	N	N	N	N
Hotel	P	O	P	O	O	N	N	P	N	N	N	N	N	N
Household Fuel Depot	N	O	N	N	N	N	N	N	O	O	N	N	N	N
Industrial	N	N	N	N	N	N	N	N	P	O	N	N	N	N
Logistic, Storage & Distribution Units	N	O	N	N	N	N	N	N	P	O	O	N	N	N
Media Recording & General Media Assoc. Uses	O	O	O	O	O	N	N	N	O	P	O	N	N	N
Motor Sales Showroom	O	O	O	N	N	N	N	N	O	O	N	N	N	N
Night-club	O	N	O	N	N	N	N	O	N	N	N	N	N	N
Office (<100m ²)	P	O	P	O	O	N	N	N	N	N	N	N	N	N
Office (100m ² to 1000m ²)	O	P	O	N	N	N	N	N	O	O	N	N	N	N
Office Park (>1000m ²)	N	O	N	N	N	N	N	N	O	O	P	N	N	N
Petrol Station	O	O	O	N	N	N	N	N	O	O	N	N	N	N
Professional /Other Services	P	P	P	O	O	N	N	N	N	N	N	N	N	N
Restaurant	P	O	P	N	O	N	N	P	N	N	N	N	N	N
Science & Technology Based Business	O	O	O	N	N	N	N	N	P	P	P	N	N	N
Scrap Yard	N	N	N	N	N	N	N	N	O	N	N	N	N	N
Service Garage	O	O	O	N	N	N	N	N	O	O	N	N	N	N
Shop – Comparison	P	O	P	N	N	N	N	N	N	N	N	N	N	N
Shop – Convenience	P	P	P	O	O	N	N	O	N	N	N	N	N	N
Shops – Large Scale Convenience/ Comparison Centre	PO	N	O	N	N	N	N	N	N	N	N	N	N	N
Small Scale Manufacturing	N	N	N	N	N	N	N	N	P	O	N	N	N	N
Storage Depot	N	N	N	N	N	N	N	N	P	O	O	N	N	N
Take-Away	O	O	O	N	O	N	N	O	N	N	N	N	N	N
Transport Depot	N	N	N	N	N	N	N	N	O	O	N	N	O	N
Veterinary Surgery	O	O	O	O	N	N	N	N	O	O	N	N	N	N
Warehousing (Incl. Wholesale)	N	N	N	N	N	N	N	N	P	O	N	N	N	N
Warehousing (Retail/Non-Food <700m ²) ³	O	O	O	N	N	N	N	N	N	N	N	N	N	N
Warehousing (Retail/Non-Food/Bulky Household Goods 700m ² – 5,000m ²) ³	N	N	N	N	N	N	N	N	N	O	N	N	N	N
Residential Uses	TC/C1	C2	NC	R	TC/IR	CF	OS	T	I	BE	BT	N	PU	TI
Apartments ¹	P	O	P	O ¹	O ¹	N	N	N	N	N	N	N	N	N
Halting Site	N	N	N	O	N	O	N	N	N	N	N	N	N	N
Residential (Excluding Apartments) ¹	O	O	O	P ¹	P ¹	N	N	N	N	N	N	N*	N	N
Retirement Home/Nursing Home/Sheltered Housing	O	O	O	P	P	O	N	N	N	N	N	N	N	N
Short term holiday accommodation	O	O	O	N	N	N	N	p	N	N	N	N	N	N
Public, Community and Institutional Uses	TC/C1	C2	NC	R	TC/IR	CF	OS	T	I	BE	BT	CE	PU	TI
Buildings for the Health, Safety & Welfare of the Public	P	P	P	O	O	O*	N	O	N	O	O	N	N	N
Cemetery	N	N	N	O	N	P	O*	N	N	N	N	N	N	N

Childcare Facilities (Crèche/Nursery)	P	P	P	O	O	P	N	N	O	O	O	N	N	N
Club House & Associated Facilities	O	N	O	O	O	P	O*	O	N	N	N	N	N	N
Community Facility	P	O	P	O	O	P	O*	O	N	O	N	N	N	N
Crematorium	N	N	N	O	N	O	O	N	O	O	N	N	N	N
Cultural/Recreational Building	P	O	P	O	O	P	O*	P	N	O	N	N	N	N
Education – Primary/Secondary	O	O	O	O	O	P	O*	N	O	O	N	N	N	N
Education – Other Education/Training	P	O	P	O	O	P	O	N	O	O	O	N	N	N
Funeral Home	P	P	P	O	O	O	N	N	O	O	N	N	N	N
Leisure	P	O	P	O	O	P	O*	O	N	O	N	N	N	N
Library	P	P	P	O	O	P	N	O	N	N	N	N	N	N
Place of Public Worship	O	O	O	O	O	O	N	N	N	O	N	N	N	N
Open Space, Recreation and Amenity Uses	TC/C1	C2	NC	R	TC/IR	CF	OS	T	I	BE	BT	CE	PU	TI
Golf Course	N	N	N	N	N	N	O*	P	N	N	N	N	N	N
Recreational/Cultural Activities	O	O	O	O	O	P	O*	P	O	O	N	O*	N	N
Agricultural Uses	TC/C1	C2	NC	R	TC/IR	CF	OS	T	I	BE	BT	CE	PU	TI
Abattoir	N	N	N	N	N	N	N	N	O	N	N	N	N	N
Agricultural Building	N	N	N	O	N	N	O*	N	O	O	N	N	N	N
Mart/Co-op	O	N	W	N	N	N	N	N	P	N	N	N	N	N
General/Services and Infrastructure Uses	TC/C1	C2	NC	R	TC/IR	CF	OS	T	I	BE	BT	CE	PU	TI
Advertisements – Freestanding	O	O	O	N	N	O	N	N	O	O	O	N	O	O
Car Park	P	N	P	O	O	O	N	O	P	O	O	N	N	O
Recycling/Bring Bank Facilities	O	O	O	O	O	O	N	N	O	O	O	N	O	N
Refuse Landfill	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Utilities Infrastructure & Public Service Installations	O	O	O	O	O	O	O*	O	O	O	O	N	P	O
Small scale, domestic Wind/Renewable Energy	O	O	O	O	O	O	O*	O	O	O	O	N	O	N

General Notes on Land-Use Zoning Matrix:

- (¹) These uses on Residential lands will be considered subject to Policy Objective GCMA 1, or as appropriate.
- Cafe** (²) – This use will be considered where it is ancillary to an overall compatible development to serve the needs of the immediate area.
- Warehousing** (³) – The development or subdivision of stores into less than 700m² shall not normally be permitted in edge-of-centre and out-of-centre locations, in accordance with the Retail Planning Guidelines 2012 (or any updated/superseding document).
- Data Centre** – May be defined as a facility, which has information technology equipment installed and operated, as well as storing and distributing electronic data.
- Zone R: Residential** – Phase 1 is phased for residential development within the lifetime of this Plan.
-Phase 2 is generally not developable during the lifetime of this Plan, subject to the provisions and exceptions set out under Policy Objective GCMA.
- *OS** – See also **Map – Flood Risk Management, Policy Objective GCMA 19 and GCMA 21 and Chapter 15, DM Standard 70.**

Notwithstanding the Open Space/Recreation and Amenity zoning, proposed uses in this zone must demonstrate compliance with **The Planning System & Flood Risk Guidelines** (2009) (or as updated). A Justification Test may be required as set out in said guidelines.

7. No specific land uses are attributed to the Constrained Land Use zone as this zone reflects existing development located within Flood Zone A/B. For guidance on uses/development appropriate in this zone, please refer to **Policy Objective GCMA 20 and DM Standard 71** of this plan, **associated flood maps and The Planning System & Flood Risk Guidelines** including **Departmental Circular PL2/2014**.

8. *NC-Nodal Centre applicable in Urban Framework Plans in Garraun and Briarhill**

Notes on Land Use Classes in Land Use Zoning Matrix:

The land use classes referred to in the land use zoning matrix have been defined as follows:

1. **Permitted in Principle (P)** – A use that is classified as *Permitted in Principle* is one that the Local Authority accepts in theory in the relevant zone, subject to compliance with the relevant policies, objectives, standards and requirements set out in this plan and the principles of proper planning and sustainable development.
2. **Open for Consideration (O)** – A use that is classified as *Open for Consideration* is one that the Local Authority may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with permitted uses and conforms to the proper planning and sustainable development of the area, including the policies and objectives set out in this plan.
3. **Not Normally Permitted (N)** – A use that is classified as *Not Normally Permitted* is one that, except in exceptional circumstances, will not be permitted by the Local Authority. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies, objectives, standards and requirements contained in this plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

The land use zones referred to in the land use zoning matrix are comprised of the following:

1. Zone TC/C1 –Town Centre/ Village
2. Zone C2-Commercial/Mixed Use
3. Zone R - Residential
4. Zone TC/IR - Town Centre/Infill Residential
5. Zone NC - Nodal Centre
6. Zone CF - Community Facilities
7. Zone OS - Open Space/Recreation and Amenity
8. Zone T - Tourism
9. Zone I - Industrial
10. Zone BE - Business and Enterprise
11. Zone BT - Business and Technology
12. Zone CE - Coastal Edge
13. Zone PU - Public Utilities
14. Zone TI - Transport Infrastructure

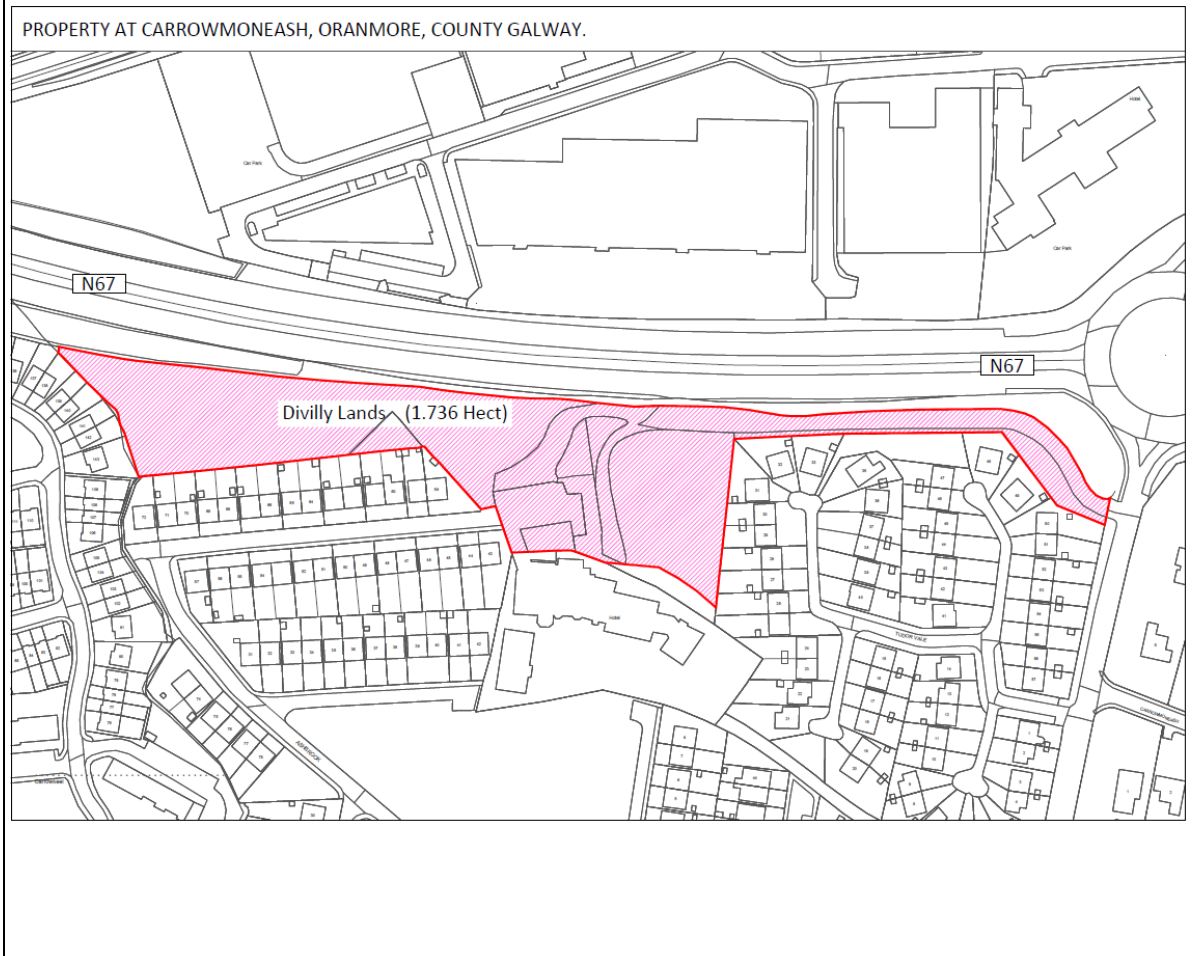
T/he CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. Cuddy and agreed by the Members.

In response to query from Cllr. Dolan regarding density of this site, Ms. Loughnane advised that she was not sure what the development potential would be. She advised that the reason they had it zoned Open Space/Recreation & Amenity was that once the set-backs from road were taken into account, there was very little available for development. Cllr. Killilea queried if this site could be classed as a Brownfield Site. Cllr. Cuddy advised that part of those lands were taken by CPO by Galway County Council when they Dual Carriageway was being built and Cllr. Cuddy stated there was an issue with maps and legal documents. However this has been rectified now and the Divilly family requested that the subject lands would mirror the zoning in the extant Oranmore LAP 2012-2022, that is existing residential.

Cllr. Cuddy proposed the following Motion:

I propose that the lands in question be zoned as residential. The lands in question were zoned residential in the current County Development Plan but when the new plan was being drawn up the council decided to change the proposed zoning from residential to recreation and amenity and Mr. Divilly had no knowledge that such a

proposal was contained in the draft county development plan that went on public display and was only made aware of this matter in the past few weeks. The main sewerage pipe for Oranmore goes through Mr. Divilly's land. This is prime residential land adjoining already built residential areas.



Cllr. Cuddy advised that the lands in question were zoned residential in the current LAP, however when the new plan was being drawn up the zoning changed from Residential to Recreation & Amenity. The Landowner, Mr. Divilly had no knowledge that such a proposal was contained in the Draft County Development Plan that went on public display and was only made aware of this matter in the past few weeks. The main sewerage pipe for Oranmore goes through Mr. Divilly's land and is prime residential land adjoining already built residential areas.

The Motion was proposed by Cllr. Cuddy, seconded by Cllr. Herterich Quinn and agreed by the Members.

Meeting advised that submissions on MASP area were completed and it was proposed to go the Small Growth Towns.

CLIFDEN

GLW C10-1901 – TERESA GIBBONS

Pg 737

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised this submission relates to lands located to the south of Clifden Town. It is requested that these lands be re-zoned from Agriculture to Residential Phase 2.

Chief Executive's Response:

It is considered that the request for rezoning is not appropriate in this instance as the outline of the submission is to accommodate one residential unit. Policy Objective CSGT 6 Agriculture contained within the Clifden Settlement Plan would support residential development in accordance with the overall policy objective SGT 10 Agriculture which supports single house developments for family members on family owned lands.

Chief Executive's Recommendation:

No Change.

Cllr.King proposed the following motion:-

<i>I, Cllr. King, am requesting that lands in C10-1901 be rezoned from Agriculture to Residential Phase 2, as per map.</i>
--

4 - Clifden -
Cllr Gerry King (GLW-C10-1901)
From - Agriculture
To - Residential (Phase 2)
Area - 0.291 Ha.



Cllr. King advised that these were agricultural lands and the proposal was to change them to Residential. He explained that it was within walking distance from the town and within the speed limits.

The motion was proposed by Cllr. King, seconded by Cllr. Mannion and agreed by the Members.

GLW C10-1375 – CLLR. E. MANNION

Pg 737

Cllr. Mannion advised that she had a Conflict of Interest in this proposal and left the Meeting while this submission was discussed.

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised this submission relates to lands located on the south side of the Doonen Road. The submission seeks to re-zone land from Residential Phase 2 to Existing Residential.

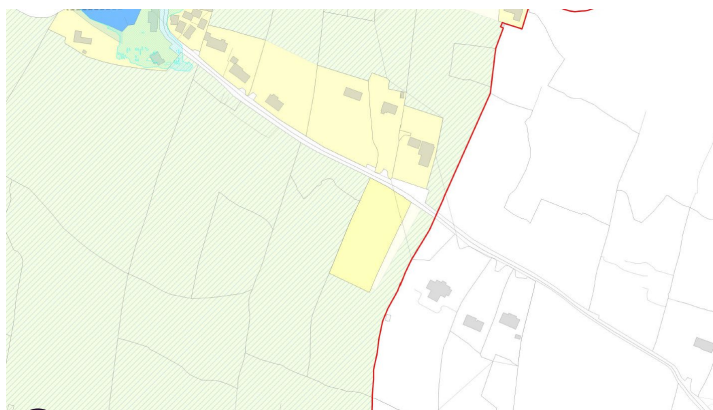
Chief Executive's Response:

The subject lands have an existing dwelling in situ, therefore it is considered appropriate to zone the lands Residential Existing.

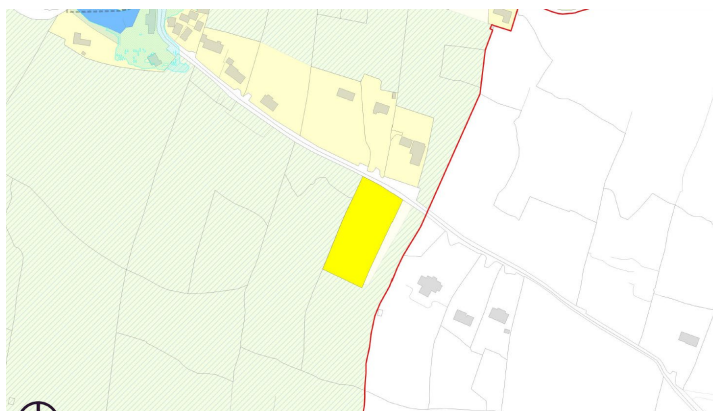
Chief Executive's Recommendation:

Rezone lands from Residential Phase 2 to Residential Existing.

FROM:



TO:



The CE Recommendation was proposed by Cllr. McClearn, seconded by Cllr. Welby and agreed by the Members.

GLW C10-1095 – ENDA O'MALLEY

Pg 738

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised this submission relates to a parcel of land that is located to the south of the Town Centre. It is requested that these lands be rezoned from Agriculture to either Residential Phase 1 or Phase 2.

Chief Executive's Response:

The subject lands are zoned Agriculture. It is not considered appropriate to zone the lands Residential Phase 1 or Phase 2. In relation to Residential Phase 1 there is a quantum of lands that are required as outlined in **Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy**. In accordance with table 2.9 there is a requirement of 12.19 of Residential Phase 1 lands. As per the Draft Plan this quantum of lands has been identified and therefore it is considered that the request to zone additional Residential Phase 1 is not appropriate in this instance

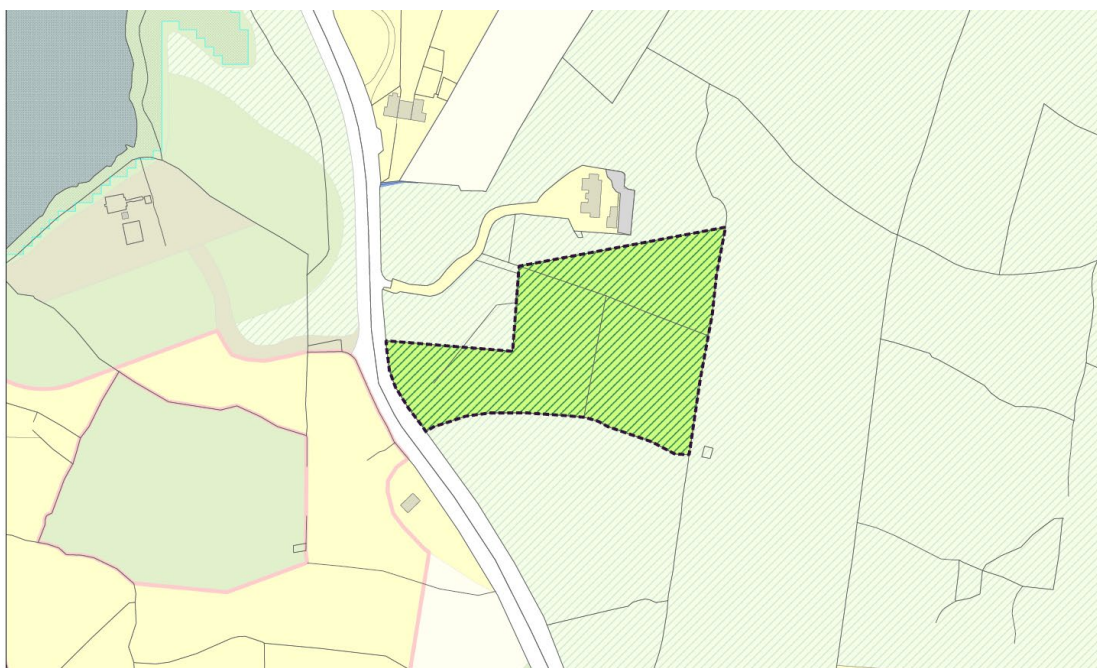
It is considered that the lands in question are elevated and heavily vegetated. It therefore does not lend itself to proper planning and sustainable development.

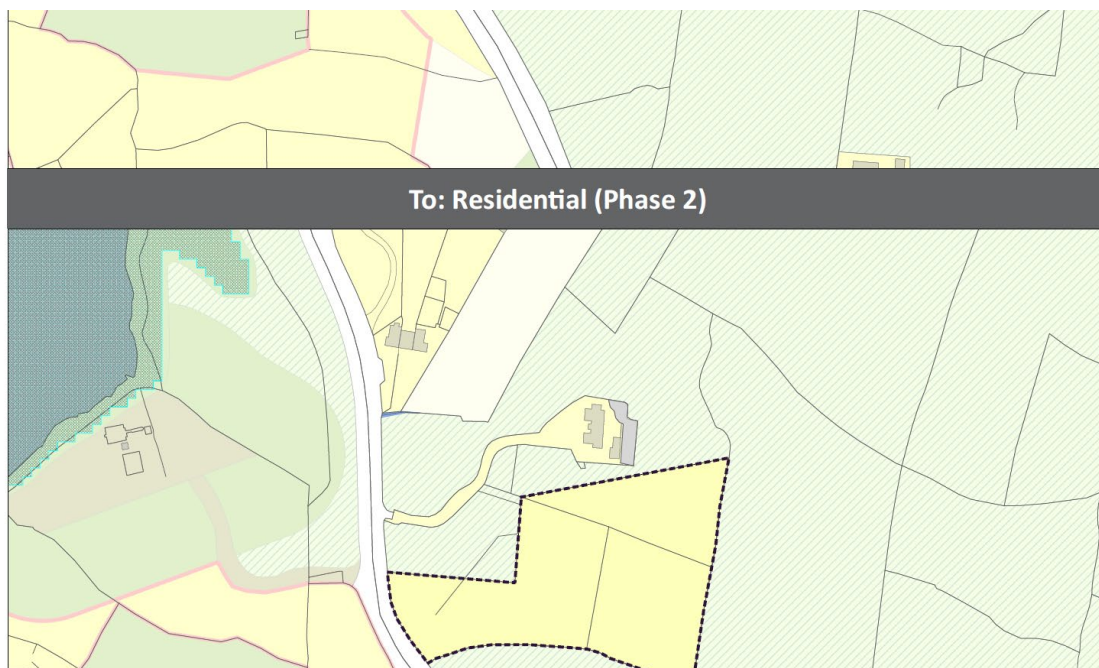
Chief Executive's Recommendation:

No Change.

Cllr. Mannion advised that she wished to submit a motion in relation to these lands:

I, Cllr. Mannion, propose that lands be zoned Residential Phase 2





The motion was proposed by Cllr. Mannion, seconded by Cllr. King and agreed by the Members.

GLW C10-1094 – MARTIN A. COYNE/LIAM COYNE

Pg 739

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised this submission seeks to include lands within the Clifden settlement plan with a residential zoning designation.

The lands in question are located to the north of the existing plan boundary.

Chief Executive's Response:

The lands in question do not have good access provision and the topography of the site does not lend itself to residential development.

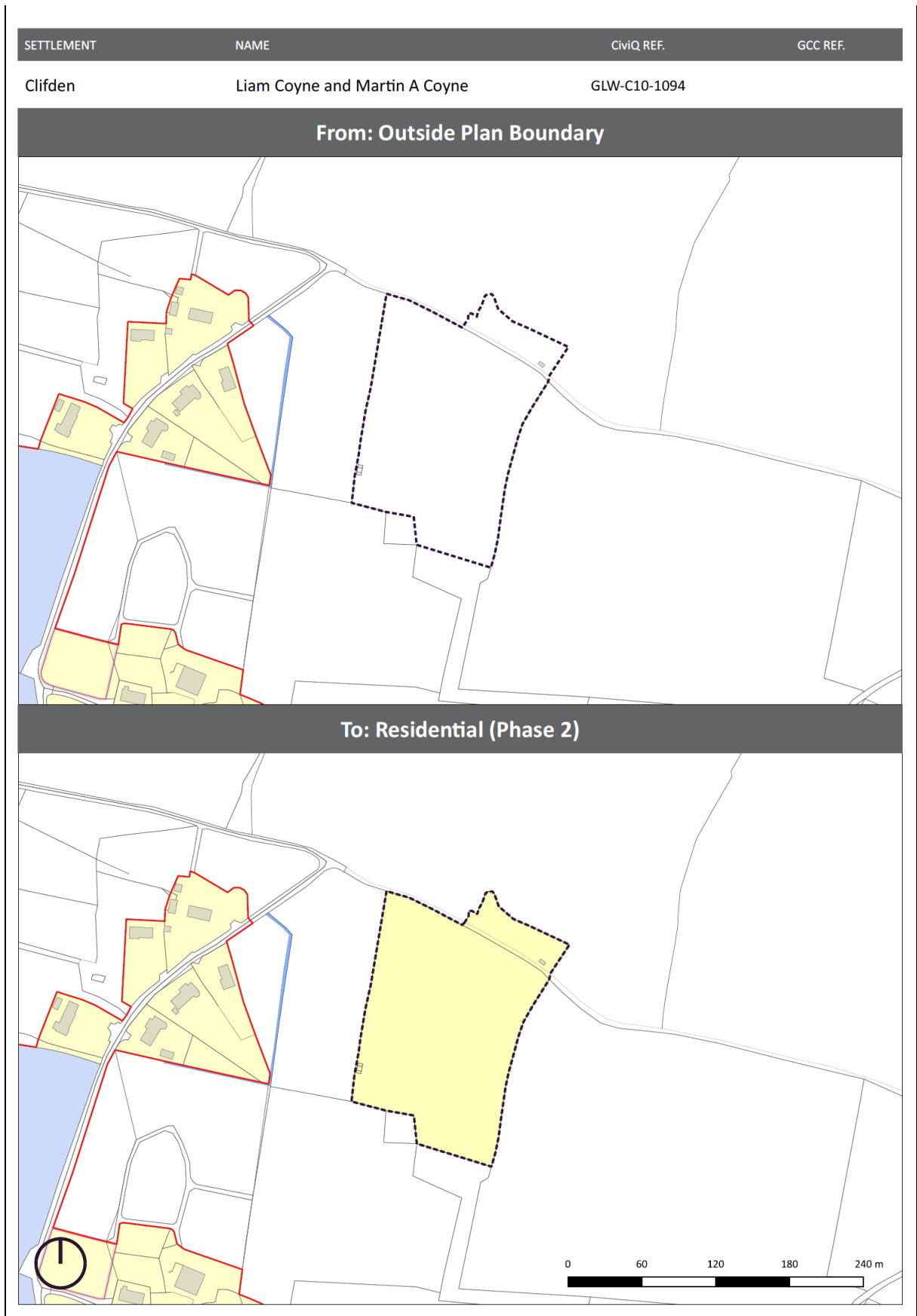
Furthermore, the lands are removed from the Draft Plan boundary and would therefore promote disorderly development

Chief Executive's Recommendation:

No Change.

Cllr. King advised that he wished to submit a motion regarding these lands as follows:

I, Cllr. King, am requesting lands in C10 -1094 be Re Zoned to Residential 2. These are family lands are strictly for the landowner's children's use as they are now working locally. These lands were previously R2 but were removed in previous Plan.(Unknown to owner).



Cllr. King proposed that these lands be zoned R2. He advised that they were family lands and there were no flooding issues on these lands and there were services available.

Motion was proposed by Cllr. King, seconded by Cllr. Walsh and agreed by the Members.

GLW C10-782 – CLIFDEN GLEN OMC LTD.

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised that a comprehensive submission was received from Clifden Glen OMC Ltd. Reference is made to the Clifden Glen holiday development and the requirement for improved pedestrian/cyclist connectivity to the town.

The submission highlights the restrictions associated with the Clifden Glen being limited to holiday accommodation and it is requested that planning permission either be enforced or allow full time habitation.

The potential of Clifden Glen to become a remote working zone is also referenced.

The submission makes reference to the flood events in September 2020 which also caused water quality concern and severely impacted Clifden Glen and rewilding of an area of land to the north of the Clifden Glen. A series of flood relief measures are referenced.

The submission references the wastewater treatment plant in Clifden Town and queries the possibility of connecting to the wastewater network. The submission refers to documentation in this regard.

Reference is made to the benefits to renewable energy and the potential for solar development around Clifden Glen.

Proposals for hillwalking are also suggested.

The submission expresses preference to have the estate Taken in Charge by Galway County Council.

Chief Executive's Response:

The Draft Plan supports the provision of improved footpath and cycle networks in all towns and villages across the County. There are policy objectives namely in **Chapter 6 Transport and Movement** in that support the provision of footpaths and lighting network within Volume 1 and Volume 2.

The query in relation to the full time habitation of holiday accommodation at Clifden is noted. The County Development Plan process cannot enforce or allow full time habitation. Any change to restrictions of these dwellings can be dealt with on its merits through the Development Management process should any such planning applications be submitted.

The creation of remote working hubs is also supported especially in **Chapter 4 Rural Living and Development** and **Chapter 5 Economic Development, Enterprise and Retail Development**

Furthermore, the provision of improved biodiversity across the County is set out in **Chapter 10 Natural Heritage, Biodiversity and Green/Blue Infrastructure**.

The query in relation to the wastewater treatment network would be dealt with through Irish Water.

The benefits to renewable energy and the potential for solar development are supported with the Draft Galway County Development Plan 2022-2028 and the Local Authority Renewable Energy Strategy.

The Draft Galway County Development Plan 2022-2028 supports the improved provision of Green Infrastructure.

The provision required for Taken in Charge of estates is not a matter for the County Development Plan.

Chief Executive's Recommendation:

No Change.

It was agreed by Members to defer decision on this submission.

GLW C10-780 – SWEENEY OIL

Pg 741

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised this was a comprehensive submission received regarding lands located on the north side of the Galway Road, Clifden. The lands comprise of 9.4 hectares.

The lands in question is zoned within the Draft Plan as Open Space/Recreation Amenity lands to the south. The northern portion of the site is outside of the plan area. The submission seeks to rezone this site in its entirety as Residential Phase 2.

The submission makes reference to the Town Centre zoning to the south of the lands in question and is supportive of same. Reference is also made to funding streams that are to benefit the town.

Chief Executive's Response:

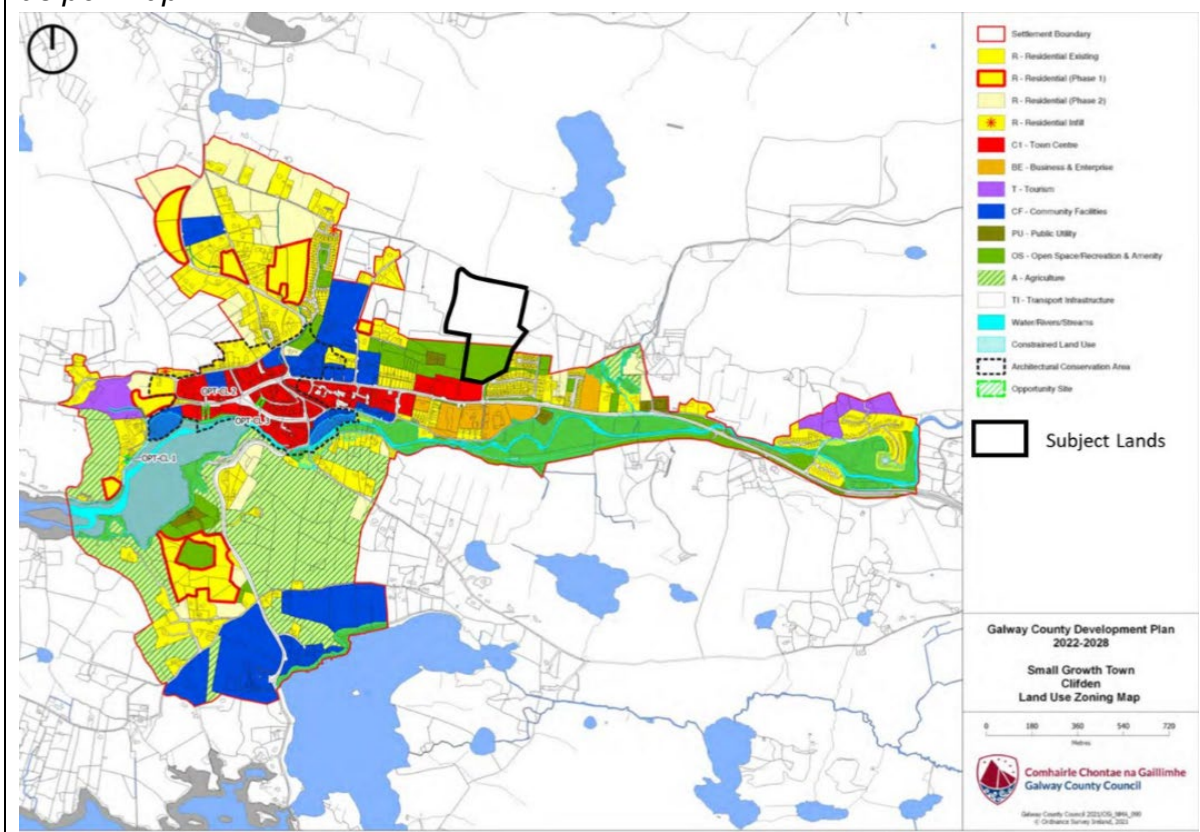
No change to the Draft Galway County Development Plan as the lands in question are elevated and heavily vegetated which means the lands would not be suitable for residential development. It therefore does not lend itself to proper planning and sustainable development.

Chief Executive's Recommendation:

No Change.

Cllr. King advised that he wished to submit a motion regarding these lands as follows:

I, Cllr. King, am requesting that lands in C10-780 or section of these lands be rezoned from Open Space/Recreation & Amenity to R2 and extend Plan Boundary as per map.



The Motion was proposed by Cllr. King, seconded by Cllr. Byrne and agreed by the Members.

GLW C10-682 – EDWARD MOLLOY

Pg 741

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised this comprehensive submission received seeks to rezone lands comprising 0.6 hectares of land located on the east side of the Westport Road, Clifden from Open Space to Residential in the first instance. The submission goes on to state that where residential zoning is not deemed appropriate, a zoning of Community Facilities is sought.

Chief Executive's Response:

It is considered that both Residential and Community Facility zonings would not be suitable in this location given the topographical constraints on this heavily vegetated site.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. McKinsty, seconded by Cllr. Mannion and agreed by the Members.

HEADFORD

GLW-C10 1953, 1952, 1951, 1949, 1947, 1945, 1943, 1930, 1928, 1926, 1925, 1924, 1923, 1922, 1921, 1920, 1919, 1918, 1917, 1916, 1915, 1914, 1913, 1912, 1911, 1909, 1908, 1907, 1906, 1904, 1903, 1902, 1897, 1814, 1813, 1812, 1811, 1808, 1807, 1806, 1291, 1289, 1287, 1286, 1285, 1284, 1283, 1277, 1276, 1274, 1272, 1224, 1223, 1222, 1221, 1220, 1184, 1183, 1182, 1152, 1151, 1150, 1148, 1147, 1146, 1144, 1142, 1138, 1135

Ms. Loughnane advised the names of those who made submission were included in CE Report. She advised that submissions relate to a parcel of land to the south of Headford Mart.

She advised that this submission relates to a parcel of land to the south of Headford Mart. These lands were rezoned from Business and Enterprise to Community Facilities by the Elected Members at the Plenary Council Meeting in preparation of the Draft Galway County Development Plan in May 2021.

It is stated that these lands should remain Community Facilities in order to support the local community and sporting clubs.

Chief Executive's Response:

Noted. A total of 68 submissions in support of the rezoning of these lands were received. The plan for Headford Small Growth Town outlines policy objectives which support the development of community facilities in the town, as outlined in **Policy Objective HSGT 3 Community Facilities and Services**.

There is a section of flood extent to the rear of the lands. The Justification Test has been applied and it is considered that in this instance the Justification Test has passed due to a caveat being proposed in Section 4.5 in the Land Use Matrix Table for Small Growth Towns.

Chief Executives Recommendation:

Insert the following text to section 4.5:

4.5 Land Use Zoning Matrix for Small Growth Town

General Notes on Land-Use Zoning Matrix:

*****6.** With regard to Land Use Zoning Objectives, such as Open Space, Tourism and Community Infrastructure, provided for on lands that are within the Constrained Land Use Objective zone (SGT 17), Permissible Uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone (please refer to the accompanying SFRA and DM Standard 69).

The CE Recommendation was proposed by Cllr. Reddington, seconded by Cllr. Hoade and agreed by the Members.

GLW C10-1780 – THOMAS GERAGHTY

Pg 745

Ms. Loughnane advised that this submission had been already dealt with under OPR Recommendation 1.

She advised this submission is in relation to lands to the south of Headford Town which have been zoned Business and Enterprise in the Headford Plan. The submission does not agree with the proposed zoning of these lands however has not offered an alternative zoning suggestion. The submission outlines a number of reasons why this zoning is unsuitable and requests that these points would be considered.

Chief Executive's Response:

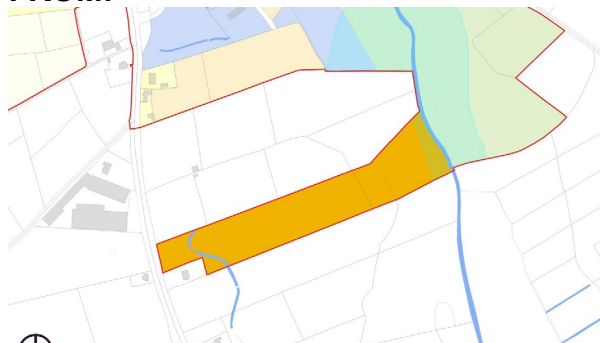
Noted. The Office of The Planning Regulator under Recommendation No. 11 has requested that these lands would be removed from the Plan Boundary. Having reviewed the submission and the plan for Headford Small Growth Town, the Planning Authority considers that the lands to the south of Headford zoned Business and Enterprise should be removed from the settlement boundary.

The Lands were zoned at the Council Meeting in preparation of the Draft Galway County Development Plan 2022-2028, and it is considered that there was no justification for the inclusion of these lands within the plan boundary.

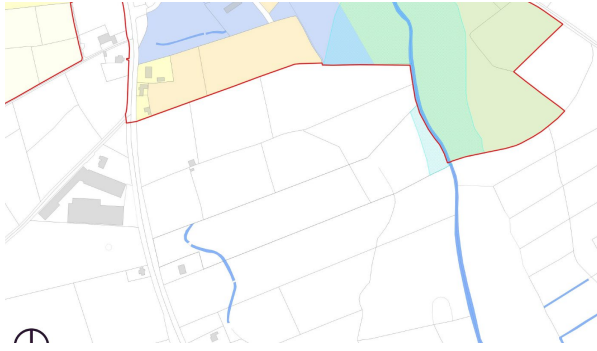
Chief Executive's Recommendation:

See the Office of the Planning Regulator Recommendation No.11 'Land zoned for employment uses.'

FROM:



TO:



Ms. Loughnane advised that this had already been dealt with under OPR Recommendation 1.

GLW C10-1731 – HEADFORD TOWN TEAM

Pg 746

Ms. Loughnane outlined the main issues raised in this very comprehensive submission and advised that they were taken under the different headings. She read CE Response & Recommendation.

She stated this submission raises a number of issues in relation to Headford which it is requested should be considered as part of the Headford Plan. The following are the main topics:

Public Realm and Town Enhancement:

In addition to policy objective HSGT 1, the following is suggested:

- Commission a public realm, enhancement strategy;
- Main St. and George's Square to be developed to comprise elements of a recreational space;
- Main St. be planned for and developed in such a way that it links to other proposals in relation to traffic management, and plans to develop the town centre;
- Main St be developed in a way that utilise already existing routes (pathways, lane ways and arches) to connect it to other areas of the town;
- Development of gateway entrances to the town with improvements including footpaths, permanent planning and placemaking based branding / signage for the town;
- Support Tidy Town initiatives;
- The level of residential development and infill development is sufficient to make public transportation for the area sustainable;
- Provision of EV charging points around the town; and,
- The following should be considered as additional development measures relevant to enhance and public realm development - the development of an N84 greenway; the development of Headford town as a hub for Eco tourism; the installation of footpath/cycleway infrastructure along the N84.

Community Facilities:

In addition to HSGT 3, the following is suggested:

- Consider the redevelopment of the existing community library or development of a new library;
- Promote and facilitate the development of a heritage centre and museum; and,
- The development of a public park/garden in close proximity to the town centre, which is connected through pedestrian links, lane ways and arches back to the town centre.

Transportation Infrastructure and Movement:

The submission makes the following suggestions in relation to transport infrastructure and movement:

- Provision of a bus service to and from Tuam;
- Development of a park and ride facility;
- Installation of bus shelters in Headford town, with the provision of green roofs on top of bus shelters; and,
- Plans for public transport should be made in tandem with plans for a level of residential development which would make such transport more sustainable.

Community Facilities and Services:

In addition to HSGT 3, the submission suggests the following:

- Identification of additional community zoned lands;
- Identification of a site for the development of community resources tennis facilities;
- Identification of a site for a play area in the town for younger and older children;
- Identification of a site, and the planning and development of a public space specifically for young people; and,
- Support for the development of a walkway / looped walk from the town centre via Sandybanks to Ross Errilly Friary.

Business and Enterprise / Town Centre / Commercial:

In addition to HSGT 4 and HSGT 5, the submission suggests the following:

- A plan that would contribute positively to the animation of St. George's Square and a public realm that is accessible and available to the community;
- Development of the Square for enterprise/start-ups as part of a strategy for a Sustainable Town Centre;
- Encourage the further enhancement of the Office of Public Works premises at St. George's Square, to include the development of active frontages to all boundaries and facades fronting onto the Square, in addition to works permitted under Planning Application Ref. 18/1109;
- Encourage the use / re-use of underutilised and vacant buildings adjoining the Square;
- Promote and support the use of vacant building / underutilised sites to Main St and St. George's Square to facilitate the expansion of business and enterprises in the area of Headford;
- Undertake a survey of the occupancy and ownership of buildings on Main St., and develop a plan to encourage their renovation and occupation; and, Development of a public realm / town enhancement strategy and traffic management plan to develop Main St and St. George's Square as places to meet, dwell and play.

Tourism Development:

In addition to HSGT 6, the submission suggests the following:

- Promote and develop Headford as a tourist destination and hub for the eastern side of Lough Corrib;
- Support and facilitate the transfer of Headford from the Galway East Bord Failte area, to that of Galway West;
- Acquisition and preservation of one of the traditional lace makers cottages along New St and the development of a Headford Lace Museum, as well as the development of a Headford Lace Walking tour;
- 'Require the preparation of a Conservation Management Plan for Ross Errilly Friary. The structure is at significant risk with many key features degrading presently and requires immediate attention. The tourism and recreational potential of the Friary presents opportunities to enrich the sustainable development of Headford during the lifetime of the next Development Plan'
- Encourage and facilitate the development and promotion of walkway / looped walk and local cycle routes throughout the area, to include appropriate signage.

Headford Demesne:

In addition to HSGT 7, the submission suggests the following:

- Consideration be given to designating the courtyard of farm buildings adjoining Bridge Street as an Opportunity Site; and,
- The application of Tree Protection Orders (TPOs) on the remaining 'estate' trees, most notably two very ancient, pollarded lime trees in the Demesne.

Mart Road Action Area Plan:

In addition to HSGT 8, the submission suggests the following:

- An action plan for the Mart Road should give consideration to connectivity back to Main St, and links between these two areas, to revitalise and ensure sustainability of the town centre and protection of the ACA;
- That the development of any plan for the Mart Road be considered alongside a public realm / enhancement strategy and traffic management plan for the town and its surrounding areas; and,

Preparation of a Revised Traffic Management Plan:

In addition to HSGT 9, the submission suggests the following:

- Public realm, town and streetscape enhancement should be considered in tandem with the development of the Traffic Management Plan;
- The development of public parking, EV, cycling facilities be planned in a way that promotes Headford town as a sustainable mobility hub, as it promotes access to other local amenities;
- Identify a site for parking that considers the needs of cars and couch tourism;
- Consideration be given to parking solutions for Main St; and,
- In relation to the development of Northern and Southern link roads, a high level of community engagement and consultation is needed to take into consideration the concerns of New St residents on this particular aspect of any revised traffic management plan.

Arts and Cultural Development:

The submission suggests the inclusion of a policy objective relating to arts and cultural development in Headford.

Chief Executive's Response

Public Realm and Town Enhancement:

In response to the suggestions for public realm and town enhancement, it is noted that the Draft Galway County Development Plan does not prohibit the proposals outlined. Policy Objectives are outlined which support the enhancement of public realm in towns and villages. **Chapter 3 Placemaking, Regeneration and Urban Living** references public realm in its vision and it is included as a strategic aim. Particular regard to **Policy Objectives PM 10**, Section 3.6.6, **Policy Objectives CGR 9 and CGR 10**. The **Policy Objective SGV 4 Town Centre Management Plan** contained in Section 4.6 supports public realm. In addition, there is **Policy Objective HSGT 10 Preparation of a Revised Traffic Management Plan** which supports the review of traffic management issues within the town.

The Draft Galway County Development Plan outlines policy objectives which support the switch to Electric Vehicles, outlined in **Chapter 6 Transport and Movement, Policy Objective EV1 Electric Vehicle Charging Infrastructure**.

In relation to the development of an N84 greenway, there are policy objectives outlined in the Draft Galway County Development Plan which generally support this, outlined in **Chapter 6 Transport and Movement, Section 6.5.2.2 Greenways and Blueways** and **Policy Objective GBW 1**.

Community Facilities:

Policy Objective HSGT 1 and HSGT 3 support the development of community facilities within Headford.

Transportation Infrastructure and Movement:

Policy Objective HSGT 10 referenced above supports the implementation of a Traffic Management Plan for Headford within the life of the County Development Plan. The plan does not prohibit the proposals outlined in this submission, and generally supports the proposals from a land-use perspective and the provision of policy objectives enables the provision of such proposals in Headford.

Community Facilities and Services:

The Planning Authority considers that there is adequate land zoned for community use, including existing community facilities and additional land zoned under the plan for Headford. As previously stated, the plan provides policy objectives which support the development of community facilities in the town, addressed under **Policy Objective HSGT 1 and HSGT 3**. Should a proposal be submitted for such development, the plan does not prohibit this and generally supports the development of community facilities in Headford in accordance with the proper planning and sustainable development of the area.

It is considered that there are policy objectives contained in **Chapter 6 Transport and Movement, Chapter 8 Tourism and Landscape** and **Chapter 10 Natural Heritage, Biodiversity and Green/Blue Infrastructure** that supports the development of walkways such as that referenced.

Business and Enterprise / Town Centre / Commercial:

The Planning Authority consider that there are sufficient policy objectives outlined in the Headford Plan and indeed in the various chapters in the Draft Galway County Development Plan 2022-2028, that provide for the development of business and enterprise and commercial activities, enhancement of the town centre and reuse of vacant or under-utilised buildings. **Chapter 3 Placemaking, Regeneration and**

Urban Living of the Draft Galway County Development Plan, particularly **Policy Objective CGR 8** supports this concept of brownfield development **Policy Objective HSGT 4 and HSGT 5** specifically relating to Headford support the expansion of business and enterprise uses in the plan area of Headford, and the development of the Town Centre as an intensive, well connected, high quality, and accessible environment, with an appropriate mix of uses, that provides a range of retail, services, facilities and amenities to the local community and visitors.

Tourism Development:

The Planning Authority considers there are sufficient policy objectives outlined for tourism development in Headford and in the wider County. **Policy Objective HSGT 6** generally supports the proposals outlined in the submission and does not prohibit tourism development in the town. The Draft Galway County Development Plan 2022-2028 further supports tourism development throughout the county as outlined in **Chapter 8 Tourism and Landscape**.

The Planning Authority considers there are sufficient policy objectives outlined in Chapter 12 Architectural, Archaeological and Cultural Heritage which would provide appropriate protection for structures such as Ross Errilly Friary.

As outlined above the provision of cycleways/walkways are adequately in a number of policy objectives contained in the Draft Development Plan.

Headford Demesne:

It is considered that the lands at Headford Demesne are unique and are a valuable asset to Headford. It is considered that the policy objective provides sufficient protection to these lands. It is not considered warranted to outline these lands as an Opportunity Site designation.

Mart Road Action Area Plan:

The Planning Authority considers that **Policy Objective HSGT 8** adequately addresses the proposals outlined with regard to the Mart Road Action Area Plan.

Preparation of a Revised Traffic Management Plan:

The Planning Authority notes that **Policy Objective HSGT 10** supports the revision/implementation of a Traffic Management Plan for Headford within the life of the plan and lists a number of issues which shall be addressed under this. The plan generally supports the proposals outlined in the submission.

Arts and Cultural Development:

There are a number of policy objectives which would support the provision of such arts and cultural activities, such as **Policy Objective HSGT 6 Tourism Development**. In addition, **Chapter 12 Architectural, Archaeological and Cultural Heritage** contains a number of policy objectives that support the cultural development of the county including Headford.

Having reviewed the submission and the recommendations made, with regard to **Policy Objectives HSGT 1 Sustainable Town Centre , HSGT 2 Sustainable Residential Communities, HSGT 3 Community Facilities and Services , HSGT 4 Business and Enterprise, HSGT 5 Town Centre/Commercial , HSGT 6 Tourism Development, HSGT 7 Headford Demesne, HSGT 8 Mart Road Action Area Plan and HSGT 9 New Business and Enterprise Quarter**, the Planning

Authority are satisfied that the recommendations as proposed have been adequately addressed within the aforementioned policy objectives, and further in the Draft Galway County Development Plan. The plan does not prohibit any of the proposals outlined in this submission. The plan not an economic plan but a land use plan which provides policy objectives that generally support the proposals outlined in this submission.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Reddington, seconded by Cllr. Hoade and agreed by the Members.

GLW C10-955 – CALLANAN AND WALSH CONSTRUCTION

Pg 754

Mr. Dunne outlined the main issues included in the submission and read CE Response & Recommendation.

He advised this submission relates to lands at Balrickard, to the south of Headford on the eastern side of the N84. The site is located outside of the settlement boundary and is unzoned in the Draft Galway County Development Plan 2022-2028. The submission requests that the site with an area of 4.05 hectares is zoned Residential in its entirety. A justification to zone these lands for Residential purposes has been included.

Chief Executive's Response:

As part of the review of the Headford settlement plan the quantum of Residential Phase 1 lands were examined. There is a requirement of 7.25 hectares of Residential Phase 1 lands. The Planning Authority has zoned accordingly. The quantum of Phase 1 Residential Lands in Headford is in full compliance with the Core Strategy of the Draft Galway County Development Plan 2022-2028. It is considered the zoning of these lands to the south of Headford village would lead to sporadic residential development and would not support the concept of compact development as outlined in the NPF.

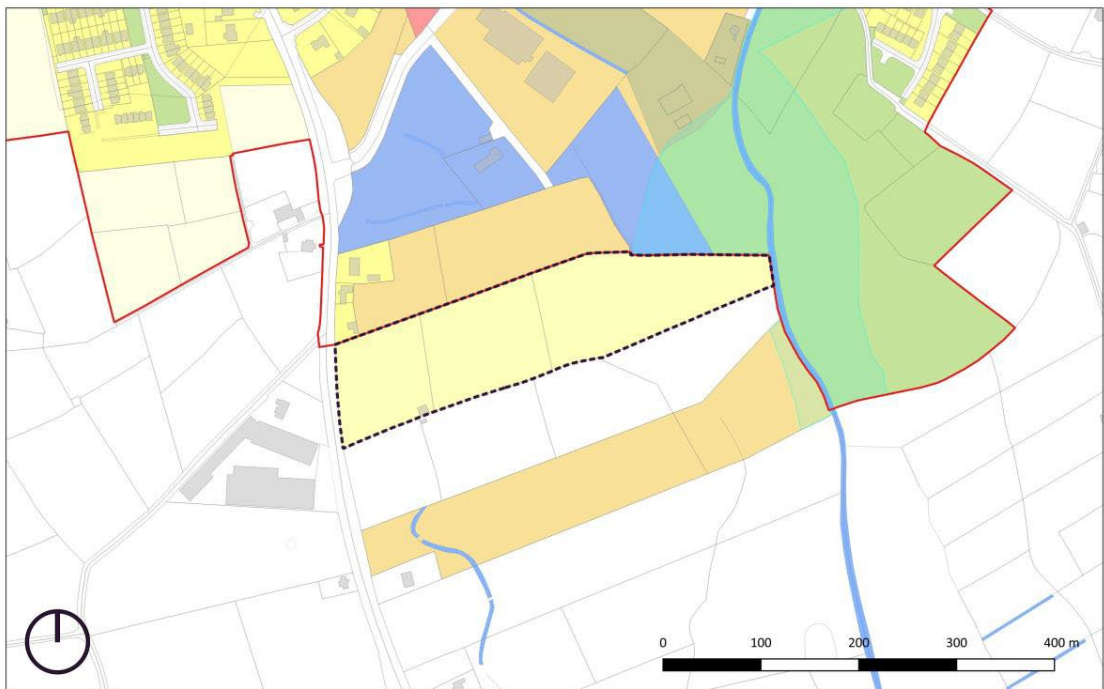
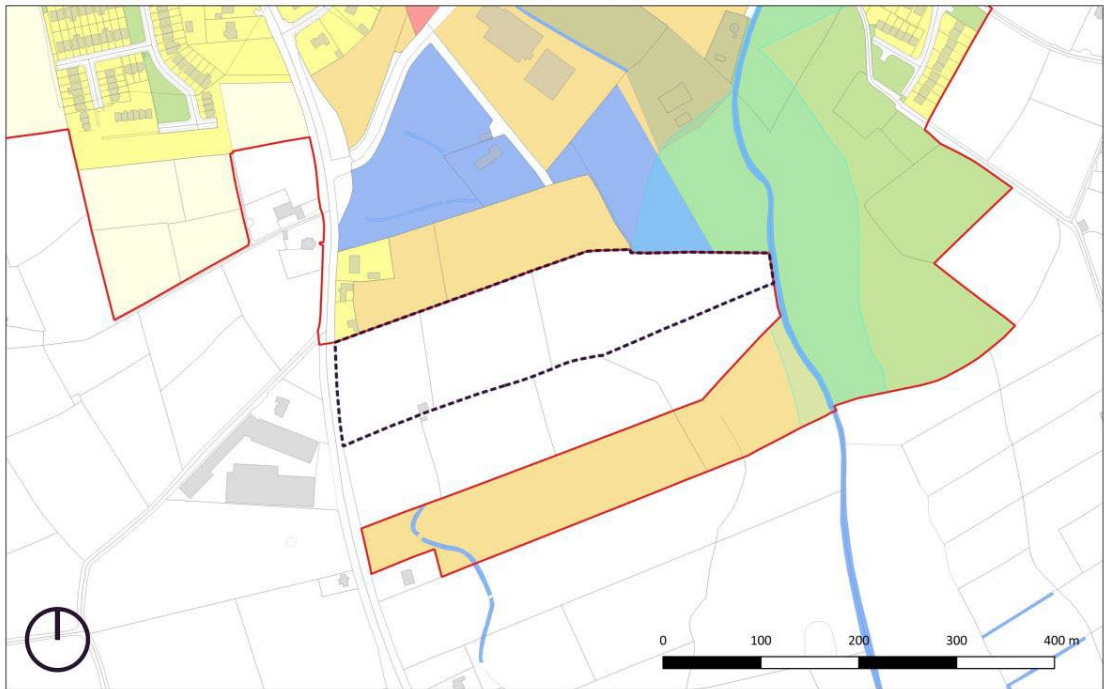
Chief Executive's Recommendation:

No Change.

Cllr. Reddington submitted the following motion:

I, Cllr. Reddington, propose to rezone lands, as per attached map, from Outside Plan Boundary to Residential (Phase 2)

13 - Headford - Callanan and Walsh Construction
Cllr Andrew Reddington (GLW-C10-955)
From - Outside Plan Boundary
To - Residential (Phase 2)
Area - 0 Ha.



Mr. Dunne advised that CE would not be in agreement with this proposal. Cllr. Hoade advised that there was a huge shortage of housing in Headford and there were limited places to build around Headford. Cllr. McClearn stated that the whole concern around zoning of R2 lands was because of over-zoning of R2 lands in previous plans. He stated that the concern was that the wrong message might be sent out in that they were doing something for people, when in reality they were not, and were giving people false hope. Cllr. McKinstry concurred with these comments

and advised against zoning of R2 lands. Cllr. Hoade queried in relation to R1 lands that have not been developed and had not come on to market and queried at what point can R2 lands be readily used in this Plan. Ms. Loughnane advised that during the Mid Term Evaluation if it is apparent that R1 lands have not been developed, then consideration and a review of all lands within the settlement boundary may occur. However, she advised that such an option would be subject to compliance of the sequential approach and in accordance of Planning Guidelines and such changes would entail a variation to the Plan.

Motion was proposed by Cllr. Reddington, seconded by Cllr. Hoade and agreed by the Members.

GLW C10-933 – CALLANAN AND WALSH CONSTRUCTION

Pg 754

Mr. Dunne outlined the main issues included in the submission and read CE Response & Recommendation.

He advised this submission relates to lands at Ellagh, to the south west of Headford. The site is located outside of the settlement boundary and is un-zoned in the Draft Galway County Development Plan 2022-2028. The submission requests that the site with an area of 2.44 hectares is zoned Residential in its entirety. A justification to zone these lands for Residential purposes has been included.

Chief Executive's Response:

As part of the review of the Headford Settlement Plan the quantum of Residential Phase 1 lands were examined. There is a requirement of 7.25 hectares of Residential Phase 1 lands. The Planning Authority has zoned accordingly. The quantum of Phase 1 Residential Lands in Headford is in full compliance with the Core Strategy of the Draft Galway County Development Plan 2022-2028.

In this instance it is not considered appropriate to include these lands in the Headford Plan.

Chief Executive's Recommendation:

No Change.

Cllr. Reddington submitted the following motion:

I, Cllr. Reddington, propose to rezone lands, as per attached map, from Outside Plan Boundary to Residential (Phase 2)

14 - Headford - Callanan and Walsh Construction
Cllr Andrew Reddington (GLW-C10-933)
From - Outside Plan Boundary
To - Residential (Phase 2)
Area - 0 Ha.



Motion was proposed by Cllr. Reddington, seconded by Cllr. Hoade and agreed by the Members.

Mr. Dunne reconfirmed that this proposed rezoning of R2 lands is not in accordance with the proper planning and development and sequential approach that has been adopted with all of the settlements in relation to zonings to-date.

GLW C10-909 – AENGUS MCMAHON

Pg 755

Mr. Dunne outlined the main issues included in the submission and read CE Response & Recommendation.

He advised the submission relates to Community Facilities, land use zoning and Tourism in Headford. The submission notes that the Headford Community Garden should be included in the list of community facilities in Section 6.3.3 Community Facilities. The submission suggests that Headford requires this type of passive open space on a larger scale.

The submission suggests that the plan references acquiring or zoning lands specifically for passive open space.

The submission acknowledges the proposed greenway from Galway to Headford. The submission notes the requirement for facilities to accommodate people arriving to the town via the greenway. It is suggested that such facilities could be accommodated in a public park, to the benefit of locals and tourists alike.

Chief Executive's Response:

Noted. The contents of this submission have been noted, and in relation to passive open space the Planning Authority considers that there are adequate lands zoned Community Facilities, Open Space / Recreation & Amenity to accommodate such passive open space.

The plan does not prohibit any of the proposals outlined in this submission. The County Development Plan is not an economic plan but a land use plan which provides policy objectives that generally support the proposals outlined in this submission.

Reference to the greenway is noted. It is considered that the provision of greenways is addressed in **Chapter 6 Transport and Movement, Chapter 8 Tourism and Landscape** and **Chapter 10 Natural Heritage, Biodiversity and Green/Blue Infrastructure**.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Reddington, seconded by Cllr. Hoade and agreed by the Members.

GLW C10-904 – HEADFORD COMMUNITY GARDEN

Pg 755

Mr. Dunne outlined the main issues included in the submission and read CE Response & Recommendation.

He advised this submission has highlighted a number of topics including the following:

Community Facilities

There is a need for passive space in the town of Headford. The presence of a thriving community garden in the town which has effectively become a tiny garden has been highlighted. The settlement needs more of this type of passive space on a much larger scale.

Land Use Zones

The submission refers to Open Space/Recreation and Amenity and queries why there is no mention of acquiring or zoning land specifically for passive open space. Lands at the Headford Demesne currently zoned Open Space/Recreation and Amenity have been identified as suitable for use as a parkland/woodland/passive open space.

Tourism

The under-developed tourism offer of Headford has been highlighted. The submission supports the provision of a greenway between Galway and Headford. The provision of facilities such as public toilets, bicycle parking, picnic areas etc. could all be provided in a public park connected to this greenway.

The submission has also included a report titled Headford Park and Gardens which details a concept/aspiration for a public park within the settlement of Headford.

Chief Executive's Response:

The content of this submission is noted particular the need for more passive space within the settlement of Headford. While there are no specific policy objectives which relate specifically to the provision of a such a space it is considered that within **Policy Objective HSGT 1 Sustainable Town Centre** and **HSGT 3 Community Facilities and Services** there would be sufficient support the development of community facilities including passive open spaces, the provision of facilities such as public toilets, bicycle parking, picnic areas etc. within Headford.

The plan does not prohibit the provision of passive open space as outlined in this submission. The County Development Plan is not an economic plan but a land use plan which provides policy objectives that generally support the proposals outlined.

It is considered that **Policy Objective HSGT 7 Tourism Development** supports the development of tourism initiatives within the county.

Noted.

Chief Executive's Recommendation:

No Change.

Cllr. Hoade queried if they could insert a specific note on tourism in Headford. Mr. Dunne explained that CE had made reference to a policy objective for Tourism within Headford within Tourism Chapter and it was not pertinent to insert another paragraph.

The CE Recommendation was proposed by Cllr. Hoade, seconded by Cllr. Reddington and agreed by the Members.

GLW C10-886 TOM CORBETT

Pg 757

Mr. Dunne outlined the main issues included in the submission and read CE Response & Recommendation.

He advised this submission relates to lands at Deerpark, towards the eastern side of the settlement. The site is currently zoned as Open Space/Recreation & Amenity in the Draft Galway County Development Plan 2022-2028. The submission requests that a parcel of land is zoned Residential Phase 2. A justification to zone these lands for Residential purposes has been included.

Chief Executive's Response:

While the Planning Authority notes that these lands are in Flood Zone C, it is considered prudent that these lands remain zoned Open Space / Recreation & Amenity to provide for a natural buffer on the approach into Headford town and are therefore zoned accordingly.

Chief Executive's Recommendation:

No Change.

Cllr. Reddington submitted the following Motion:

*I propose to zone the area marked in image one only as residential phase 2 infill
This is the only section on the site I am proposing to zone as the rest is deemed as
a flood
risk area even though it never floods.*



Mr. Dunne advised that it was zoned Open Space and advised that CE would have reservations about Flood Risk here.

Cllr. McClean again raised concerns in relation to the amount of land being rezoned R2 in Headford and had concerns what approach OPR may take with the Plan on foot of all this rezoning.

The Motion was proposed by Cllr. Hoade, seconded by Cllr. Reddington and agreed by the Members.

Mr. Dunne reconfirmed that this proposed rezoning of R2 lands is not in accordance with the proper planning and development and sequential approach that has been adopted with all of the settlements in relation to zonings to-date.

GLW C10-887 TOM CORBETT

Pg 757

Mr. Dunne outlined the main issues included in the submission and read CE Response & Recommendation.

He advised this submission relates to lands at Deerpark, towards the eastern side of the settlement. The site is currently zoned as Open Space/Recreation & Amenity with a portion as Constrained Land Use and in the Draft Galway County Development Plan 2022-2028. The submission requests that the site is zoned Residential Phase 2 in its entirety and that the Constrained Land Use is removed. The submission has reviewed the site from a flood risk perspective and concludes that the site is not at risk of flooding.

Chief Executive's Response:

Noted. The SFRA undertaken at Plan level provides an appropriately strategic assessment of flood risk within the town of Headford in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. It considers, among other things, available, published information on flood risk. The Stage 2 SFRA has established that the site subject to this submission is not suitable for residential development. In light of the above it is not considered appropriate to amend the land use zoning as requested.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. McKinstry, seconded by Cllr. Maher and agreed by the Members.

GLW C10-844 – DEIRDRE KING

Pg 757

Mr. Dunne outlined the main issues included in the submission and read CE Response & Recommendation.

He advised this submission relates to lands at Demesne, towards the south eastern side of the settlement. The lands currently zoned as Open Space/Recreation & Amenity with a portion as Constrained Land Use in the Draft Galway County Development Plan 2022-2028.

It is requested that these lands would be zoned Residential. It is stated that if this could not be accommodated, then it is considered that these lands should be removed from plan boundary.

The submission requests that the site is zoned for residential and that their lands be outside of Indicative Flood Zone A (i.e. Constrained Land Use).

Chief Executive's Response:

Noted. The SFRA undertaken at Plan level provides an appropriately strategic assessment of flood risk within the town of Headford in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. It considers, among other things, available, published information on flood risk. The Stage 2 SFRA has established that the western extent of the site is in Flood Zone A. While the Planning Authority notes that the eastern extent of the site is located within Flood Zone C, it is considered prudent that the lands remain zoned Open Space, Recreation & Amenity to provide for a natural buffer on the approach into Headford town, and that these lands are zoned accordingly. In addition to this, there is limited pedestrian connectivity to or from this site.

Chief Executive's Recommendation:

No Change.

Cllr. Hoade stated it was proposed to rezone to R2 and advised that she would be submitting a Motion and Map on it. Decision deferred until Motion and Map submitted by Cllr. Hoade.

GLW C10-832 SOLUS JUNCTION ULC

Pg 758

Mr. Dunne outlined the main issues in the submission and read CE Response & Recommendation.

He advised this submission relates to lands to the northern end of the settlement to the left-hand side of the Cong Road as you exit the settlement. The lands are currently zoned Residential Phase 2. The submission has requested that the lands be changed to Residential Phase 1. A comprehensive justification has been made for the requested change in zoning.

Chief Executives Response:

As part of the review of the Headford settlement plan the quantum of Residential Phase 1 lands were examined. There is a requirement of 7.25 hectares of Residential Phase 1 lands. The Planning Authority has zoned accordingly. The quantum of Phase 1 Residential Lands in Headford is in full compliance with the Core Strategy of the Draft Galway County Development Plan. It is considered the subject lands to the north of Headford village which are zoned Residential Phase 2 are appropriate in this instance.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Reddington, seconded by Cllr. Hoade and agreed by the Members.

GLW C10-830 – JIM JOYCE

Pg 759

Mr. Dunne outlined the main issues in the submission and read CE Response & Recommendation.

He advised this submission relates to lands with an area of 0.29 hectares on the southern side of Bridge Street. The site is currently zoned as Business & Enterprise with Constrained Land Use in the Draft Galway County Development Plan 2022-2028. The submission requests that the site is zoned Residential Infill and that their lands would be outside the Constrained Land Use.

The submission has reviewed the site from a flood risk perspective and concludes that the site located within Flood Zone C. They have advised that a Site-Specific Flood Risk Assessment has been prepared by Hydro Environmental Ltd which has informed this opinion. A copy of this SSFRA has been provided as part of the submission.

Chief Executive's Response:

Noted it is considered appropriate to retain the proposed Business and Enterprise on these lands.

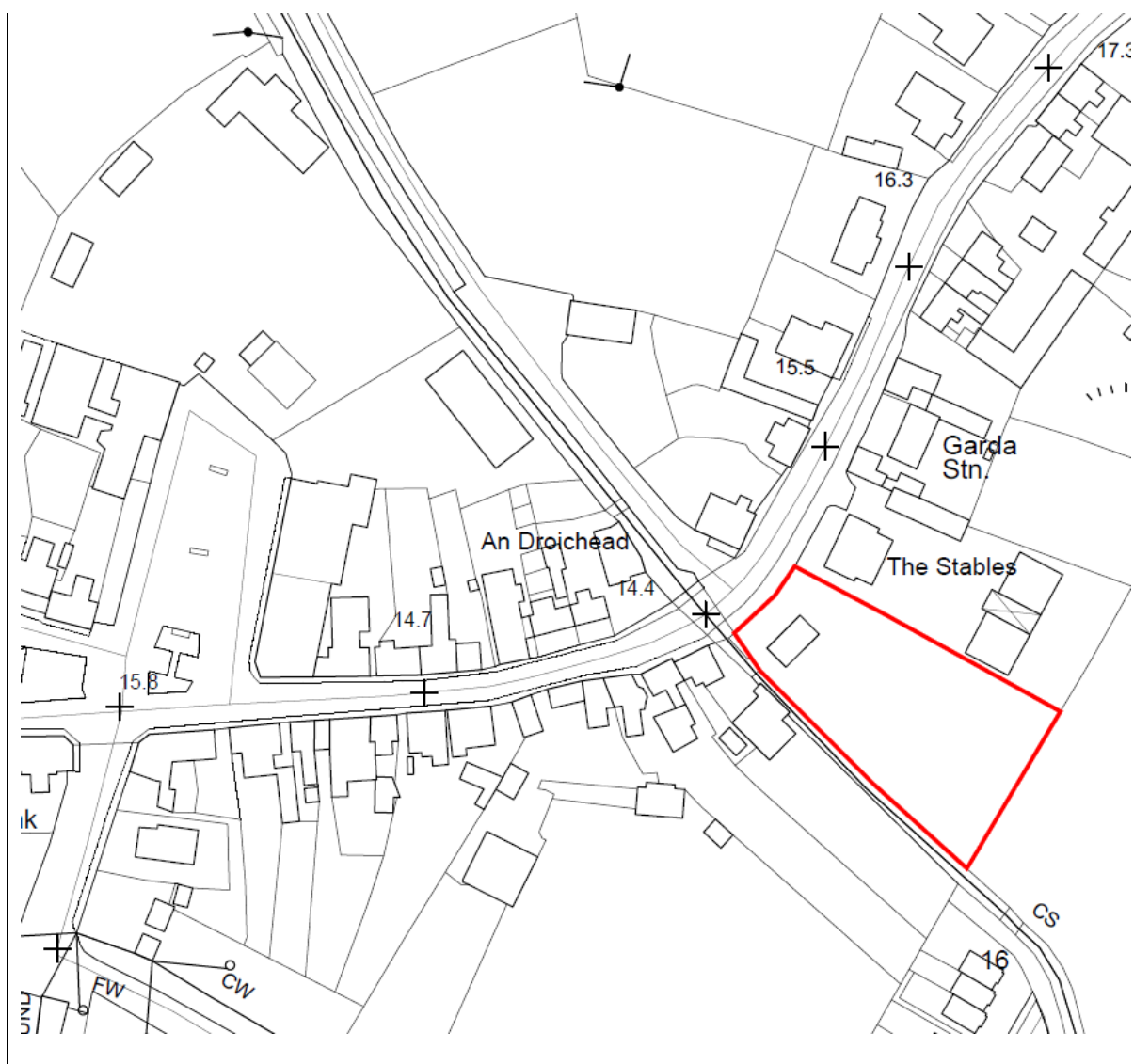
Chief Executive's Recommendation:

No Change.

Mr. Dunne advised that there was a slight amendment to do with Flood Risk Assessment. The Consultants preparing the Stage 2 Strategic Flood Risk Assessment reviewed the information submitted from the landowner and revised the flood zones A & B accordingly. Cllr. Reddington advised that there was a live planning application on this site.

Cllr. Reddington submitted the following motion:

This submission relates to lands with an area of 0.29 hectares on the southern side of Bridge Street. The site is currently zoned as Business & Enterprise with Constrained Land Use in the Draft Galway County Development Plan 2022-2028. The submission requests that the site is zoned Residential Infill and that their lands would be outside the Constrained Land Use. There is currently a live planning on the site for a housing development Planning application is 212185. I will be proposing to maintain the status as there is a live planning in place



Ms. Loughnane confirmed there was a live application under consideration presently with the Planning Authority and decision was due towards the end of the Month. Mr. Dunne stated that he would have concerns about use of Residential Infill on this site due to the revised Flood Risk Assessment and asked that the Members would only consider area outside of Flood Zone. Cllr. Hoade queried what impact it would have on existing Business/Enterprise at this location. Mr. Dunne advised that it was zoned Business/Enterprise and was zoned according to what was on ground. He advised that the proposal here was to change zoning to Residential Infill.

Motion was proposed by Cllr. Reddington, seconded by Cllr. McHugh/Farag and agreed by the Members.

GLW C10-756 – HEADFORD LACE PROJECT

Pg 759

Ms. Loughnane outlined the main issues contained in the submission and read CE Response & Recommendation.

She advised a comprehensive submission has been received from the Headford Lace Project which has requested that a number of their issues be incorporated in the County Development Plan. In terms of Tourism, Heritage and attracting visitors to the town the submission has highlighted the potential of the development of a Lace Museum/Heritage Centre, A Headford Lace Walking Tour and the preservation of one of the Lacemakers Cottages. The submission has also suggested the provision of attractive outdoor lace themed seating, a new Library and Community Hub. The submission supports further initiatives proposed by other groups including the Walk/Cycle Way to Ross Errilly Friary, Headford Park & Gardens, St Fursey's LGFA Facilities and the CREATE Music and arts centre.

Chief Executive's Response:

The Planning Authority welcomes the content of the submission received from the Headford Lace Project. The plan specifically references the Headford Lace Project within Section 6.3.7 and highlights their success in the 2017 Tidy Towns Heritage Award. It is noted in the plan that tourism aspects of Headford remains largely undeveloped and the suggestions within this submission from a tourism/heritage suggestion are considered to have significant potential to boost visitor numbers to the town. It is considered that **Policy Objective HSFT 6 Tourism Development** would support these initiatives.

The provision of new outdoor seating and a new Library and Community Hub are also appropriately supported by **Policy Objective HSGT 3 Community Facilities and Services**.

The other initiatives which have been listed while not specifically referenced within the plan are supported in numerous locations throughout the plan. The provision of Greenways for example is supported with both **Chapter 6 Transport and Movement, Policy Objectives GBW 1 Greenways** and **GBW 2 Future Development of Network of Greenways** and **Chapter 10 Natural Heritage, Biodiversity and Green/Blue Infrastructure**, with **Policy Objectives BGP1 Strategic Greenways/Blueways** and **BGP 3 Greenways, Blueways, Pathways and Trails**.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Hoade, seconded by Cllr. Reddington and agreed by the Members.

GLW C10-755 – JARLATH CREAVEN

Pg 761

Ms. Loughnane outlined the main issues contained in the submission and read CE Response & Recommendation.

She advised this submission relates to lands at Deerpark with an area of 5.5 acres (2.22 hectares) to the south western side of Headford just outside of the settlement boundary and is not zoned in the Draft Galway County Development Plan 2022-2028. The submission requests that the subject lands are zoned Residential

1/Residential Phase 2. A justification for the proposed rezoning of these lands has been provided.

Chief Executive's Response:

The Planning Authority considers that the lands that are requested to be zoned Phase 1/Phase 2 Residential are outside the draft boundary of the Headford Settlement Plan and are considered removed from the centre. As part of the review of the Headford settlement plan the quantum of Residential Phase 1 lands were examined. There is a requirement of 7.25 hectares of Residential Phase 1 lands. The Planning Authority has zoned accordingly. The quantum of Phase 1 Residential Lands in Headford is in full compliance with the Core Strategy of the Draft Galway County Development Plan. In relation to the request to zone Residential Phase 2 it is considered that there is a quantum of Residential Phase 2 already indicated and it is considered that these lands should not be zoned Residential Phase 2, there is limited pedestrian connectivity to Headford.

Chief Executive's Recommendation:

No Change.

Cllr. Hoade advised that she proposed to zone these lands R2. Ms. Loughnane advised that this excessive R2 rezoning would not go unnoticed by OPR and it may result in them undoing this. She cautioned the Members against this course of action.

Decision was deferred until Motion and Map were submitted by Cllr. Hoade.

GLW C10-745 – MOLLY MALCOLM

Pg 761

Ms. Loughnane outlined the main issues contained in the submission and read CE Response & Recommendation.

She advised that this submission has highlighted the need for publicly accessible open green space for Headford. It has been suggested that a public park for Headford would greatly increase the towns attractiveness and help to promote the town itself as a destination. The town is well catered for with sports facilities but has little to offer people looking for other outdoor activities, or just somewhere to relax or have a picnic. It is stated that the Draft Plan needs to recognise this deficiency and include policy objectives to remedy the situation.

Chief Executive's Response:

The content of this submission is noted particular the absence of a public park within the settlement of Headford. While there are no specific objectives which relate to the provision of a public park it is considered that within **Policy Objective HSGT 1 Sustainable Town Centre** and **HSGT 3 Community Facilities and Services** there would be sufficient policy objectives to support the development of community facilities including a public park within Headford. It should be noted that the Development Plan is a land use plan and therefore the policy objective included will

support and facilitate development at the appropriate locations. The plan is not an economic plan with a financial budget to enable projects come to fruition.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Hoade, seconded by Cllr. Reddington and agreed by the Members.

Cllr. Reddington advised that there was an area of land coming up for sale close to Mart and suggested that it would be very suitable for development as a park and asked that it be noted.

GLW C10-720 – DANIEL F. O'CONNOR

Pg 762

Ms. Loughnane outlined the main issues contained in the submission and read CE Response & Recommendation.

She advised this submission relates to lands at Balrickard to the south of Headford and to the east of the N84. The site encompasses four agricultural fields and is located outside of the settlement boundary. The lands to the immediate north are also agricultural in use and the lands to the south are within the settlement boundary and are zoned for Business and Enterprise. The submission has requested that these lands be included within the settlement boundary and designated as Residential Phase 2.

Chief Executive's Response:

Noted. In the first instance the Planning Authority would like to note that the Elected Members, at the Council meeting in preparation of the Draft Galway County Development Plan 2022-2028, proposed and passed the zoning of Business and Enterprise lands to the south of the site subject to the lands referred to in this submission. The Planning Authority considered that there was no justification for this zoning. In addition, Recommendation No. 11 from The Office of Planning Regulator has recommended that the Business and Enterprise lands would be removed. As noted elsewhere in the response to the above submissions there is sufficient lands zoned for the purposes of Residential development over the life of the plan. There is no pedestrian access currently at the site. The Planning Authority are of the opinion that the requested Residential Phase 2 zoning would not be appropriate in this instance.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. McClearn, seconded by Cllr. Maher and agreed by the Members.

GLW C10-719 – HEADFORD ENVIRONMENT GROUP

Pg 763

Ms. Loughnane outlined the main issues contained in this very comprehensive submission and read CE Response & Recommendation.

She advised this submission has raised a number of issues with respect to the Draft County Development Plan some specific to Headford and others countywide.

Chapter 14: Climate Change, Energy and Renewable Resource

The first Strategic Aim of **Section 14.2** of the is requested to be amended as follows:

To maintain up to date adherence to global agreements and international scientific advice by adding the word ‘international’, and reducing the timeframe to 2030, so that it reads: **“To reduce the County’s CO2 emissions by achieving international, national, regional and any local targets for achieving a low carbon economy by 2030”**. Rationale has been provided for the proposed rewording citing the Intergovernmental Panel on Climate Change (2018), The Paris Agreement of 2016 and Sustainable Development Goal 13.

The submission has also stated they would like to see provision for a town park in each small settlement in County Galway. With reference to Headford it has been highlighted that there is significant support for this among the community and an area has been identified at the Community Garden/Men’s’ Shed Garden and the area formerly used as a Pitch and Putt.

With regard to Headford Small Growth Town it is requested that the following text is inserted under **Section 6.3.4**

‘Concurring with the considerable value of our natural and built heritage, we are calling for the application of Tree Protection Orders (TPOs) on the remaining ‘estate’ trees, most notably two very ancient, pollarded lime trees in the Demesne. These are mentioned in Headford Biodiversity Plan 2017-2020, as being significant. There is also a large stand of trees in the Demesne, in what was the Orchard of the estate, Demesne’.

With regard to Headford Small Growth Town the submission has advised that the following statement within **Section 6.3.6** is incorrect since the closure of Keady’s supermarket.

‘The residents to the east and western parts of the town are well served by two supermarkets.’

With respect to Policy Objective **HSGT 6 Tourism Developments** it is requested to include the Curraghline – N84 Cycleway proposal as a practical example.

The submission has also made reference to **Section 6.4.3 Transportation Infrastructure and Movement** and **Policy Objective HSGT 10 Preparation of a Revised Traffic Management Plan**.

The improvement of public transport and more infrastructure for cycling, walking and the gradual switch to electric buses.

Sustainable transport infrastructure

Support for the N84 Greenway, Headford is well placed to benefit from eco-tourism, Installation of footpath/cycleway infrastructure along the N84 and expansion of cycle/walkways to the Black River and Ross Errilly and provision of additional EV charging points.

Chief Executive's Response:

Chapter 14: Climate Change, Energy and Renewable Resource

There is no objection in principle to the insertion of the word 'international' into this strategic aim. However, it is considered the target of achieving a low carbon by 2050 is more appropriate in this instance.

The provision of Community Facilities on a countywide basis is addressed within **Chapter 11 Community Development and Social Infrastructure**. Section 11.6 'Social and Community Facilities' supports the development of facilities such as public parks. Policy Objectives SC 1 **Social and Community Infrastructure** and SC 2 **Provision of lands for social and community facilities** are also supportive of such developments.

It is considered that the lands at Headford Demesne are unique and are a valuable asset to Headford. It is considered that the **Policy Objective HSGT 7 Headford Demesne** provides sufficient protection to these lands.

The information provided with regard to the closure of Keady's supermarket is noted. It is recommended that the text be edited to address this statement.

The Planning Authority note the request to add the statement with respect to Curraghline – N84 Cycleway proposal as a practical example to **Policy Objective HSGT 6 Tourism Developments**. The Planning Authority consider that the addition of the text as proposed is unnecessary and the text as currently proposed should be retained.

The Draft County Development Plan actively supports the improvement of public transport, infrastructure for cycling and walking and the transition to electric vehicles, as outlined in **Chapter 6 Transport and Movement**.

The Draft County Development supports the development of greenway infrastructure. As outlined in **Chapter 6 Transport and Movement** (Section 6.5.2 Sustainable Transport and Section 6.5.2.2) and **Chapter 10 Natural Heritage, Biodiversity and Green/Blue Infrastructure** (Section 10.15 Green and Blue Infrastructure). The Policy Objectives contained within the aforementioned sections are considered suitable to adequately support initiative and projects such as those highlighted in this submission.

Chief Executive's Recommendation:

Amend Section 14.2 Strategic Aims 1st bullet point as follows:

- To reduce the County's CO2 emissions by achieving **international** national, regional and any local targets for achieving a low carbon economy by 2050; and increase energy efficiency in Local Authority activities through its development management functions;

Amend Section 6.3.6 Town Centre Retail as follows:

..... The residents ~~to the east and western parts~~ of the town are ~~well~~ served by ~~two one~~ supermarkets.....

The CE Recommendation was proposed by Cllr. Reddington, seconded by Cllr. Hoade and agreed by the Members.

GLW C10-718 – SUSTAINABLE HEADFORD

Pg 766

Ms. Loughnane advised that this was approved under **GLW C10-719**.

She advised a comprehensive submission has been made which highlights a number of issues throughout the County Development Plan, including specific amendments for Section 6.1 Headford Small Growth Town. The submission requests provision of a town park in each small settlement in the County. Specifically in relation to Headford, it is noted that there is support for this among the community and an area has been identified at the Community Garden/Men's Shed Garden and the area formerly used as a Pitch and Putt. The submission outlines a rationale for the proposal for a town park.

The submission proposes an inclusion for Section 6.3.4 in relation to the remaining 'estate' trees in the Headford Demesne, stating:

'Concurring with the considerable value of our natural and built heritage, we are calling for the application of Tree Protection Orders (TPOs) on the remaining 'estate' trees, most notably two very ancient, pollarded lime trees in the Demesne. These are mentioned in Headford Biodiversity Plan 2017-2020, as being significant. There is also a large stand of trees in the Demesne, in what was the Orchard of the estate, Demesne.' The submission outlines a rationale for the inclusion of TPOs on the remaining trees in the Demesne.

The following statement contained in Section 6.3.6 is said to be incorrect due to the closure of Keady's supermarket:

'The residents to the east and western parts of the town are well served by two supermarkets.'

The submission suggests including Curraghline N84 Cycleway proposal as a practical example of the draft plan statement under HSGT 6. This is suggested to develop Headford as a sustainable tourist destination.

In relation to Policy Objective HSGT 10, the submission requests a number of issues to be addressed as follows:

- Provision/support/funding for electric bus public transport incorporating a regular bus service to and from Tuam; a park and ride facility; installation of bus shelters in Headford town.
- Under sustainable transport infrastructure the following is also requested: N84 greenway; Eco tourism; footpaths; provision of EV charging points.

Chief Executive's Response

The County Development Plan is not an economic plan with the provision of financial budget to facilitate the construction of footpaths etc. The plan is a land use plan that supports the development of the plan area. The plan for Headford provides sufficient policy objectives which support the development of community facilities, including recreational spaces.

It is considered that the lands at Headford Demesne are unique and are a valuable asset to Headford. It is considered that Policy Objective HSGT 7 provides sufficient protection to these lands.

The information provided with regard to the closure of Keady's supermarket is noted. It is recommended that the text be edited to address this statement.

In relation to the development of an N84 greenway, there are policy objectives outlined in the Draft Galway County Development Plan which generally support this, outlined in **Chapter 6 Transport and Movement, Section 6.5.2.2 Greenways and Blueways** and **Policy Objective GBW 1 Greenways**.

The Draft Galway County Development Plan provides policy objectives which support the implementation of plans and strategies in relation to pollinators, outlined in **Chapter 10 Natural Heritage, Biodiversity and Green/Blue Infrastructure, Policy Objective NHB 6 Implementation of Plans and Strategies** and **Policy Objective PO 1 Delivery of All Ireland Pollinator Plan**.

The Draft Galway County Development Plan 2022-2028 outlines policy objectives which support the switch to Electric Vehicles, outlined in **Chapter 6 Transport and Movement, Policy Objective EV1 Electric Vehicle Charging Infrastructure**.

There are policy objectives in relation to the provision of footpaths and lighting network etc. within the settlement plan for Headford, outlined in **Section 6.1 Headford Small Growth Town, Policy Objective HSGT 10 Preparation of a Revised Traffic Management Plan, HSGT 8 Mart Road Action Plan** and **HSGT 9 New Business and Enterprise Quarter**.

Having reviewed the submission and the recommendations made, with regard to **Policy Objectives HSGT 1, HSGT 2, HSGT 3, HSGT 4, HSGT 5, HSGT 6, HSGT 7, HSGT 8 and HSGT 9**, the Planning Authority are satisfied that the recommendations as proposed have been adequately addressed within the aforementioned policy objectives, and further in the Draft Galway County Development Plan 2022-2028. The plan does not prohibit any of the proposals outlined in this submission. The plan is not an economic plan but a land use plan which provides policy objectives that generally support the proposals outlined in this submission.

Chief Executive's Recommendation:

Amend Section 6.3.6 Town Centre Retail as follows:

..... The residents ~~to the east and western parts~~ of the town are ~~well~~ served by ~~two~~ ~~one~~ supermarkets.....

Cllr. McKinstry advised that he had submitted a motion on this as follows:

Add to HSGT 7: The application of Tree Protection Orders (TPOs) on the remaining “estate” trees, most notably two very ancient, pollarded lime trees in the Demesne.

Ms. Loughnane brought up Policy Objective HSGT7 and suggested adding wording to that. She advised that if motion proposed was agreed it would have a legal implication also.

Mr. Cullen, referring to comments made on Tree Preservation Orders (TPOs) stated that he appreciated that they were very complex and administratively intensive. He stated that while he supported the preservation of historic trees, it may not be possible to always implement this ambition. He advised that he couldn't commit to implementing what was being proposed as it was a matter of having the financial resources to do so.

Cllr. Sheridan stated that this was a waste of resources and would not be supporting this motion. Cllr. Murphy stated that he understood the reason why certain deciduous trees had to be protected but he suggested that there had to be a balance in terms of resources available. Cllr. Byrne proposed including an objective with wording to include that it would be done provided there was adequate available resources. In response to Cllr. Roche's query, Mr. Cullen advised that the objective doesn't place a financial burden on the Council.

As the motion was not agreed, the Cathaoirleach called for a vote. The Vote was taken and the following was the result:

For: 27

Cllr. Byrne	Cllr. Carroll	Cllr. Charity
Cllr. Collins	Cllr. D. Connelly	Cllr. Cronnelly
Comh. S. O Curraoin	Comh. O Cualain	Cllr. Cuddy
Cllr. Donohue	Cllr. Herterich/Quinn	Cllr. Hoade
Cllr. P. Keaveney	Cllr. Kelly	Cllr. Kinane
Cllr. Maher	Cllr. Mannion	Cllr. McClearn
Cllr. McHugh/Farag	Cllr. McKinstry	Cllr. Murphy
Cllr. Parsons	Cllr. Reddington	Cllr. Roche
Cllr. Thomas	Cllr. Walsh	Cllr. Welby

Against: 5

Cllr. M. Connolly	Cllr. Finnerty	Cllr. Geraghty
Cllr. King	Cllr. Sheridan	

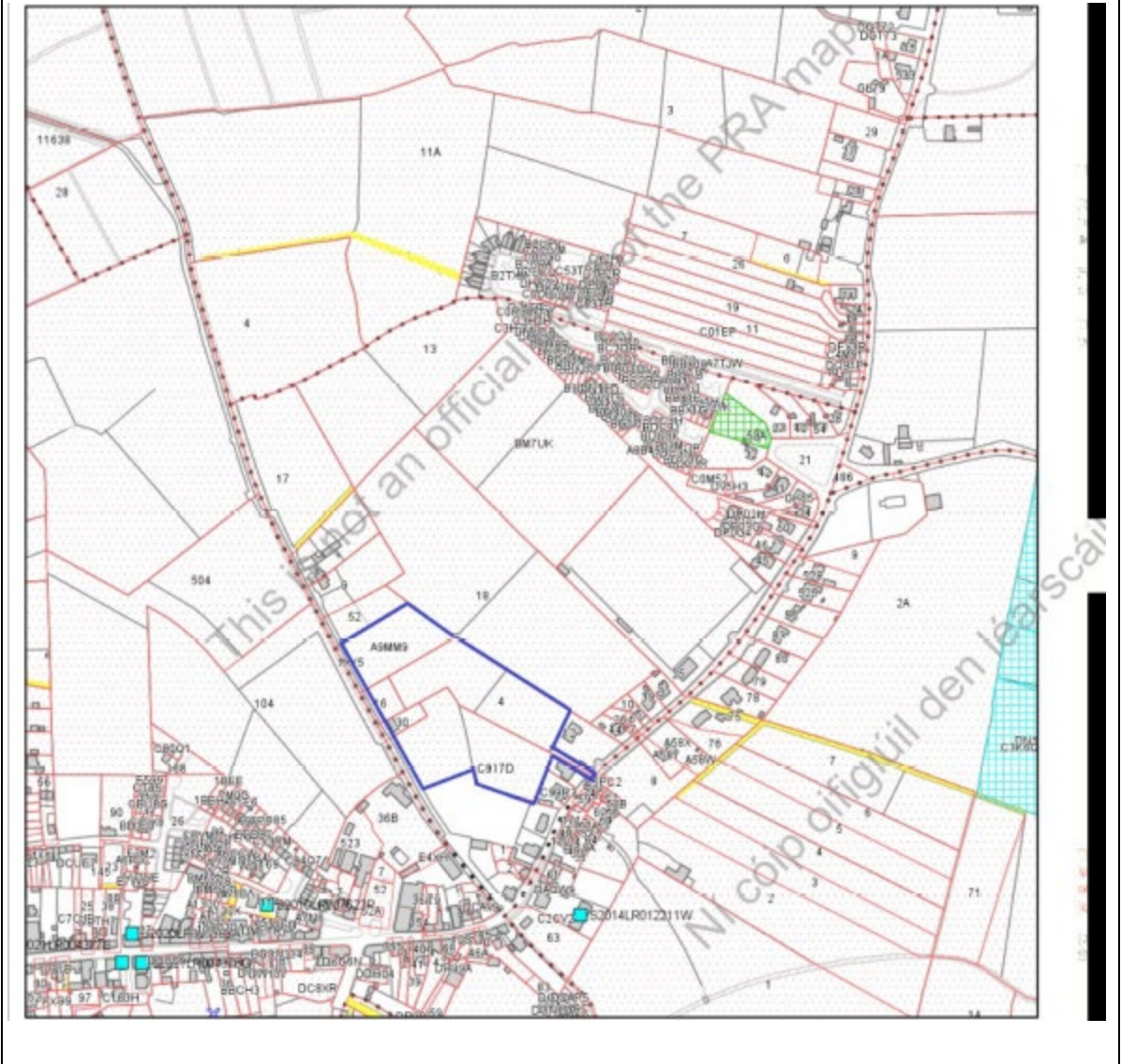
No Response: 7

The Cathaoirleach declared the motion carried.

Cllr. McHugh/Farag proposed to Suspend Standing Orders in relation to having to contact Members by phone in relation to voting. This was seconded by Cllr. Mannion and agreed.

Cllr. Reddington advised that he wished to proposed the following motion:-

I, Cllr. Reddington, propose that lands at Gortnamona, which are currently zoned as R2 be changed to Community Facilities.



Cllr. Reddington advised that the Board of Ability West have requested this rezoning. They purchased this site to build a service for its Users. He stated that after consultation with the Board of Ability West and the Planning Department it was felt that Community Facilities was the preferred zoning for the site. He advised that he was proposing that the zoning of the land be changed to Community Facilities and the flooding area be zoned as Open Space/Recreation & Amenity.

It was proposed by Cllr. Reddington, seconded by Cllr. McHugh/Farag and agreed by the Members.

MAIGH CUILINN

GLW C10-1281 – CLLR. NOEL THOMAS

Pg 769

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

Maigh Cuilinn Small Growth Town

The submission also identifies three sites in Maigh Cuilinn

Site 1: This submission seeks to rezone lands zoned Residential Phase 1 to Community Facilities and Open Space/Recreation and Amenity. These lands are located on the north side of Mountain Road, Maigh Cuilinn and they are owned by Galway County Council. The rezoning of these lands includes a section of additional Open Space/Recreation and Amenity zoned lands for inclusion within the plan boundary which are located to the north-west.

Site 2: seeks to zone land as Residential Phase 1. These lands are located to the west of the N59 and are currently zoned Residential Phase 2 in the Draft Plan. A small section of these lands are already zoned Residential Phase 1 to the south-west.

Chief Executive's Response:

Site 1: It is considered that it would be prudent to retain these lands as Residential Phase 1 to secure the delivery of Council supported housing into the future and meet the needs of those on the Council's Housing waiting list.

Site 2:

The subject lands are zoned Residential Phase 2 lands. It is not considered appropriate to zone the lands Residential Phase 1. In relation to Residential Phase 1 there is a quantum of lands that are required as outlined in **Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy**. In accordance with table 2.9 there is a requirement of 8.75ha of Residential Phase 1 lands. As per the Draft Plan this quantum of lands has been identified and therefore it is considered that the request to zone additional Residential Phase 1 is not appropriate in this instance

Chief Executive's Recommendation

No Change.

It was agreed to defer decision on this until Meeting on 07/01/2022.

GLW C10-952 – SEAN KYNE GLW C10-948 – SEAN KYNE

Pg 770

It was agreed to read these two submissions together.

Mr. Dunne outlined the main issues raised in these submissions and read CE Response & Recommendation.

In relation to **GLW C10-952**, this submission welcomes the Draft Galway County Development Plan 2022-2028 and Policy Objectives pertaining to the greenway network. It is suggested that additional wording relating to use of the greenways as commuting routes along with social, leisure and tourism pursuits and ensure sufficient width of greenway is achieved in areas closer to Galway City.

The submission goes on to suggest improvement works for the N59 which include footpaths, traffic calming, pedestrian crossings, wider footpaths in the village centre to improve atmosphere and pedestrian/cycle safety.

The submission supports the provision of granny flats.

Chief Executive's Response:

In relation to the provision of greenways, **Chapter 6 Transport and Movement**, **Chapter 8 Tourism and Landscape** and **Chapter 10 Natural Heritage, Biodiversity, Green/Blue Infrastructure** all contain policy objectives that support the delivery of greenways within the county. It is not considered a requirement to further reference commuter routes or tourist routes for the greenway.

In **Chapter 6 Transport and Movement**, table 6.1 and **Policy Objective NR2 Key Roads Infrastructure Developments** supports the N59 improvements. In addition, there is a policy objective **SGT 4 Town Centre Management** that would address the issues raised in relation to improvements of footpaths and pedestrian and cycle safety within Maigh Cuillinn

In **Chapter 4 Rural Living and Development**, **Policy Objective RH 12 Adaptation of Existing Housing Stock** supports the provision of accommodation for older persons.

Chief Executive's Recommendation

No Change.

In relation to **GLW C10-948**, Mr. Dunne advised that the submission received which welcomes the Draft Plan Policy Objectives pertaining to the greenway network and suggests additional wording relating to use of the greenways as commuting routes along with social, leisure and tourism pursuits and ensure sufficient width of greenway is achieved in areas closer to Galway City.

The submission goes on to suggest improvement works for the N59 which include footpaths, traffic calming, pedestrian crossings, wider footpaths in the village centre to improve atmosphere and pedestrian/cycle safety.

The submission supports the provision of granny flats.

Chief Executive's Response:

In relation to the provision of greenways, **Chapter 6 Transport and Movement**, **Chapter 8 Tourism and Landscape** and **Chapter 10 Natural Heritage**,

Biodiversity, Green/Blue Infrastructure all contain policy objectives that support the delivery of greenways within the county. It is not considered a requirement to further reference commuter routes or tourist routes for the greenway.

In **Chapter 6 Transport and Movement**, Table 6.1 and **Policy Objective NR2 Key Roads Infrastructure Developments** supports the N59 improvements. In addition, there is a policy objective **SGT 4 Town Centre Management** that would address the issues raised in relation to improvements of footpaths and pedestrian and cycle safety within Maigh Cuillinn.

In **Chapter 4 Rural Living and Development**, **Policy Objective RH 12 Adaptation of Existing Housing Stock** supports the provision of accommodation for older persons.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Mannion, seconded by Cllr. Murphy and agreed by the Members.

GLW C10-811 – SOLEMIA UNLIMITED COMPANY

Pg 771

Mr. Dunne outlined the main issues raised in this submission and read CE Response & Recommendation.

He advised that a detailed submission has been received which relates to five individual parcels of land in Maigh Cuillinn. The five sites are located at Coill Bruachlain, to the south west of Maigh Cuillinn. Additional Residential Phase 1 zoning is sought (Site 3 and Site 5) given the lands location and connectivity within the settlement.

The submission requests the following:

Site 1: Rezone 0.8 hectares of land from Residential Phase 1 in the Draft Plan to Residential Existing.

Site 2: Rezone 2.6 hectares of land from Residential Phase 1 to Residential Existing. The submission advises that Site 1 and Site 2 or Parcel A and Parcel B are at construction stage.

Site 3: Rezone 2.1 hectares of land from Residential Phase 2 in the Draft Plan to Residential Phase 1.

Site 4: Rezone 0.4 hectares of land from Agriculture as within the Draft Plan to Community Facilities as a creche facility was previously granted on this site.

Site 5: Rezone 0.9 hectares of land from Agriculture to Residential Phase 1.

The planning history, locational advantages and the relevant national and regional planning policies are set out in support of the rezonings.

Chief Executive's Response:

A site inspection was undertaken on the 1st of October 2021, which confirmed that works and construction had commenced on Site 1; Site 2 As such, these lands can be re-zoned from Residential Phase 1 to Residential Existing.

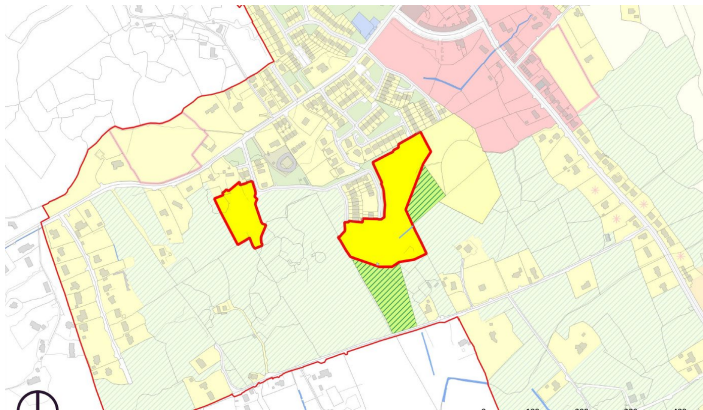
It is considered appropriate to amend the zoning because of the advancement of construction on the said lands. In relation to the request to zone additional Community lands, this would be in accordance with the Policy Objectives of **Chapter 11 Community Development and Social Infrastructure**.

The recommendations below have all been considered in unison in terms of rezoning Residential Phase 1 lands to Existing Residential and applying this Residential Phase 1 zoning credit elsewhere.

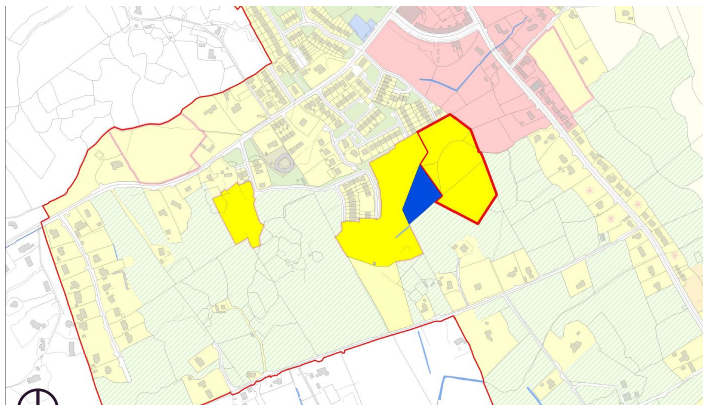
Chief Executive's Recommendation

- Rezone lands identified as Site 1 and Site 2 from Residential Phase 1 to Existing Residential.
- In relation to lands identified as Site 3 to rezone lands from Residential Phase 2 to Residential Phase 1 is appropriate in this instance (because of the reduction of R1 Lands to Existing Residential).
- In relation to Site 4, it is considered appropriate to rezone 0.4HA of land from Agriculture to Community Facilities.
- In relation to Site 5 the zoning of 0.9HA of lands from Agriculture to Residential Phase 1 would be appropriate as works have commenced on these lands.
- Recommendation: Rezone lands identified as Site 5 from Agriculture as set out in the Draft Plan to Residential Phase 1.

FROM:



TO:



The CE Recommendation was proposed by Cllr. Mannion, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-684 – GILLIAN HANLEY

Pg 773

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised that a comprehensive submission has been received which relates to a parcel of land located south of Mountain Road, L1320 Local Road. The site measures approximately 1.5 hectares and reference is made to a previous planning permission granted on the site for 24 no. residential units.

The submission questions whether the quantum of zoned residential land in the Draft Galway County Development Plan is sufficient and the case for additional residential zoned land is outlined.

It is requested that the lands zoned as Agriculture within the draft plan be re-zoned to either Residential Phase 1 or Residential Phase 2 as per the Maigh Cuilinn Local Area Plan 2015-2021.

Chief Executive's Response:

The subject lands are outside the plan boundary. It is not considered appropriate to zone additional lands Residential Phase 1. In relation to Residential Phase 1 there is a quantum of lands that are required as outlined in **Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy**. In accordance with table 2.9 there is a requirement of 8.75ha of Residential Phase 1 lands. As per the Draft Plan this quantum of lands has been identified and therefore it is considered that the request to zone additional Residential Phase 1 and 2 lands is not appropriate in this instance

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. McKinstry, seconded by Cllr. Thomas and agreed by the Members.

GLW C10-608 – BAILE BHRUACHAIN TEORANTA & BAILE EOMOINN TEORANTA

Pg 774

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised that a comprehensive submission has been received which relates to the whole Conamara Region. In relation to the town of Maigh Cuilinn, the submission seeks to rezone a parcel of land located to the west of the N59 from Agricultural to Residential Phase 1. A justification for this rezoning is provided. The locational

advantages including scenic beauty and access to future green and blue infrastructure/tourism are also referenced as part of the submission. The wider needs of the Conamara Region such as improved infrastructure are also set out within the submission. The submission calls for improved public realm and facilities in Maigh Cuilinn including the addition of a new Secondary School and an enlarged Primary School, bypass, sports facilities and other infrastructural improvements Promote Maigh Cuilinn as a market town that acts as a service hub.

Chief Executive's Response:

The subject lands are zoned Agriculture. It is not considered appropriate to zone the lands Residential Phase 1. In relation to Residential Phase 1 there is a quantum of lands that are required as outlined in **Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy**. In accordance with table 2.9 there is a requirement of 8.75ha of Residential Phase 1 lands. As per the Draft Plan this quantum of lands has been identified and therefore it is considered that the request to zone additional Residential Phase 1 is not appropriate in this instance.

In addition, **Chapter 11 Community Development and Social Infrastructure** supports the provision of educational and community facilities and there are also policy objectives within the Maigh Cuilinn plan that supports the delivery of educational and community facilities.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. McKinstry, seconded by Cllr. Thomas and agreed by the Members.

GLW C10-575 – LIDL IRELAND GMBH

Pg 775

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised that a submission has been received in support of the Town Centre zoning as set out in the Draft Galway County Development Plan 2022-2028. The submission also makes reference to a planning appeal that is currently being considered by An Bord Pleanála.

Chief Executive's Response:

The support for the Town Centre zoning as published in the Draft Galway County Development Plan 2022-2028 is noted.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. McKinstry, seconded by Cllr. King and agreed by the Members.

GLW C10-409 – MYLES MCCARTHY

Pg 775

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised that a detailed submission has been received which requests the re-zoning of a parcel of land on the north-western side of the town. The lands are currently zoned as Agriculture and it is requested that these lands would be rezoned for residential purposes or an Opportunity Site. An outline of the location of these lands has been provided in order to support the rezoning.

Chief Executive's Response:

The subject lands are zoned Agriculture. It is not considered appropriate to zone the lands Residential Phase 1. In relation to Residential Phase 1 there is a quantum of lands that are required as outlined in **Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy**. In accordance with table 2.9 there is a requirement of 8.75ha of Residential Phase 1 lands. As per the Draft Plan this quantum of lands has been identified and therefore it is considered that the request to zone additional Residential Phase 1 is not appropriate in this instance.

The lands are somewhat peripheral from the town centre to be considered as an Opportunity Site.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. McKinstry, seconded by Cllr. Thomas and agreed by the Members.

GLW C10-280 – FORBAIRT POBAIL MHAIGH CUILLINN TEO

Pg775

Mr. Dunne outlined the main issues raised in the submission and read the CE Response & Recommendation.

He advised that a detailed submission has been received that makes reference to the Conamara Greenway and the need for excellent access to it. The submission highlights the importance of services along the Greenway such as bike storage, hire and repair, café toilets as well as connectivity to local amenities. The submission goes on to state that Maigh Cuilinn should reap the benefits of the greenway proximity and develop accommodation within the town.

A folio image is provided with the submission for which it is requested that the full potential of the greenway should be enabled.

The subject lands are zoned Community Facilities and it is considered that they could accommodate light commercial units that could provide greenway services.

Chief Executive's Response:

In relation to the provision of greenways, **Chapter 6 Transport and Movement**, **Chapter 8 Tourism and Landscape** and **Chapter 10 Natural Heritage, Biodiversity, Green/Blue Infrastructure** all contain policy objectives that support the delivery of greenways within the county and in Maigh Cuilinn. The benefits of greenways to the county are acknowledged and therefore the Draft County Development Plan 2022-2028 supports the concept and delivery of greenways.

The Maigh Cuilinn plan contains policy objectives with a land use zoning map, the commercial proposals referenced in the submission would need to be considered in its totality, however there are policy objectives that support such uses on appropriate zoned lands. It is not considered appropriate to rezone Community Facilities to a Business use in this instance.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. McKinstry, seconded by Cllr. Thomas and agreed by the Members.

GLW C10-279 – FORBAIRT POBAIL MHAIGH CUILINN TEO

Pg 776

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised that a detailed submission has been received which sets out a number of priorities for Maigh Cuilinn. The submission also pledges support for the delivery of the Moycullen 2030 plan.

Chief Executive's Response:

It is acknowledged the significant community involvement in the preparation of the Moycullen 2030 plan. As part of the review of the Draft Galway County Development Plan 2022-2028, the 2030 plan was reviewed.

It should be noted that the Draft County Development Plan identifies policy objectives that support and facilitates development. Volume 2 of the Draft Galway County Development Plan 2022-2028 contains settlement plans with associated zoning maps. The Opportunity Site (**Opt-MC1 Former Restaurant/Public House**) identified in Maigh Cuilinn is the building that was referenced as a key development potential in the Moycullen 2030 plan.

The existing Draft Settlement Plan contains a suite of robust Policy Objectives to deliver the expected growth for Maigh Cuilinn.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. McKinstry, seconded by Cllr. Thomas and agreed by the Members.

GLW C10-201 – JOHN POWER

Pg 777

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised this submission makes reference to a residual strip of land which now forms part of property curtilage. It is requested that these lands would be rezoned from Open Space, Recreation & Amenity to Existing Residential.

Chief Executive's Response:

Upon review of the maps accompanying the submission and a further analysis of these lands it is considered appropriate to rezone lands.

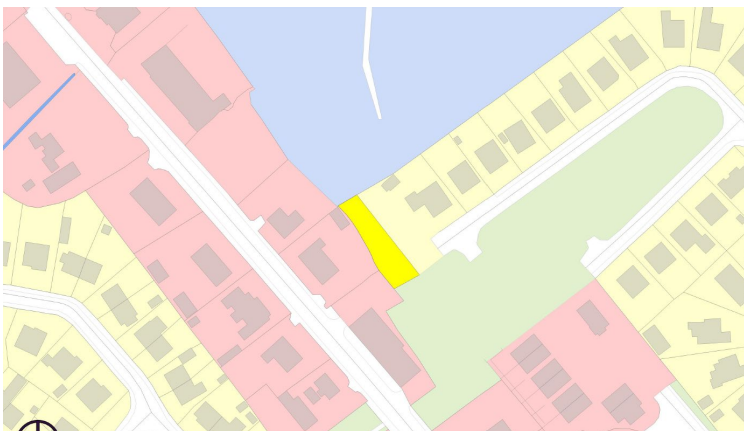
Chief Executive's Recommendation

Rezone from Open Space/Recreation & Amenity to Residential Existing.

FROM:



TO:



The CE Recommendation was proposed by Cllr. McKinsty, seconded by Cllr. Mannion and agreed by the Members.

GLW C10-136 – DEIRDRE WALSH

Pg 778

Mr. Dunne outlined the main issues raised in the submission and read CE Response & Recommendation.

He advised this submission makes reference to the Connemara Greenway and its delivery as a priority. The submission notes that a section of the greenway has already been constructed. The submission calls for progress in bringing the greenway to completion.

The benefits of a Galway City to Maigh Cuilinn greenway are referenced which include economic and amenity benefits. Comparisons are made to the submission to the greenway at Westport and its benefits.

Connectivity to Maigh Cuilinn from the greenway are mentioned along with integration with the bypass.

It is also stated in the submission that the greenway should bring its users into Oughterard, with multiple access points and the benefits of this are highlighted.

Chief Executive's Response:

The route of the greenway is not determined through the Development Plan making process. This is the subject of a separate detailed strategic assessment. It should be noted that the provision of greenways, **Chapter 6 Transport and Movement**, **Chapter 8 Tourism and Landscape** and **Chapter 10 Natural Heritage, Biodiversity, Green/Blue Infrastructure** all contain policy objectives that support the delivery of greenways within the county and in Maigh Cuilinn.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. McKinstry, seconded by Cllr. Thomas and agreed by the Members.

Cllr. McKinstry submitted the following Motion Re: MGST 14

I, Cllr. McKinstry, propose to amend to protect the route of the N59 Maigh Cuilinn Bypass scheme which is located within the plan from future inappropriate development, and that and new accesses on the bypass route be limited to those deemed appropriate to improve traffic safety.

Cllr. McKinstry advised that the rationale of the motion is for a proposal to add a future access to the bypass to divert heavy vehicles - access entering Maigh Culinn from Tullykyne directly onto the bypass. He explained this would take heavy vehicles away from the school and dangerous cross-roads junction. As it stands the proposed MGST14(a) precludes developing such a proposal.

Ms. Loughnane advised that Moycullen Bypass was under construction and there was no need for such a proposal as it was already protected. Cllr. McKinstry stated

that he was proposing to have it included in Development Plan now so as to start the process to add an extra slipway on to the bypass. Ms. Loughnane advised that the proposal was granted by An Bord Pleanála and her advice was that it was not appropriate to put in a new access on to it. Cllr. Thomas stated that his understanding of this motion was that it protected the route of N59 and he suggested that that section of the motion be dropped. Ms. Loughnane explained that they had to protect it from any new access from any future inappropriate development. She stated that they would be obliged to try and protect it and not to have additional access on to it.

Mr. Dunne referring to Policy Objective MGST 14, referenced in Motion, advised this would be discussed further when dealing with TII submission. It was agreed to defer decision on motion.

Cllr. Thomas submitted the following Motion:

I am proposing the rezoning of lands at the Wildlands Adventure Centre, Ballyquirke, Moycullen, Co. Galway from 'A-Agriculture' and 'R-Residential Existing' to 'T-Tourism' in the adopted Galway County Development Plan 2022-2028.

These lands form part of the Wildlands Adventure Centre landholding and would bring the subject lands in line with the 'T-Tourism' land use zoning that is proposed on the remainder of the lands to the north in the Draft Galway County Development Plan 2022-2028.

Phase 1 of the Wildlands Adventure Centre development is in place and operating and the rezoning sought above is intended to facilitate the operator's plans for the future expansion of the Centre. Rezoning the subject lands for 'T-Tourism' will allow future phases of the Adventure Centre to proceed

The Wildlands Adventure Centre has been successful to date providing an important amenity facility in close proximity to Galway City while also providing an important source of employment and benefiting the local economy.



It was proposed by Cllr. Thomas, seconded by Cllr. McKinstry and agreed by the Members.

OUGHTERARD

GLW C10-1348 – JOAN, DEIRDRE AND CARMEL GEOGHEGAN

Pg779

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised that a joint submission has been received which seeks to have land rezoned from Open Space / Recreation & Amenity to Residential.

The lands are located at Station Road Cregg, Oughterard and comprise of 5.45 acres. It is stated the location of these lands and connectivity to the public sewer contributes to the attractiveness of these lands. Reference and an outline of previous planning permissions in the locality have been outlined.

A hydrologists Flood Risk Assessment is appended to the submission and it is recommended that the zoning of the land be changed provided that part of the site in question is retained as a flood plain and compensatory area.

Chief Executive's Response:

The lands in question are located in Flood Zoned A and partially in Flood Zone B.

Proposed Re-zoning of lands to Residential on Flood Zone A/B would not be in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. The Justification test would not be passed with this proposed rezoning.

Chief Executive's Recommendation:

No Change

It was agreed to defer decision until Motion and Map were submitted by Cllr. Walsh.

Cllr. Walsh subsequently confirmed that he was withdrawing this motion.

CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-1163 – PIERCE O'MALLEY

Pg779

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised this submission relates to lands located to the south of Oughterard town. It is requested that these lands would be rezoned from Open Space/Recreation and Amenity to Residential zoned land. It is requested that consultation be carried out with those who own land on flood zones.

Chief Executive's Response:

The rezoning of this land would not be in accordance with the Core Strategy.

Significant parts of the lands are located Flood Zone B. Proposed Zoning on Flood Zone B would not be in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. Justification test would be failed for Flood Zone B lands.

Consultation on the review of the County Development Plan has been carried out in accordance with Section 20 statutory requirements as set out in the Planning and Development Act 2000 (as amended).

Chief Executive's Recommendation:

No Change

Cllr. Walsh stated that he would be proposing rezoning of R2 on these lands.

Ms. Loughnane advised that in doing so, it would contravene Flood Risk Guidelines and would not get through SEA and AA assessment.

It was agreed to defer decision until Motion and Map were submitted by Cllr. Walsh.

Cllr. Walsh subsequently confirmed that he was withdrawing this motion.

CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-1157 – JOHN J & EVELYN TIERNEY

Pg 780

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised a submission has been received in relation to lands at Claremount, Oughterard. It is requested that these lands be re-zoned from Open Space/Recreation & Amenity to Residential Phase 2.

Chief Executive's Response:

Reference has been made to previous zonings in the Local Area Plan 2006 - 2012. It has been requested that a parcel of land measuring 2.7 hectares should be zoned as Residential Phase 2. It should be noted that there was a section of lands as per Map No. 1 of this submission zoned (0.9 hectares) in the Pre-Draft Galway County Development Plan 2022-2028 as Residential Phase 1, however the Elected Members at the Plenary Council Meeting in May 2021 removed this zoning and contracted the plan boundary.

The request to zone lands as per Map No. 2 on the submission is not considered appropriate.

See OPR Recommendation 7.

The zoning of additional Residential Phase 2 lands are not considered appropriate.

Chief Executive's Recommendation:

See OPR Recommendation 7.

Cllr. Mannion advised that she would be rejecting CE recommendation and would be submitting motion to zone to R2 lands.

It was agreed to defer decision until Motion and Map were submitted by Cllr. Walsh.

GLW C10-897 – OUGHTERARD GAA

Pg 781

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised the submission supports the zoning of lands adjacent to the Oughterard GAA club grounds.

Chief Executive's Response:

The submission supports the zoning of lands relating to the Keogh family. The submission does not identify which lands are being referred to.

Chief Executive's Recommendation:

No Change.

It was proposed by Cllr. Mannion, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-866 – PADDY KEOGH

Pg 781

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised that a detailed submission has been received which relates to lands located east of Oughterard in an area known as Lemonfield.

A detailed appraisal of planning policy is outlined within the submission. Relevant planning history and proximity to the subject lands are also included.

In total four parcel of lands are identified in Lemonfield:

Site A: Zone lands as Residential Phase 2

Site B Zone as Residential Existing

Site C Zone as Residential Phase 2

Site D Zoned a Residential Phase 2

Chief Executive's Response:

The lands in question are located outside of the plan boundary in close proximity to lands zoned Residential Phase 1/ Residential Phase 2 and Tourism by the Elected Members at the Plenary Council Meetings in May 2021.

The road network in this part of Oughterard would not be sufficient to support this level of proposed residential zoning.

The Planning Authority have significant concerns about these lands and the sporadic nature of the zoning, it is therefore considered that in line with the Office of Planning Regulator (OPR) Recommendation 7 it is considered that these lands should not be zoned as requested.

Chief Executive's Recommendation:

See OPR Recommendation 7.

Cllr. Welby advised that the would be submitting a motion on this.

It was agreed to defer decision until Motion and Map were submitted by Cllr. Welby.

GLW C10-852 – JOYCES SUPERMARKET

Pg 781

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised the submission relates to a parcel of land on the Pier Road in Oughterard which has been zoned Tourism in the Draft Plan. The submission requests that the lands in question be re-zoned from Tourism to Town Centre. A Justification for this rezoning has been submitted and reference to relevant retail planning policy and planning history.

The submission sets out limitations with the proposed Tourism zoning and expressly states their preference for a Town Centre zoning.

Chief Executive's Response:

It is considered that there are sufficient lands zoned Town Centre in Oughterard.

It was considered prudent to identify the lands zoned Tourism within Oughterard, due to their location and proximity to the town centre. It is considered that the proposed Tourism zoning in this part of Oughterard is merited in this instance.

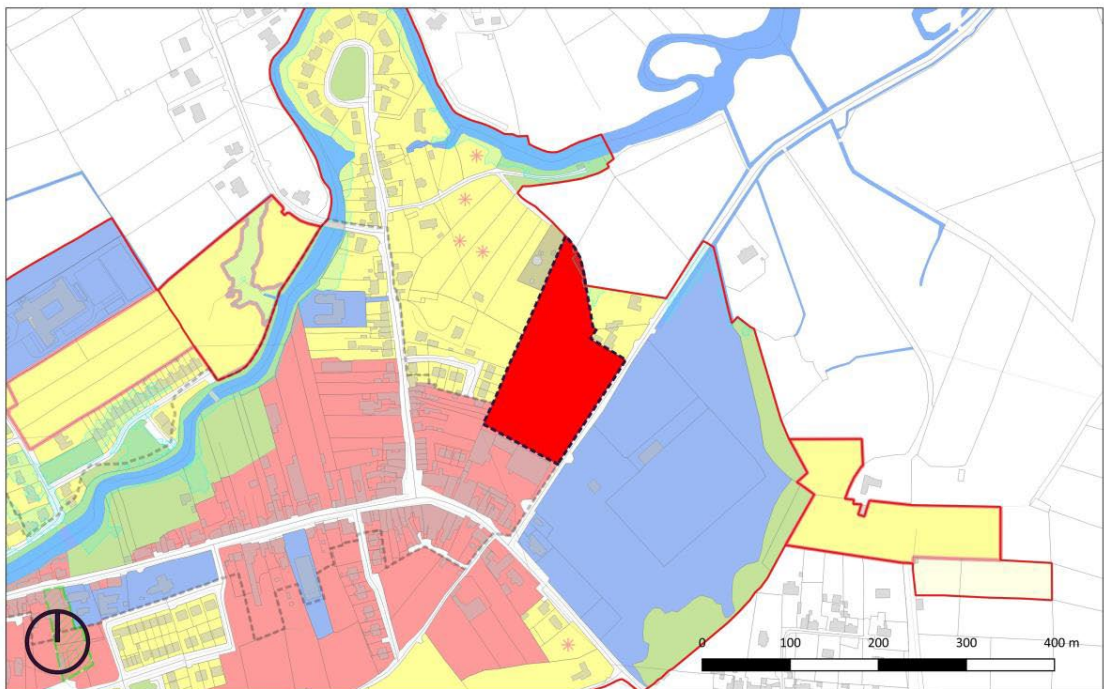
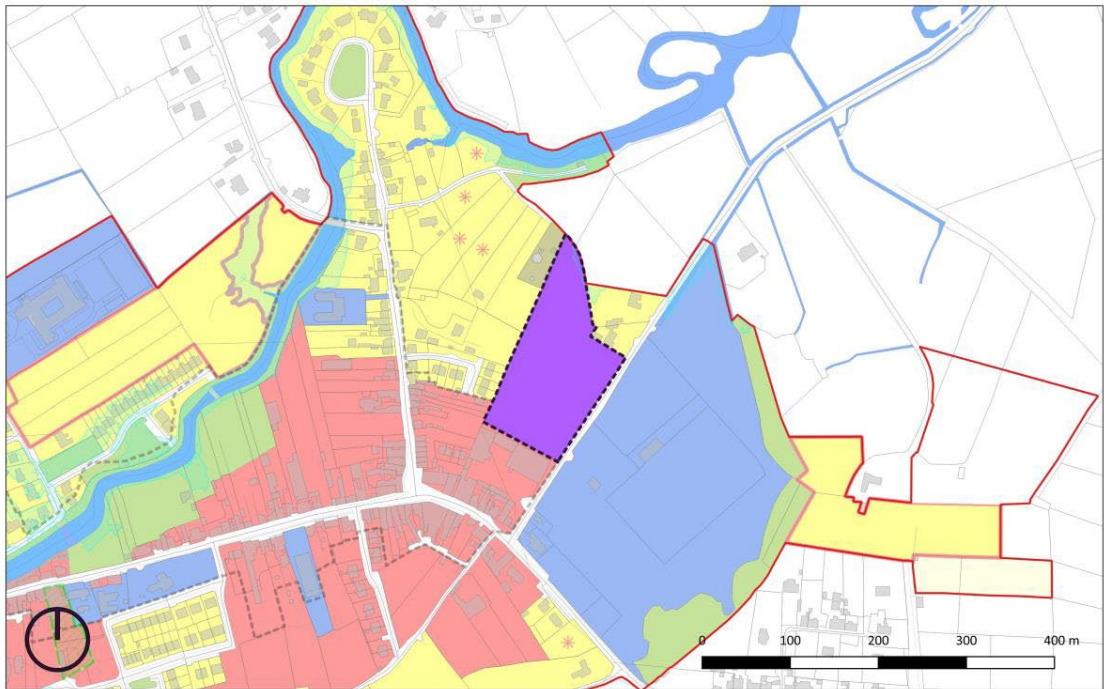
Chief Executive's Recommendation:

No Change.

Mr. Dunne advised that Cllr. Welby had submitted a motion in relation to this submission.

Cllr. Welby submitted the following motion:

11 - Oughterard -
Cllr Thomas Welby (No Ref)
From - Tourism
To - Town Centre
Area - 1.952 Ha.



Cllr. Welby advised he was proposing to change zoning from Tourism to Town Centre.

Motion was proposed by Cllr. Welby, seconded by Cllr. Mannion and agreed by the Members.

GLW C10-849 – SANDRA TIERNEY

Pg 782

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised that a detailed submission has been received in relation to lands at Glann Road, Oughterard. The lands are located to the north of the existing plan boundary.

The submission refers to the policies and objectives set out within the Oughterland LAP 2006 which support the previous zoning of the land. Reference is also made to supporting infrastructure near the lands, such as the public sewer and expanding footpath network. The planning history is also set out in the submission.

A case has been set out for the inclusion of the lands within the plan boundary and the zoning of the lands as infill residential.

Chief Executive's Response:

Considerable reference is made to the previous Oughterard Local Area Plan which expired in 2012. This plan was put in place prior to the requirement to adhere to a Core Strategy which came into place in 2011. As such, the plan area at that time was larger than the area that would be considered appropriate today.

It is not considered appropriate to zone the lands Infill residential development. It is considered that the request to zone additional Residential lands is not appropriate in this instance. The site in question is outside of the proposed plan boundary for Oughterard. The rezoning would result in disorderly and sporadic development.

Chief Executive's Recommendation:

No Change.

Cllr. Mannion advised that she would be submitting a motion on this submission.

It was agreed to defer decision until Motion and Map were submitted by Cllr. Mannion.

GLW C10-787 – CHARLES CORMICAN

Pg 784

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised that a detailed submission has been received which relates to two parcels of land that are located on Glann Road, Oughterard. The lands were previously zoned in the Oughterard Local Area Plan which expired in 2012.

A detailed case has been set out for the re-zoning of these lands for inclusion within the Draft Plan boundary with a Residential Phase 1 zoning.

Reference has been made to the planning histories; improving footpath network; wastewater treatment and the principle of a sequential approach to development.

Chief Executive's Response:

Considerable reference is made to the previous Oughterard Local Area Plan which expired in 2012. This plan was put in place prior to the requirement to adhere to a Core Strategy. As such, the plan area at that time was larger than the area that would be considered appropriate today.

Significant parts of the north eastern, smaller, plot identified within this submission are within Flood Zone A/B, aligning with CFRAMS. Proposed Zoning on Flood Zone A/B would not be in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. Justification test would not pass on the lands within Flood Zone A/B lands. The south western, larger, plot is wholly within Flood Zone C - compatible zoning from flood risk perspective.

The lands in question are outside of the proposed plan boundary for Oughterard. The rezoning would result in disorderly and sporadic development.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. McKinstry, seconded by Cllr. Maher and agreed by the Members.

GLW C10-785 – JOAN GEOGHEGAN

Pg 783

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised that a detailed submission has been received which seeks to have land rezoned from Open Space/Recreation & Amenity to Residential.

The lands are located at Station Road Cregg, Oughterard and comprise of 5.45 acres. The locational advantages of the site such as connectivity to the public sewer and proximity to the town and other residential developments have been set out in the submission. Previous planning permissions in the locality are set out in the submission.

A hydrologists Flood Risk Assessment is appended to the submission and it recommends that the zoning of the land be changed provided that part of the site in question is retained as a flood plain and compensatory area.

Chief Executive's Response:

Significant parts of this site are within Flood Zone A/B. Proposed Zoning on Flood Zone A/B would not be in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. The Justification test would not pass on these lands.

Chief Executive's Recommendation:

No Change.

Cllr. Walsh advised that he would be submitting a motion on this submission.

It was agreed to defer decision until Motion and Map submitted by Cllr. Walsh.

CLLR. WALSH SUBSEQUENTLY CONFIRMED THAT HE WAS WITHDRAWING THIS MOTION.

CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-773 – JOHN HACKETT

Pg 784

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised that a submission has been received which raises concern with the zoning of lands adjacent to the old Waterfall Tower from Residential to Open Space/Recreation & Amenity. The submission requests clarity on the meaning of such a zoning and a number of concerns pertaining to an Open Space zoning are set out.

It is requested that the proposed zoning be withdrawn from the Draft Plan.

Chief Executive's Response:

The lands in question would appear to be outside of the plan boundary. No further changes are proposed in this regard.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Welby, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-771 – DENIS WALSH

Pg 784

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised the submission raises a number of issues relating to his property and the possible compulsory purchase of his property.

Chief Executive's Response:

The lands in questions are located to the west of the plan boundary. No further changes are proposed in this regard.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Welby, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-751 – DEIRDRE GEOGHEGAN

Pg 784

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised that a detailed submission has been received which seeks to have land rezoned from Open Space / Recreation & Amenity to Residential.

The lands are located at Station Road Cregg, Oughterard and comprise of 5.45 acres. The locational advantages of the site such as connectivity to the public sewer and proximity to the town and other residential developments have been set out in the submission. Previous planning permissions in the locality are set out in the submission.

A hydrologists Flood Risk Assessment is appended to the submission and it recommends that the zoning of the land be changed provided that part of the site in question is retained as a flood plain and compensatory area.

Chief Executive's Response:

Significant parts of this site are within Flood Zone A/B. Proposed Zoning on Flood Zone A/B would not be in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. The Justification test would not pass on these lands.

Chief Executive's Recommendation:

No Change.

It was agreed to defer decision until Motion and Map submitted by Cllr. Walsh.

Cllr. Walsh subsequently confirmed that he was withdrawing this motion.

CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-748 – LEO CLABBY

Pg 785

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised that a submission has been received in relation to lands zoned Residential Phase 1 in the Draft Plan that are located to the north of Carrowmanagh Park, Oughterard.

The submission highlights the ecological sensitivities such as the trout stream in close proximity to this site. A parcel of land to the east of Carrowmanagh Park is also referenced and the stream that runs through it.

Chief Executive's Response:

No map has been included with the submission in question, however the description would indicate that it is the Residential Phase 1 lands that were zoned by the Elected Members at the Plenary Council Meeting in preparation of the Draft Plan in May 2021. The Office of the Planning Regulator has recommended that these lands would not be zoned Residential Phase 1.

Chief Executive's Recommendation:

See OPR Recommendation No. 15.

Previously dealt with in OPR Recommendation 15. Noted by Members

GLW C10-733 – CARMEL GEOGHEGAN

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised that a detailed submission has been received which seeks to have land rezoned from Open Space Recreation and Amenity to Residential.

The lands are located at Station Road Cregg, Oughterard and comprise of 5.45 acres. An outline of the lands suitability has been provided. Connectivity to the public sewer and proximity to the town and other residential developments have been set out in the submission. Previous planning permissions in the locality are set out in the submission.

A hydrologists Flood Risk Assessment is appended to the submission and it recommends that the zoning of the land be changed provided that part of the site in question is retained as a flood plain and compensatory area.

Chief Executive's Response:

Significant parts of this site are within Flood Zone A/B. Proposed Zoning on Flood Zone A/B would not be in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. The Justification test would not pass on these lands.

Chief Executive's Recommendation:

No Change.

It was agreed to defer decision until Motion and Map submitted by Cllr. Walsh.

Cllr. Walsh subsequently confirmed that he was withdrawing this motion.

CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-732 – MKO ON BEHALF OF RYOS LTD.

Pg 786

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised that a comprehensive submission has been received which relates to lands at Carromanagh, Oughterard. The lands comprise of 0.18 hectares in total and are located to the north of the town.

Planning permission was granted under PL. Ref. 16/688. This was extended under an Extension of Duration of Pl. Ref. 10/919. The planning permission expired in July 2021 without any works commenced.

A Hydro-Environmental Service report is appended to the submission which concludes that the lands are outside both the CFRAM 100-year and 1000-year flood level and is therefore within Flood Zone C.

It is requested that the lands in question be rezoned from Open Space/Recreation & Amenity to Residential.

Chief Executive's Response:

Significant parts of this site are within Flood Zone A/B. Proposed Zoning on Flood Zone A/B would not be in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. The Justification test would not pass on these lands.

In addition, the rezoning of these lands for residential development would conflict with the Core Strategy.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. McKinstry, seconded by Cllr. Maher and agreed by the Members.

GLW C10-3 – SEAN O'REILLY

Pg 786

Ms. Loughnane outlined the main issues raised in the submission and read the CE Response & Recommendation.

She advised that a submission has been received which raises concerns with the rezoning of a parcel of land in Carrowmanagh, Oughterard.

The submission makes reference to a number of previously granted planning permissions on the site. Clarification is sought on the re-zoning of these lands from Residential to Open Space/Recreation & Amenity.

Chief Executive's Response:

Significant parts of this site are within Flood Zone A. Proposed Zoning on Flood Zone A would not be in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. The Justification test would not pass on these lands

In addition, the subject lands were zoned Open Space/Recreation and Amenity following a Stage 2 Flood Risk Assessment that was carried out. Furthermore additional residential zoning would conflict with the Core Strategy.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. McKinsty, seconded by Cllr. Maher and agreed by the Members.

GLW C10-469 – BARRY CLIFFORD

Pg 787

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised the submission received raised concern relating to the rivers and streams detail that has been shown on the Draft zoning plan, in particular, reference is made to the myriad of water streaming under Carrowmanagh estate facing the Owenriff River

The submission goes on to raise environmental concern with the Residential Phase 1 lands adjacent to a tributary (no map provided) which it is considered will cause further water displacement.

Environmental concerns have been raised in relation to the proximity of residential development to the Owenriff River.

Traffic and pedestrian safety concerns are raised in relation to proposed residential zoning along the Glann Road.

Chief Executive's Response:

The submission raises a series of flooding and other environmental concerns relating to proposed residential zoning in proximity to the network of watercourses in Oughterard. However, the Draft County Development Plan 2022-2028 has been subjected to Environmental Assessment which includes Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment to prevent any such impacts.

It would appear that the subject lands referenced were zoned Residential by the Elected Members at the Pleanary Council Meeting in May 2021 without justification.

Please see OPR Recommendation 15 which has also raised concerns with regard to the proposed zoning.

Regarding the traffic and pedestrian safety concerns along the Glann Road, any subsequent planning application on Residentially zoned land on the Glann Road would be subject to a detailed assessment by the Councils Road Section.

Chief Executive's Recommendation:

See OPR Recommendation No. 15.

Previously dealt with in OPR Recommendation 15. Noted by Members

GLW C10-173 – TOM HEALY

Pg 788

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised this submission relates to a parcel of land that is located outside the plan boundary of the Draft Plan boundary for Oughterard.

The submission seeks to have this land included within the plan boundary with a zoning of Residential Phase 2.

Chief Executives Response:

The lands in question would result in sporadic residential development and it is considered that the local road network would not be able to accommodate the level of residential development envisaged under Residential Phase 2.

Chief Executive's Recommendation:

No Change.

It was agreed to defer decision until Motion and Map submitted by Cllr. Welby.

GLW C10-49 – NOEL GIBBONS

Pg 788

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised this submission relates to a parcel of land that is located outside the plan boundary of the Draft Plan boundary for Oughterard.

The submission seeks to have this land included within the plan boundary with a zoning of Residential Phase 2.

Chief Executive's Response:

The lands in question would result in sporadic residential development and it is considered that the local road network would not be able to accommodate the level of residential development envisaged under Residential Phase 2.

Chief Executive's Recommendation:

No Change.

It was agreed to defer decision until Motion and Map submitted by Cllr. Welby.

GLW C10-7 – PJ LEAVY

Pg 788

Ms. Loughnane outlined the main issues raised the in the submission and read CE Response & Recommendation.

She advised that a submission has been received which relates to a parcel of land on the north side of Oughterard at Carrowmanagh that has been zoned Open Space Recreation & Amenity in the Draft Galway County Development Plan.

The submission advises that previous planning permission has been granted on the lands in question for demolition and construction of a dwelling house.

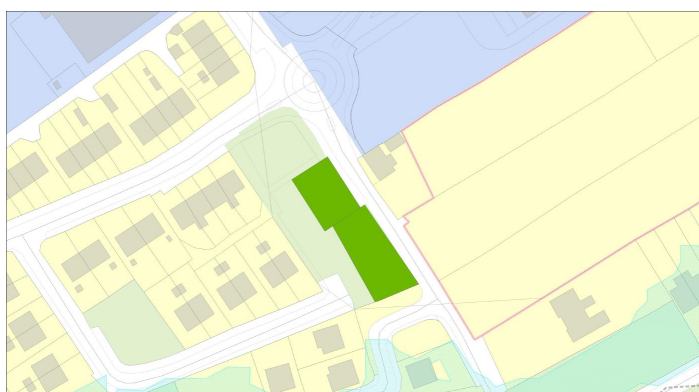
Chief Executive's Response:

There has historically been a dwelling on this site. As such, it is considered that infill development for a single residential unit at this site would be appropriate in this instance.

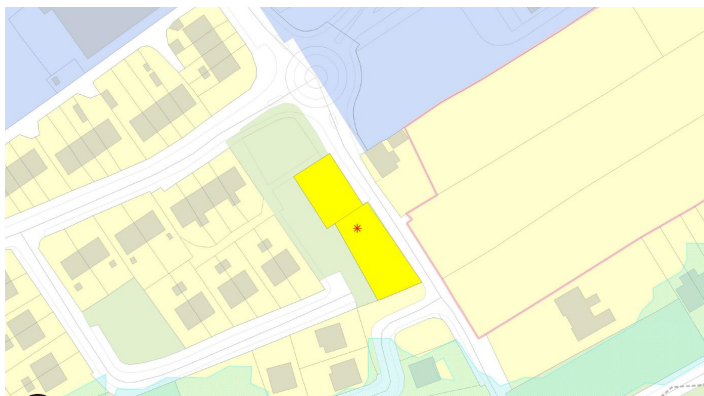
Chief Executive's Recommendation:

Amend zoning map to allow for infill residential.

FROM:



TO:



Cllr. Welby stated that he was in disagreement with CE recommendation and would be submitting a motion on it.

It was agreed to defer decision until Motion and Map were submitted by Cllr. Welby.

GLW C10-760 – MICHELLE DOHERTY

Pg 789

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised that the submission received related to lands formerly comprising Waterfall Lodge with Waterfall Tower now remaining. The submission raised concerns regarding the zoning of these lands in the Draft Plan as Open Space/Recreation & Amenity.

It is requested that the Open Space/Recreation & Amenity be removed from being implemented. The submission references the historic residential zoning on these lands.

Chief Executive's Response:

These lands are located to the west of Oughterard Town. The submission requests the removal of the Open Space / Recreation & Amenity zoning from these lands. While not expressly stated, it seems the landowner's preference is for a residential zoning on this site. However, this would not accord with the Core Strategy. Furthermore, the lands adjacent to the Owenriff River are located within Flood Zone A which would not permit a residential zoning.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Welby, seconded by Cllr. McKinstry and agreed by the Members.

PORTUMNA

GLW C10-1136 – CLLR. MCCLEARN

Pg 790

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised the submission relates to lands located to the south of Portumna which are currently zoned as Open Space Recreation & Amenity in the Draft Galway County Development Plan 2022-2028.

It is requested that these lands be re-zoned from Open Space to Agriculture. The southern portion of the site is within Flood Zone B.

Chief Executive's Response:

The section of land that has been identified within Flood Zone B in the Draft SFRA should be retained as Open Space/Recreation & Amenity. The Justification Text as per the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*' would not pass.

However, the remaining land that are identified as Flood Zone C can be rezoned as agriculture.

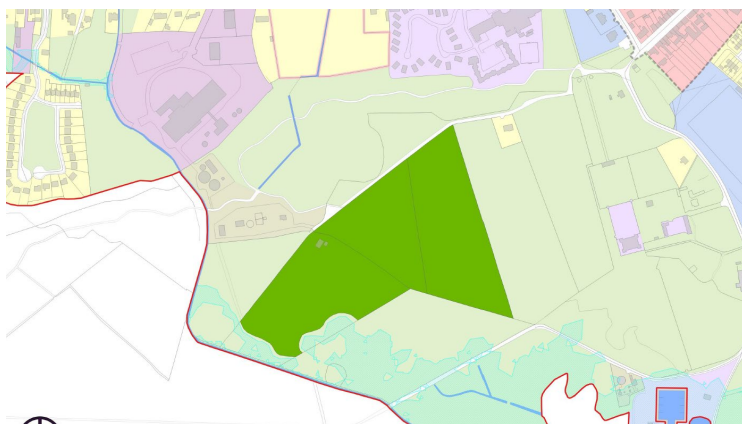
Where there is Constrained Land Use, permissible uses shall be constrained to water compatible uses.

Chief Executive's Recommendation:

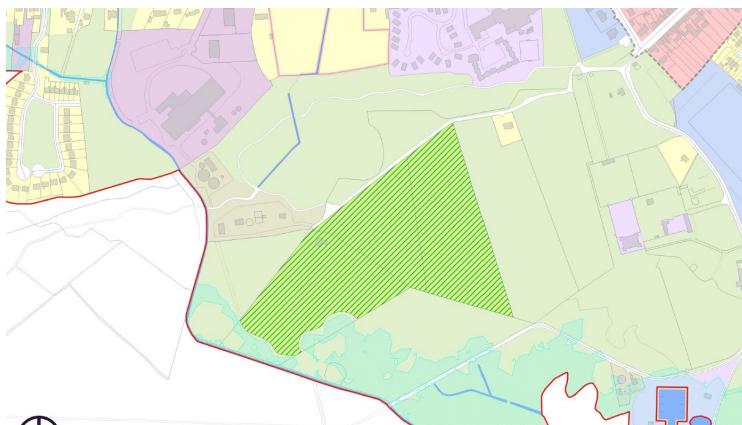
Recommendation A: No change to lands located in Flood Zone A and Flood Zone B.

Recommendation B: Rezone from Open Space/ Recreation and Amenity to Agriculture.

FROM:



TO:



The CE Recommendation was proposed by Cllr. McClearn, seconded by Cllr. Maher and agreed by the Members.

GLW C10-591 – CLLR. MCCLEARN

Pg 792

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised the submission relates to lands in Portumna that are located on the west side of the N65. It is requested that these would be rezoned from Residential Phase 2 to Residential Infill.

Chief Executive's Response:

This site is not considered infill as it is not fully contained within the built environment of the town. As such, no change to the Draft Plan is recommended.

Chief Executive's Recommendation

No Change.

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. Byrne and agreed by the Members.

GLW C10-590 – CLLR. MCCLEARN

Pg 792

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised this submission relates to lands located on the east side of the N65 towards the northern side of Portumna. It is sought to rezone lands from Residential Phase 2 to Residential Phase 1.

Chief Executive's Response:

The subject lands are zoned Residential Phase 2 lands. It is not considered appropriate to zone the lands Residential Phase 1. In relation to Residential Phase 1 there is a quantum of lands that are required as outlined in **Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy**. In accordance with table 2.9 there is a requirement of 7.50ha of Residential Phase 1 lands. As per the Draft Plan this quantum of lands has been identified and therefore it is considered that the request to zone additional Residential Phase 1 is not appropriate in this instance.

Chief Executive's Recommendation:

No Change

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. Collins and agreed by the Members.

GLW C10-111 – CLLR. MCCLEARN

Pg 793

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised the submission relates to lands located on the east side of Saint Brigid's Road. It is requested that lands be rezoned from Open Space to Residential Phase 1.

Chief Executive's Response:

The subject lands are zoned Open Space Recreation & Amenity. It is not considered appropriate to zone the lands Residential Phase 1. In relation to Residential Phase 1 there is a quantum of lands that are required as outlined in **Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy**. In accordance with table 2.9 there is a requirement of 7.50ha of Residential Phase 1 lands. As per the Draft Plan this quantum of lands has been identified and therefore it is considered that the request to zone additional Residential Phase 1 is not appropriate in this instance.

Chief Executive's Recommendation:

No Change.

Cllr. McClearn proposed that this be zoned as Residential Infill. He stated that it was land-locked at moment and advised that there were quite a few derelict buildings on St. Brigid's Road and these lands would be necessary for it. He explained that if the zoning could not be changed it would have a profound effect for the houses and streetscape on this road. Ms. Loughnane suggested it be zoned Existing Residential P1. Cllr. McClearn stated that he was happy to go with this suggestion and proposed that it be zoned as Existing Residential.

It was proposed by Cllr. McClearn, seconded by Cllr. Maher and agreed by the Members that this be zoned Existing Residential.

GLW C10-0109 – CLLR. MCCLEARN

Pg 793

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised the submission relates to lands at Shannon Road, Portumna on the south side of the town adjoining the existing tourism zoning in the Draft Portumna Plan. It is requested that these lands be rezoned from Open Space Recreation and Amenity to Tourism.

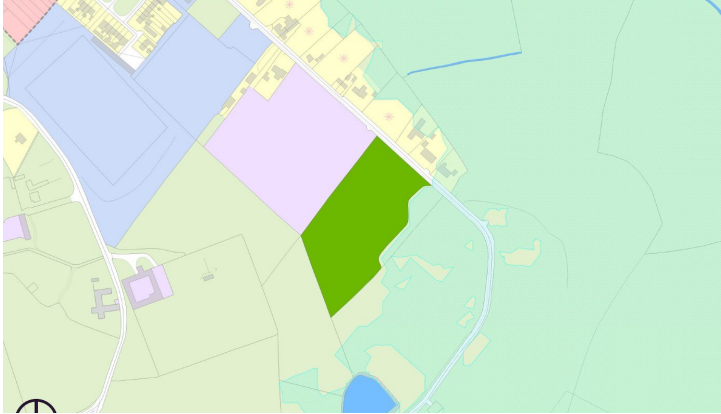
Chief Executive's Response:

On review of the proposal submitted and taking account of its location and in the absence of flood risk, it is considered that the additional Tourism zoning would be appropriate in this instance. These lands zoned Tourism would consolidate the town from a tourism aspect and support the growth of Portumna. There is a section of flood extent identified on these lands. The Justification Test has been applied and it is considered that in this instance the Justification Test has passed due to a caveat being proposed in Section 4.5 in the Land Use Matrix Table for Small Growth Towns.

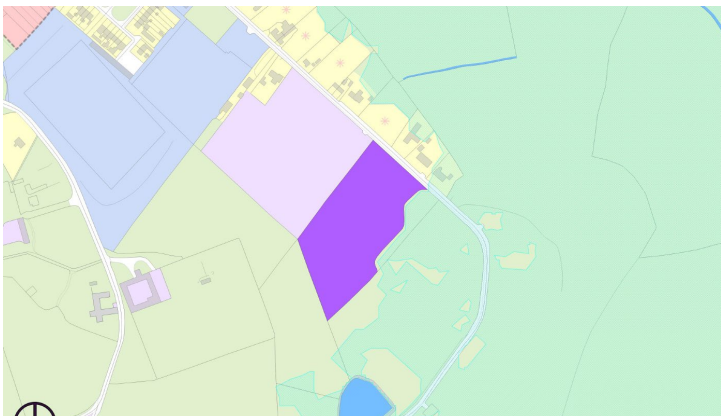
Chief Executive's Recommendation:

Change zoning in the Draft Plan from Open Space/Recreation and Amenity to Tourism.

FROM:



TO:



*** With regard to Land Use Zoning Objectives, such as Open Space, Tourism and Community Infrastructure, provided for on lands that are within the Constrained Land Use Objective zone (SGT 17), Permissible Uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone (please refer to the accompanying SFRA and DM Standard 69).

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. Canning and agreed by the Members.

GLW C10-1910 – CLLR. IVAN CANNING

Pg 795

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised this submission seeks to rezone lands from outside of plan boundary to tourism. The lands are located on the north west of the Portumna – Woodford Road.

Chief Executive's Response:

The site is isolated from and lacking in terms of connectivity infrastructure to town centre. Furthermore, the rear segment of the site is identified as being vulnerable to flooding. A relatively small part of this site is within Flood Zone A/B. Zoning lands on Flood Zone A/B would not be in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. The Justification Test would be failed.

There is a continuous white line along the site frontage and it is outside the speed limit restriction associated with the town. The Planning Authority is of the opinion that there are more viable alternatives available within the existing Draft Plan boundary to facilitate additional tourism zoning.

Chief Executive's Recommendation:

No Change.

Cllr. Canning advised that he was submitting a motion on this submission.

It was agreed to defer decision until Motion and Map were submitted by Cllr. Canning.

GLW C10-710 – JOHN KEANE

Pg 795

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised this submission seeks to rezone lands from outside of plan boundary to tourism. The lands are located on the North west side of the Portumna – Woodford Road.

Chief Executive's Response:

This submission relates to a section of the same parcel of lands identified under submission GLW-C10-1910.

The site is isolated from and lacking in terms of connectivity infrastructure to town centre. Furthermore, the rear segment of the site is identified as being vulnerable to flooding. A relatively small part of this site is within Flood Zone A/B. Zoning lands on Flood Zone A/B would not be in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. The Justification Test would fail on these lands.

There is a continuous white line along the site frontage and it is outside the speed limit restriction associated with the town. The Planning Authority is of the opinion that there are more viable alternatives available within the existing Draft Plan boundary to facilitate additional tourism zoning.

Chief Executive's Recommendation:

No Change.

Cllr. Canning advised that he was submitting a motion on this submission.

It was agreed to defer decision until Motion and Map were submitted by Cllr. Canning.

GLW C10-1156 – HG ARCHITECTURE C/O MARTIN GILLANE

Pg 796

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised this submission seeks to rezone lands from outside of plan boundary (west side of Portumna) to tourism.

Chief Executive's Response:

This submission relates to a section of the same parcel of lands identified under submission GLW-C10-1910.

The site is isolated from and lacking in terms of connectivity infrastructure to town centre. Furthermore, the rear segment of the site is identified as being vulnerable to flooding. A relatively small part of this site is within Flood Zone A/B. Zoning lands on Flood Zone A/B would not be in compliance with the '*Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009*'. The Justification Test would not pass.

There is a continuous white line along the site frontage and it is outside the speed limit restriction associated with the town. The Planning Authority is of the opinion that there are more viable alternatives available within the existing Draft Plan boundary to facilitate additional tourism zoning.

Chief Executive's Recommendation:

No Change.

It was agreed to defer decision until Motion and Map were submitted by Cllr. Canning.

GLW C10-1873 – PORTUMNA COMMUNITY SCHOOL

Pg 797

Ms. Loughnane outlined the main issues raised in the submission and read CE Response & Recommendation.

She advised this Submission relates to two parcels of lands in Portumna which are owned by the Department of Education. These lands are located towards the north-east of the town.

Site X: The submission seeks to rezone lands that are located to the east of Saint Brigid's Road. The lands are currently zoned as Open Space / Recreation & Amenity and Residential Phase 2. It is requested that these lands would be rezoned to Community Facilities.

Site Y: In this submission it is sought to rezone lands from Residential Phase 2 to Community Facilities.

Chief Executive's Response:

It is considered appropriate to rezone the lands identified as X from Residential Phase 2 to Community Facilities. Retain Open Space / Recreation & Amenity zoning as it is in a flood zone.

In relation to the lands zoned Open Space Recreation & Amenity it is not considered appropriate to rezone the lands as they are located in Flood Zone A.

Site Y: It is considered appropriate to rezone the lands identified as Y from Residential Phase 2 to Community Facilities.

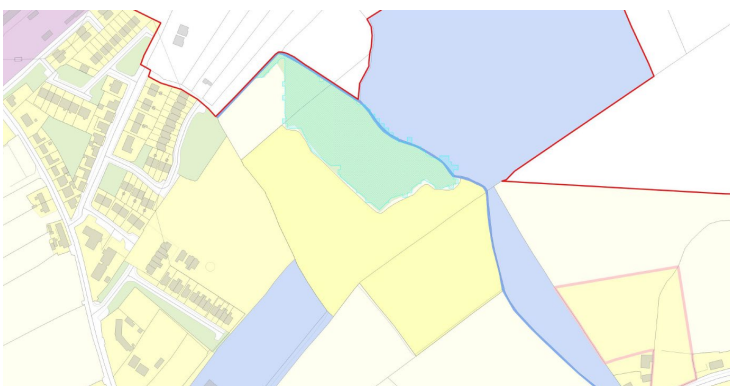
Chief Executive's Recommendation:

1. Rezone Site X from Residential Phase 2 lands to Community Facilities.

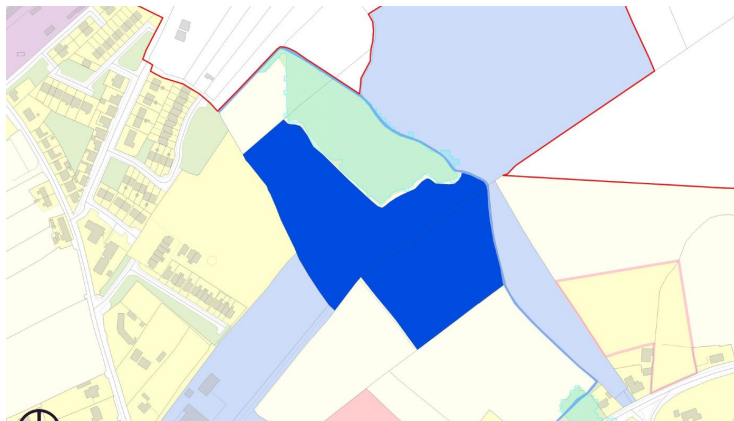
Recommendation B: No change on lands zoned Open Space/Recreation and Amenity on Site X.

2. Rezone Site Y from Residential Phase 2 lands to Community Facilities.

FROM:



TO:



The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. Reddington and agreed by the Members.

GLW C10-511 – PAT & MARIAN TREACY AND CIARA FINLAY
GLW C10-951 – CIARA FINLAY
GLW C10-905 – PAT & MARIAN TREACY AND CIARA FINLAY
GLW C10-452 – PAT & MARIAN TREACY AND CIARA FINLAY

Pg 798

Ms. Loughnane advised that these four submissions relate to the same tract of land. She outlined the main issues raised in the submissions and read CE Response & Recommendation.

She advised the submission requests that that 0.8ha of land be re-zoned from Residential Phase 2 to Residential Phase 1. A section of Existing Residential Zoning is also identified. These lands are located on the west side of St. Brendan's Street (N65).

Chief Executive's Response:

The subject lands are zoned Residential Phase 2. It is not considered appropriate to zone the lands Residential Phase 1. In relation to Residential Phase 1 there is a quantum of lands that are required as outlined in **Chapter 2 Core Strategy, Settlement Hierarchy and Housing Strategy**. In accordance with table 2.9 there is a requirement of 7.50ha of Residential Phase 1 lands. As per the Draft Plan this quantum of lands has been identified and therefore it is considered that the request to zone additional Residential Phase 1 is not appropriate in this instance.

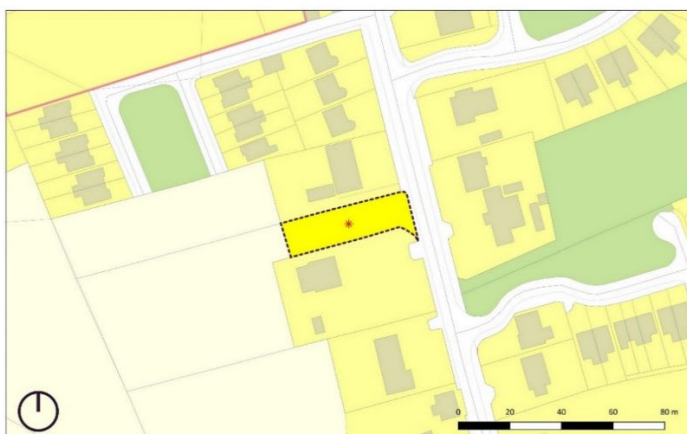
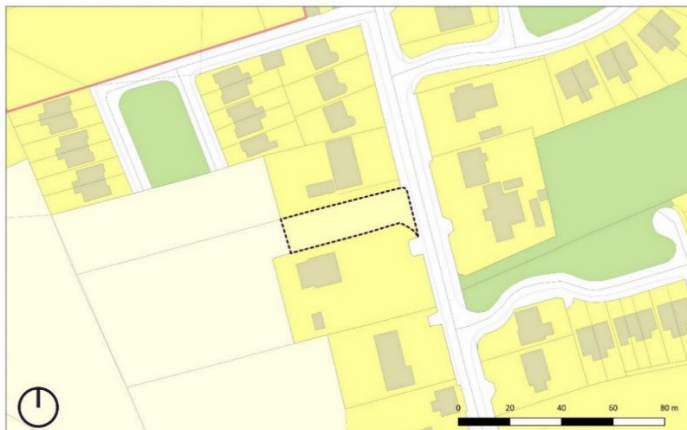
Chief Executive's Recommendation:

No Change.

Cllr. McClearn proposed the following Motion:

That the lands to the front would be rezoned from R 2 to Residential Infill and the remaining lands to be left zoned R 2.

Material Alteration 10.3 - Portumna
Small Growth Town - Portumna - Land Use Zoning Map
Elected Members Amendments as a Result of Notice of Motion (GLW-C10-511)
From - Residential (Phase 2) / To - Residential Infill
Area - 0.069 Ha.



The motion was proposed by Cllr. Maher, seconded by Cllr. McKinsty and agreed by the Members.

GLW C10-912 – MARTIN CLOSSICK

Pg 799

Ms. Loughnane outlined the main issues in the submission and read the CE Response & Recommendation.

She advised the submission requests the rezoning of lands from Open Space/Recreation and Amenity to Residential Phase 2.

The lands in question are located to the south east of the town.

Chief Executive's Response:

The subject lands are identified in Flood Zone A and B. The SFRA undertaken at Plan level provides an appropriately strategic assessment of flood risk within the town of Portumna in compliance with A relatively small part of this site is within Flood

Zone A/B. Zoning lands on Flood Zone A/B would not be in compliance with the 'Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009'. It considers, among other things, available, published information on flood risk. The SFRA has established that the site subject to this submission is not suitable for residential development. In light of the above it is not considered appropriate to amend the land use zoning as requested. The Justification Test would not pass.

Chief Executive's Recommendation:

No Change.

The CE Recommendation was proposed by Cllr. Maher, seconded by Cllr. McKinstry and agreed by the Members.

GLW C10-711 – MEGAN THOMAS

Pg 800

Ms. Loughnane outlined the main issues in the submission and read CE Response & Recommendation.

She advised that the submission requests that unzoned lands, located on the east side of Portumna be zoned for Tourism. The submission includes reference to historic planning permission for caravan and camping. However, it is not stated if this planning permission was ever implemented.

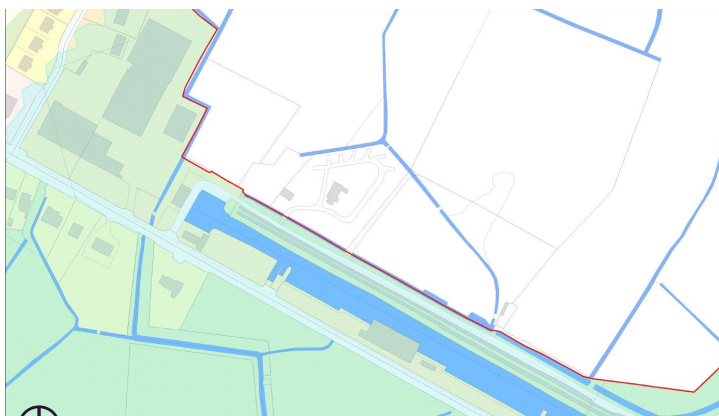
Chief Executive's Response:

The lands are located outside of the plan boundary. A Stage 2 Flood Risk Assessment of these lands indicated that the lands were susceptible to flooding. As the proposed use is tourism the Justification test was applied, and it is considered that a Tourism land use zoning would be appropriate in this instance subject to the additional text under section 4.5 Land Use Zoning Matrix for Small Growth Town. Permissible Uses shall be constrained to those water compatible and less vulnerable uses.

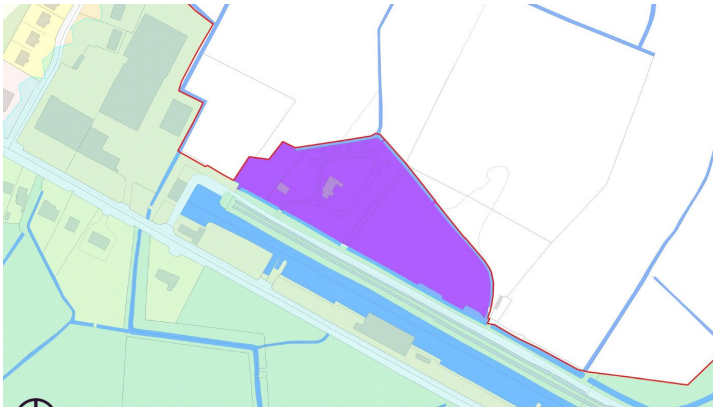
Chief Executive's Recommendation:

1. Extend plan boundary to include Tourism Zoning.

FROM:



TO:



2. Add text under Land Use Zoning Matrix Section 4.5 as follows;

*** With regard to Land Use Zoning Objectives, such as Open Space, Tourism and Community Infrastructure, provided for on lands that are within the Constrained Land Use Objective zone (SGT 17), Permissible Uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone (please refer to the accompanying SFRA and DM Standard 69).

The CE Recommendation was proposed by Cllr. McClearn, seconded by Cllr. Maher and agreed by the Members.

GLW C10-709– JOHN KEANE

Pg 795

Ms. Loughnane outlined the main issues in the submission and read CE Response & Recommendation.

She advised this submission requests that lands located to the south of Saint Joseph's Road be rezoned from Open Space, Recreation & Amenity to Residential Phase 2.

Chief Executive's Response:

These lands are zoned Open Space/Recreation and Amenity in the 2016-2022 Portumna Local Area Plan. As part of the review of the submissions received a further analysis of these lands were undertaken and it is noted that the most up to date flood mapping does not indicate that these lands flood. Therefore, as a result of this submission it is considered appropriate in this instance to zone the lands Residential Phase 2.

Chief Executive's Recommendation:

Rezone Open Space/Recreation and Amenity lands to Residential Phase 2.

FROM:



TO:



The Chief Executive Recommendation was proposed by Cllr. McClearn, seconded by Cllr. Maher and agreed by the Members.

Cllr. Herterich-Quinn requested that they get update from Mr. Owens regarding legal advice that had been requested in relation re-allocation of lands that were dezoned.

Mr. Owens stated that Cllr. Carroll had requested advice on whether there was anything preventing the Members reallocating the residential (phase 1) zoning made available through the downzoning of R1 lands in Oranhill. He outlined that the Law Agent had advised that there was extensive Case Law relating to Development Plan, Zoning, etc. He confirmed that insofar as it was possible for the Law Agent to review Case Law in the timeframe available and based on the Case Law reviewed by the Law Agent he had not identified any specific provision that prohibited the reallocation of the zoning to alternative lands.

He advised that notwithstanding this advice the clear and strong recommendation of the Executive was that the R1 zoning derived from the downzoning of lands in Oranhill should not be reallocated to alternative lands. He stated that the decision to downzone the lands stood and would be a material amendment that would be placed on public display for submissions. This would afford the landowner and others the opportunity to make a submission and this would inform a further and final decision by the Members on the matter. He indicated that not reallocating the zoning to alternative lands at this stage would ensure that it remained available to facilitate

the zoning of the lands in Oranhill should the Members chose to do so following consideration of submissions on the matter.

Cllr. Kinane explained that the premise of this motion was to address the over-zoning of residential lands over the years and the lack of infrastructure in this location. She said she would take the advice given and reiterated that the action taken was done for the people for Oranhill.

Mr. Owens stated that they had throughout this discussion emphasized the importance of staying within the Core Strategy and maintaining a balance in relation to R1 lands.

Cllr. Collins queried if it would affect the Core Strategy if the lands were not allocated. Mr. Owens advised that it was a question of balancing the two scenarios of risk involved. He advised that the one with lesser risk was not to reallocate these lands and to give the Developer and others an opportunity to make a submission with the benefit of the R1 zoning remaining available should the Members wish to revisit the decision at the next stage of the process.

Cllr. Carroll said that he accepted the advice provided by Mr. Owens on the matter. Cllr. Byrne stated that he believed that they had a serious challenge ahead of them on what they had done with this site. He suggested that they should leave the number in the Core Strategy table. Cllr. McClearn stated that the decision was made and they had to live with the consequence of it. He stated that if they tried to reallocate the lands, it would put the Core Strategy out and he advised against that. Cllr. Kinane stated that what they had done was provide much needed open space to children which should have been done previously. She stated that she was not as concerned about the effect on the Core Strategy because of what happened here today. She stated that she did not know where the baseline was but if it were the wish of everybody, the obvious land to transfer to was next to Oranhill in Maree. Cllr. M. Connolly thanked Mr. Owens for seeking the legal advice. He stated that this was only a legal opinion and as Councillors they had to make decisions and live with the consequences.

It was agreed to adjourn meeting to 11.00 a.m. on 07/01/2022.

Chriochnaigh an Cruinniú Ansin

Submitted, Signed and Approved



Cathaoirleach: _____

Date: _____ 25/04/2022 _____