

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

**Tuesday 11<sup>th</sup> 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, 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, C. Keaveney, 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, T. Welby.
- Apologies:** Comh./Cllr. I. Canning
- Oifigh:** Mr. J. Cullen, Chief Executive, Mr. D. Pender, 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 Eidhín, 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**

Mr. Owens advised that they would be finishing NTA submission this morning before moving on to the remaining Prescribed Authorities submissions and then moving on to Chapters 3, 4, 5, 6 & 7. He advised that some of those related DM standards in Chapter 15. He stated that it was hoped to have concluded up to Chapter 7 by close of business today.

Cllr. Sheridan stated that arising from yesterday's discussion on Conflict of Interest, he wanted it noted in record that he had no benefit in any property upon which a vote was taken and advised that he had excluded himself five times from the meeting process to-date in case a potential conflict arose. Cllr. Sheridan read out statement confirming that he was in accordance with the Statutory Annual Declaration of Returns for the current period for his private and business properties. He advised that he would be sending in this record to Corporate Services.

**It was agreed to finish out consideration of submission from National Transport Authority:**

**GLW C10-712 NATIONAL TRANSPORT AUTHORITY**

**Pg 156**

Strategic Road Network

*The Chief Executive Recommendation was proposed by Cllr. Killilea, seconded by Cllr. McKinstry and agreed by the Members.*

Development Management

*The Chief Executive Recommendation was proposed by Cllr. Killilea, seconded by Cllr. McKinstry and agreed by the Members.*

Development Plan Indicators – Mode Share

*The Chief Executive Recommendation was proposed by Cllr. Killilea, seconded by Cllr. Carroll and agreed by the Members.*

**GLW C10-893 IARNROD EIREANN**

**Pg 158/160**

Mr. Dunne outlined the contents of this submission and read CE Response & Recommendation.

### **Summary of Submission**

A detailed submission has been received from Iarnród Éireann. It is stated that the new Development Plan comes at a critical juncture for Galway County in its adaptation to the challenges and opportunities of the 'new-normal' that emerges as a result of the COVID-19 pandemic.

The existing rail network in Galway consists of a single-track heavy rail line running east-west, terminating in the city centre at Ceannt Station. The rail line extends east to Athenry via Oranmore Station. Services comprise of Intercity Dublin-Galway services and Galway-Athenry/Athlone and Galway-Limerick suburban services. Services to Limerick along the Western Rail Corridor provide onward rail connections to Limerick Junction (for Tipperary and Waterford) and Cork. Pre-Covid 19, rail passenger numbers in Galway rose steadily over recent years in line with a strongly recovering economy and population growth.

Iarnród Éireann welcome the aligning of the Development Plan with that of National and Regional policy, namely the National Planning Framework and the Regional Spatial and Economic Strategy (RSES) for the Northern and Western Region, concentrating on facilitating compact growth and the alignment of future development with public transport infrastructure. **Objective CGR 6** which aims to "promote the provision of higher density development in close proximity to sustainable transport corridors such as train stations", in particular, is welcomed by Iarnród Éireann. The continued implementation of the Galway Transport Strategy is also noted and supported by Iarnród Éireann.

An outline of the delivery priorities for Iarnród Éireann is as follows:

- To continue to put the Customer at the heart of our business
- To maximise the railway's contribution to long term sustainable spatial development patterns, in particular between Galway City towards the Strategic Economic Corridor (SEC) between Oranmore and Athenry.
- To facilitate and encourage economic growth at both a regional and national level
- To contribute to the attractiveness of Galway County as a location to live and do business in
- To contribute to and be compatible with all local, regional and national land-use transport planning policies
- To improve rail connectivity and integration in Galway County
- To facilitate a significant modal shift from the private motor car to public transport and thus to contribute to a significant reduction in road congestion and carbon emissions in line with policy objectives e.g. Smarter Travel, Climate Action Plan
- To maintain and renew rail infrastructure and assets to the highest safety standards
- To deliver the appropriate quantum of rail capacity to satisfy future needs which will be an attractive value proposition for our customers.

### **Iarnród Éireann Priorities for the Galway Area**

**Increase capacity from Galway to Athenry (via Oranmore ):**

Reference to the €9.28 million grant with an additional €3 million match funding from Department of Transport which includes the installation of a passing rail loop at Oranmore Station, along with an additional platform and associated infrastructure. This will, once implemented, improve the frequency in the section between Galway and Athenry to 15-minute intervals (4 trains per hour) at peak times. Subject to fleet availability, this could increase to 12-minute intervals (5 trains per hour) at peak times, which amounts to a 40% increase in rail capacity and an upgrade in the frequency of services to an almost “turn-up and go” railway service for commuters and other users.

The Galway-Athenry capacity study described below will complement this scheme, enabling the short, medium, and long-term capacity improvement options for the Galway to Athenry section to be identified. This infrastructure enhancement in the section will have the dual benefit of increasing suburban service capacity and Intercity capacity.

#### **Intercity Services -Dublin and Limerick:**

For Galway County, this will see improvements on Dublin to Galway services with the ambition to achieve a 60% increase in services to hourly all-day with some improvement in journey times. In terms of Limerick-Galway services, Iarnród Éireann’s ambition over the medium-to longer-term is to improve the customer offering on this service, including increased service frequencies and enhanced connections with other Intercity and suburban services.

#### **Ceannt Station Enhancements:**

The works proposed at the station has been outlined.

#### **Electrification:**

Intercity electrification forms part of Iarnród Éireann’s long-term strategy to decarbonise the heavy rail network and provide the benefits of significant journey time savings, improved reliability, enhanced passenger quality and lower operating costs. This includes the Intercity main line to Galway, and Galway County can benefit from the emissions reductions that result from this aim. Therefore, rail electrification should be supported in the Development Plan. Iarnród Éireann will also include the outcomes on Intercity and inter-regional connectivity from the strategic rail study by DoT/DfI(NI) as part of this priority once they are known.

#### **Rail Freight:**

The provision of a rail freight service from Galway harbour is a strategic project in the RSES.

#### **Accessibility Programme**

The Development Plan should support the further expansion of our Accessibility Programme.

#### **Development of Multimodal Facilities -Sustainable Interchange Programme**

The Sustainable Interchange Programme will include the provision of facilities within Iarnród Éireann’s stations and local environs to provide for ease of interchange between rail and all other modes, prioritising those that are sustainable –cycling, electric charging, wayfinding and shared mobility.

#### **Park and Ride Strategy**

The Development Plan should support the implementation of this Park and Ride Strategy when it is agreed by all parties. Iarnród Éireann supports the Council's

**Policy Objective PT 5** identify suitable locations for and the development of Park and Ride facilities in the County.

### **Level Crossings**

It is requested that there would be continued support of Galway County Council where it is identified that opportunities exist to eliminate level crossings, in order to enhance safety on both the rail and road network, and to local residents and landowners.

### **Other Development Plan Observations**

#### **Loughrea**

In relation to **Policy Objective PT 8 Loughrea Rail Infrastructure**, it is stated is that there is funding available and that the business case would be challenging, based on the level of road development along the former route. It is important to point out at the outset that due to Iarnród Éireann's financial position they are unfortunately not in a position to self-finance any capital infrastructure works (including new and reopened stations) from their own funds and that they are entirely dependent on third party funding via the National Transport Authority or Exchequer for any capital infrastructure works to the railway. That said, Iarnród Éireann will engage with the Council and any parties proposing such projects.

#### **Western Rail Corridor**

It is noted that the Council "supports the opening of the Western Rail Corridor route from Athenry to Tuam, Claremorris and Collooney as an option for passenger and cargo transportation". The National Development Plan (NDP) 2018-2027 affirms that the Western Rail Corridor phase 2 from Athenry to Tuam, and phase 3 to Claremorris could play an important role in the development and sustainability of the Atlantic Economic Corridor. This strategic importance is also recognised in the Regional Spatial and Economic Strategy for the region.

### **Chief Executive Response**

It is noted the support that has been outlined in the submission. There is close collaboration with Iarnród Éireann and Galway County Council. This can be witnessed in the partnership between the two organisations in relation to the infrastructural works at Garraun-Oranmore Train Station and the URDF Funding announced. Reference to policy objective **PT 8 Loughrea Rail Infrastructure** is noted. This has also been raised by the OPR, please see response to Observation No.10. Reference to policy objective **PT7 Western Rail Corridor** is also noted and welcomed.

### **Chief Executive Recommendation**

Please see OPR Submission in relation to Observation No.10

Cllr. Carroll welcomed comments in submission from Iarnrod Eireann in relation to increased capacity of rail links, emphasis on electrification and proposed elimination of level crossings. Cllr. Kinane was encouraged by response and welcomed comments on level crossings and stated that this should be a priority for safety of motorists going forward.

*It was proposed by Cllr. Carroll, seconded by Cllr. Kinane and agreed by the Members.*

Cllr. McKinstry advised that he had submitted a motion on this. Mr. Dunne advised that this was a matter for Irish Rail to be leading out on the electrification of their infrastructure. However he noted the wording as proposed by Cllr. McKinstry. He stated that he would be concerned about including wording on this in Development Plan. He advised that there was a Policy Objective on Page 124 IL UPT 1. Cllr. McKinstry stated that he would be happy to change wording in line with this.

*It was agreed to defer decision on this until Chapter 6.*

Cllr. Murphy referring to two train stations in South Galway in Ardahan and Craughwell highlighted that there was no footpaths in place. He requested that Galway County Council would liaise with Iarnród Éireann to try and achieve improved connectivity for these stations and queried how best to deal with these aims in the Development Plan. He further advised that there would be a requirement for purchase of lands. Mr. Dunne advised that they would work with statutory stakeholders and that was covered in plan and he would support the cooperation.

## **GLW C10-942 AN TAISCE**

**Pg 161/170**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

### **Summary of Submission**

A detailed and comprehensive submission received which outlines An Taisce's key objectives in preparing the submission. Reference was also made Chapter 1 in relation to the sustainable development goals.

### **Chief Executive Response**

Noted. The acknowledgement and incorporation of the strategic goals are embedded in the Draft Galway County Development Plan.

### **Chief Executive Recommendation**

No change

### **City and County Co-operation**

Submission suggests enhanced cross local authority collaboration including public forums.

### **Chief Executive Response**

The City and County Councils collaborate on a range of topics on a regular basis.

### **Chief Executive Recommendation**

No Change

## **Climate Change**

The submission supports the emphasis on climate change in the Draft Plan but suggests that each chapter could be directly assessed against climate objectives and targets including those within the Paris Agreement and EU policy. It also suggests a further link within Chapter 11 of the Draft Plan to address the

Support by An Taisce for the numerous policy objectives in the Draft Plan is welcomed, in particular the increased emphasis on climate mitigation and adaptation. While **Chapter 14 Climate Change, Energy and Renewable Energy** specifically addresses Climate Change, the principles of climate change have been incorporated into and are intrinsic to both the narrative and the policy objectives of the overall Plan.

The Draft County Development Plan sets out parameters in relation to climate change which applies to all members of the community and wider public. It does not decipher social division

disproportionate impact of climate change on marginalised communities. The submission recommends that the approach taken in the Draft Longford County Development Plan be applied to County Galway.

The submission calls for more of a focus on mitigation of emissions in the vision and strategy of the Draft plan.

Reference to the National Mitigation Plan should be amended in light of the Supreme Court Judgement in July 2020.

Policy Objectives, zoning and development proposals should take account of up-to-date climate projections.

The submission states that 'Just Transition' should be a guiding principle in forward planning. Workers should be provided with appropriate resources, compensation and training to deliver a move away from emissions and fossil fuels. A Just Transition is need to plan a package of interventions to secure livelihoods while shifting policy to sustainable methods of energy and food production. It is recommended that this principle be integrated into the County Development Plan, particularly in relation to peat harvesting, other fossil fuels and agriculture.

## **Chief Executives Response**

Support by An Taisce for the numerous policy objectives in the Draft Plan is welcomed, in particular the increased emphasis on climate mitigation and adaptation. While Chapter 14 specifically addresses Climate Change, the principles of climate change have been incorporated into and are intrinsic to both.

The comments relating to "Just Transition" are noted and welcomed. In terms of integrating it into other sections of the Plan, the Draft Galway County Development Plan 2022-2028 was developed to avoid repetition of policy objectives already applicable in higher order plans and other locations in the Draft Galway County Development Plan itself.

## **Chief Executive Recommendation**

No Change

## **Biodiversity Loss**

It is stated that the Draft Galway County Development Plan does not sufficiently address the biodiversity loss emergency. Reference to the Living Planet Report. Decline in species population outlined and reference to a more recent paper

*Underestimating the Challenges of Avoiding a Ghastly Future* and its coverage of the scale of the challenge posed by biodiversity loss, implications and the lack of responses from policy makers.

It is stated that the submission contends that the new Development Plan should address the biodiversity crisis in the same way as the climate crisis. It is considered that the Draft Plan does not consider the context or address the scale of the biodiversity loss emergency.

#### **Chief Executives Response**

In terms of biodiversity loss, the Council would contend that there is robust policy support within the Draft Galway County Development Plan, specifically in Section 10.6 Natural Heritage and Biodiversity of **Chapter 10 Natural Heritage, Biodiversity and Green/Blue Infrastructure** to address this.

#### **Chief Executive Recommendation**

No change

#### **Sustainable Settlement**

It is referenced the legacy of leapfrogging, low density development patterns and the need to provide a shift away from dispersed car dependent development patterns. Car alternatives need to be provided. It is stated that the Plan should be guided by social and physical infrastructure. Land should not be zoned without the necessary physical infrastructure. Engagement with the infrastructure providers is encouraged. Infrastructure should be delivered in a timely realistic manner.

The submission welcomes the approach taken with the Draft Plan. However, it is considered that policies directing residential development to existing settlements and the criteria for limiting one-off housing to those with a demonstrated need should be as robust as possible, fully implemented and enforced. It is recommended that the Council make the seven location test standards for new housing in the National Spatial Strategy a mandatory requirement for new housing and strictly enforced.

#### **Chief Executive Response**

There is a strong emphasis in the Draft Plan on creating more compact settlements where walking and cycling is a viable alternative to the private car. The support by an Taisce for commitments in the Draft Galway County Development Plan such as promoting compact growth, directing development to existing villages and settlement clusters, creating vibrant communities in both urban and rural areas, directing development to infill sites, brownfield sites, vacant/derelict sites, etc. is welcomed.

With regard to the Seven Tests for Housing Locations outlined in the National Spatial Strategy 2002, it is noted that this strategy has since been replaced by the National Planning Framework in 2018. The Draft Galway County Development Plan contains measures with respect to the location and design of new residential development as well as policies relating to associated areas of sustainable transport and Smarter Travel.

#### **Chief Executive Recommendation**

No change



### **Town Centre**

Town centre vitality and regeneration Policy Objectives are welcomed. Reference is made to the Town Centres First policy.

### **Chief Executives Response**

The support for the policy approach taken with regard to towns and villages is welcomed. It is proposed to insert new Policy Objective to reflect Town Centre Policy as per The Heritage Council submission.

### **Chief Executive Recommendation**

No change

### **Agriculture**

The submission advises that current models of intensive agriculture are resulting in adverse impacts on water quality, air, climate and biodiversity. Submission refers to the findings of the EPA Water Quality 2020 report including the fact that water pollution is one the rise. The 2019 data highlighted that agriculture related pollution. Issues include increasing nitrate levels in rivers. Submission also refers to the findings of the EPA regarding the quality of Ireland's aquatic environment. Reference to the targets set in Ireland's River Basin Management Plan and that it will be extremely challenging unless urgent steps are taken to address causes of deterioration. Furthermore, the increase in nutrient concentrations, which coincide with areas impacted by agricultural activities, concerning, in the context of the ambition for further growth in the sector under the Foodwise strategy 2025.

The submission states that current water protection measures are insufficient to protect water quality. Under the Water Framework Directive, Ireland is required to bring all water bodies into good status by 2027 and approximately 50% of waters are currently failing this.

The submission states that stronger Policy Objectives are needed to promote environmentally sustainable agriculture. Further objectives are required to ensure that permission for agriculture developments is only granted when the impacts of a proposal on water, air, climate and biodiversity are evaluated and mitigated includes impacts beyond the red line including slurry spreading. The submission calls for compliance with Habitats, Birds, Water Framework and Nitrates Directives also. Compliance with River Basin Management Plans and use of catchment sensitive farming practices also.

The submission recognises the role of agriculture to the rural economy in County Galway. Policy Objectives promoting agriculture diversification and water protection are welcomed. The production of vegetables, grains, nuts, pulses, fruits etc. is encouraged.

The submission suggests that the policies, objectives and targets of the Farm to Fork Strategy and EU Biodiversity Strategy should be incorporated into the Draft Plan. A specific policy objective is requested to be included in the Draft Galway County Development Plan.

It is advised that **Policy Objective HO2** should be strengthened in relation to the need to move away from peat use for horticulture. The forestry Policy Objectives should differentiate between the planning of native woodland and the planting of

other species such as sitka spruce. More emphasis is needed on facilitating the planting of native broadleaf woodlands.

It is requested that a Policy Objective be included to require strict enforcement against unauthorised development and of conditions applied to permitted quarry development. Past failures to comply should also be rigorously applied for proposals for continued or expanding operations.

### **Chief Executive Response**

The Draft Plan recognises the challenges facing the agricultural industry and the requirements to adapt and change farming practices to deal with the implications of climate change while continuing to form a key part of the rural economy. It is contended that there is robust policy support in the Draft Plan to address the impact of agriculture in terms of water, air and biodiversity.

It is considered appropriate to include reference to the EU “A Farm to Fork Strategy” 2020 and the 14- point EU Nature Restoration Plan in the EU “Biodiversity Strategy for 2030 - Bringing nature back into our lives”.

The Council considers that the need to move away from peat use in horticulture is sufficiently set out in **Policy Objective HO2 Horticulture Developments in Chapter 4 Rural Living and Development**. Furthermore, **Policy Objective NHB 6 Implementation of Plans and Strategies contained in Chapter 10 Natural Heritage, Biodiversity and Green/Blue Infrastructure** supports the implementation of the recommendations contained within the National Peatlands Strategy.

Regarding the planting of native species, this is supported in the existing policy objective in **TWHS 1 Trees, Hedgerows, Natural Boundaries and Stone Walls**.

With regard to Enforcement, there are a number of regulatory provisions set out within the Planning and Development Act 2000(as amended).

### **Chief Executive Recommendation**

No Change

### **Economic Development**

The submission is supportive of remote working Policy Objectives. New commercial and business development should apply sustainable transport principles.

### **Chief Executive Response**

Noted.

### **Chief Executive’s Recommendation**

No change

### **Sustainable Transport**

Important to encourage a shift away from dispersed settlement towards more consolidation urban forms.

Supporting commentary relating to remote working is welcomed. The Council considers that the Draft Galway County Development Plan 2022-2028 contains a robust suite of Policy Objectives which support sustainable transport principles. Public transport investment is therefore crucial. Modal shift has not been delivered in Ireland, this statement is supported with a range of evidence in the submission. The submission therefore welcomes the transport and mobility provisions which support compact development, integrate land use and transport planning along with pedestrian and cycling provision. It is submitted that robust plans are needed to ensure the efficient implementation of these policies including modal shift targets for 2028.

In **Chapter 6 Transport and Movement**, it is suggested to amend **Policy Objective GCTPS 3 Sustainable Transport** by removing reference to 'seek to'.

It is requested to amend the wording of **GCTPS 6 Road Based Public Transport**, to specifically replace the word "encourage" with "facilitate".

An additional measure is suggested to include a specific Policy Objective to deliver sufficient public transport capacity as well as safe cycling and pedestrian infrastructure be provided prior to or in tandem with any new residential development. Cycle lane and footpath space on existing roads need to be made.

#### **Chief Executive Response**

A range of sustainable transport Policy Objectives are set out in **Chapter 6 Transport and Movement** including **WC 1 Pedestrian and Cycling Infrastructure** and **WC 3 Sustainable Transport Movement** such that a further policy objective pertaining to public transport capacity, cycling and pedestrian infrastructure to be delivered in tandem with residential development is not merited in this instance.

#### **Chief Executive Recommendation**

No change

#### **Programme for Government**

The submission highlights the urgency to address unsustainable transport. It is suggested to include provision for the immediate review as set out in the Programme for Government be included in the Draft Galway County Development Plan.

It is submitted that transport policy and investment in Galway should be reprioritised in favour of public and active transport projects. This should align with the Programme for Government commitment to a 2:1 ratio of expenditure between new public transport infrastructure and new roads.

N6 is a concern for An Taisce that it runs counter to sustainable transport policies.

#### **Chief Executive Response**

The Local Authority considers that the matter of sustainable transport is sufficiently addressed and embedded within the Draft Galway County Development Plan Plan. An Taisce's comments relating to the N6 GCRR are noted.

#### **Chief Executive Recommendation**

No change

#### **Infrastructure Utilities and Environmental Protection**

The submission states that the greatest challenge for the Draft Galway County Development Plan is the management of surface and ground water. It is submitted that **Policy Objective WS 7 Water Quality** be amended to include a requirement for compliance with the WFD Groundwater Directive and River Basin Management Plans. Concerns raised with wastewater in Galway Bay in particular.

The commentary in relation to Infrastructure, Utilities and Environmental Protection is welcomed. However, it is considered that **Policy Objective WS 7 Water Quality** is adequately worded without duplicating information that is set out in Directives and other plans.

The submission raises concerns with the delivery of the Drainage Area Plan for Galway. The lack of wastewater treatment facilities at Kilronan are also highlighted.

Furthermore, **Policy Objective WW 4 Requirement to Liaise with Irish Water-Wastewater** should be rigorously enforced, and it is stated to resist land zoning if there is no provision of wastewater treatment. The submission welcomes the range of new treatment plants set out in the Draft Plan but emphasises the urgency for wastewater treatment delivery in collaboration with Galway City Council.

Challenge to achieve water quality targets outlined. **Policy Objective WS 8 Proliferation of Septic Tanks** is welcomed but recommends that it would be strengthened to include definition of “over -concentration/proliferation”. It is further stated that the plan should ensure provision of serviced sites within close proximity to established water/wastewater infrastructure Include a Policy Objective to promote changeover from septic tanks to public collection networks.

Court ruling by Justice Hyland (2018 740 JR) highlighted regarding unassigned waterbodies. In this regard it is suggested that the Draft Plan take account of this ruling.

### **Chief Executive Response**

The commentary in relation to Infrastructure, Utilities and Environmental Protection is welcomed. However, it is considered that **Policy Objective WS 7 Water Quality** is sufficiently worded without duplicating information that is set out in Directives and other plans.

The Council regularly collaborates with Irish Water on matters pertaining to Water supply, Wastewater Treatment and associated infrastructure such as the Drainage Area Plan for Galway. It is understood that a Drainage Area Plan (DAP) is underway for Galway city agglomeration, which includes Oranmore and Bearna, and is due to be completed in 2022. This will assess the wastewater network in detail to identify issues and needs.

**Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy** of the Galway County Development Plan 2022-2028 identifies the Core Strategy Table with a settlement hierarchy and quantum of lands required for residential development. All of these lands are capable of been developed with the associated infrastructure available.

Regarding **Policy Objective WW 4 Requirement to Liaise with Irish Water-Wastewater** the Council are in close contact with Irish Water.

It is considered that the wording of **Policy Objective WS 8 Proliferation of Septic Tanks** is sufficiently worded to discourage the proliferation of individual septic tanks and wastewater treatment systems.

The suite of Policy Objectives contained within the Draft Plan and the EPA Guidance are sufficient to encourage changeover from septic tanks to public collection networks.

The Draft Galway County Development Plan is in accordance with relevant legislation.

#### **Chief Executive Recommendation**

No change

#### **Sustainable Tourism**

Promotes sustainable tourism practices, including long stay tourism. Tourism should not compromise areas of ecological or landscape sensitivity. **Chapter 8 Tourism and Landscape Policy Objectives TI 1 Tourist Infrastructure, TI 2 Visitor Accommodation, CT 3 Tourism Development and HT3 Sustainable Tourism Industry** are welcomed and support for walking, cycling route greenways. It is suggested that **GBW 2 Future Development of Network of Greenways** be amended to avoid conflict with sensitive ecological sites and ensuring Habitats and Birds Directives compliance. EU regulation commitment referenced in LWT 1 Lakeland and Waterways Tourism is welcomed. Need to integrate sustainable transport with tourism and include objectives pertaining to public transport access, walking, cycling providing accommodation in appropriate locations.

#### **Chief Executive Response**

The Council welcomes the supporting commentary pertaining Tourism.

The wording of GBW 2 Future Development of Network of Greenways is considered sufficient to avoid any negative impact on ecological sites or otherwise. The Draft Galway County Development Plan 2022-2028 intrinsically supports sustainable transport provision with tourism.

#### **Chief Executive Recommendation**

No change

#### **Landscape**

It is suggested that a specific Policy Objective is needed for Conamara area.

#### **Chief Executive Response**

It is considered that the Draft Landscape Character Assessment for County Galway contained within the Draft Galway County Development Plan 2022-2028 adequately addresses the Conamara Region.

#### **Chief Executive Recommendation**

No change

#### **Marine**

Further recognition of the ocean environment needed. It is recommended that an ecosystem approach be adopted. The policy objectives in **Chapter 9 Marine and**

**Coastal Management** with regard to environmental protection are welcomed. It is however requested that any marine economic activity complies with the Marine Strategy Framework Directive and achieve Good Environmental Status in coastal and marine waters. An ecological protection and eco system approach also suggested for aquaculture and fisheries. It is suggested that **Policy Objective AF 1 Marine Aquaculture** would be amended to take account of the ecosystems approach. Statement indicating compliance with the Habitats Directive is also needed. Strengthen **SF 2 Protection of Shellfish Waters** by removing the word “seek to”.

The importance of the offshore wind energy generation is noted. It is suggested that policy objective requiring the use of a seabird sensitivity map should be included, to assess the risk posed by marine renewable energy development, in order to protect birds and habitats.

It is suggested to amend **MRE 1 Renewable Energy** to include a requirement for compliance with Environmental Impact Assessment, Birds and Habitats Directives obligations.

### **Chief Executive Response**

The role and importance of the Marine Sector and the Marine Environment is clearly and adequately covered in Chapter 9 of the Draft Plan. Policy Objective NMPF 2 supports any change to the marine spatial planning system which is proposed under the Marine Planning and Development Management Bill 2019 (or any subsequent Bill).

**Chapter 9 Marine and Coastal Management** has been screened and is included in the SEA, AA and SFRA processes which adequately ensure protection of the environment, habitats any other potential ecological implications.

### **Chief Executive Recommendation**

No change

### **Natural Heritage, Biodiversity and Green/Blue Infrastructure**

Biodiversity shortcomings in Ireland highlighted. Biodiversity policies welcomed, but implementation and enforcement of these policies needed. Responsibilities to Natura 2000 sites outlined.

Include the 14 points in the EU Biodiversity Strategy in the Draft Galway County Development Plan. Policy Objective GBI 1 is welcomed. Progress targets should be set for development of green and blueways. It is requested that new policy objective relating to the development of Urban Greening Plans would be included.

### **Chief Executive Response**

The Council notes the comments made in relation to biodiversity and Green/Blue Infrastructure. The review of the County Galway Heritage and Biodiversity Action Plan will commence next year. The delivery of green and blue infrastructure is supported within the Draft Galway County Development Plan; however, these projects are separate to the Draft Plan and their rollout and delivery does not fall within the remit of the Draft County Development Plan.

### **Chief Executive Recommendation**

No Change

### **Architectural, Archaeological and Cultural Heritage**

It is suggested that the Draft Plan should ensure promotion of Architectural Heritage provisions of the Act. It is requested that **Policy Objective AH 1 Architectural Heritage would be strengthened** to remove 'having regard'. Include policies for monitoring buildings at risk and using S9 provision (notices of endangerment).

#### **Chief Executive Response**

The Council considers that the commentary and supporting policy objectives relating to the built heritage robustly support and promote Architectural Heritage in the County including both Architectural Conservation Areas and Protected Structures. Indeed, Built Heritage has been designated a dedicated chapter in this Draft Plan in recognition of the county's architectural heritage as an irreplaceable resource and valuable expression of our past, and whose sustainable appropriate maintenance and reuse has economic, social and environmental benefits. **Policy Objective AH 1 Architectural Heritage** is considered to be suitably worded.

Monitoring Buildings at Risk, the Buildings at Risk Register and the service of Section 59 notices are conducted by the Planning Department, in accordance with statutory requirements.

#### **Chief Executive Recommendation**

No change

### **The Galway Gaeltacht and Islands**

Wastewater treatment issues at Kilronan highlighted and need for infrastructure. Condition future development on the provision of infrastructure prior to or in tandem with development proposals.

#### **Chief Executive Response**

The Council notes the comments in relation to Kilronan. Regular collaboration with Irish Water seeks to address the issues raised. The Draft Galway County Development Plan has sought to only zone residential land where there is adequate existing infrastructure in place including wastewater treatment capacity.

#### **Chief Executive Recommendation**

No change

### **Climate Change, Energy and Renewable Resources**

In **Chapter 14 Climate Change, Energy and Renewable Resource**, it is suggested that policy objective **FL 10 SFRA/FRA and Climate Change** should be amended to include 'and provide assessments using the most up to date climate projections.' Employ soft engineering solutions preferably.

The section on renewable energy is welcomed. Submission states that there is no capacity for further expansion of the fossil gas network and must be phased out to comply with the Paris Agreement. Remove portion of policy objectives EG1-3 to expand gas network.

It is suggested that a policy objective be added to the Draft Plan to require proposals for new fossil fuel infrastructure to provide an emissions assessment. Apply this also to proposals needing significant fossil fuel use.

Development of bioenergy is welcomed, only where the sustainability of this resource is justified. Feedstock sources and supply chain must also be sustainable. Perceived shortcomings with an Anaerobic Digesters are highlighted. Waste streams for energy provision are a more sustainable option. Use of slurry for bioenergy should not be reliant upon or drive further bovine agriculture intensification.

Biogas end use must also be assessed to ensure its sustainability. Biogas facilities should only be granted where the biomethane will not be mixed with fossil gas. The County Development Plan must ensure bioenergy provision is accomplished in a sustainable manner. Policy Objective needed to specify that biogas development will only be supported when demonstrated that the feedstock source is sustainable and where the end product will not be mixed with fossil gas.

Draft County Development Plan needs to address data centres. Highlights the presence of data centres in Ireland and the impact of this on renewable energy benefit. Any new data centre should not jeopardise Ireland's existing national climate/renewable energy targets. A Policy Objective is recommended to include standard requirement for data centres in planning applications to include Environmental Impact Assessment Directive compliance; assessment of energy demand and renewable energy supply source or compensate for energy required. Reuse of existing buildings is encouraged.

### **Chief Executive Response**

The additional working suggested for **Policy Objectives FL 10** is not merited in this case as it is considered that that existing Policy Objective as set out in the Draft Plan is sufficient.

The support for policies relating to renewable energy is welcomed.

The expansion of the fossil gas network does not fall within the remit of the Draft Galway County Development Plan. The climate mitigation related Policy Objectives set out in the Draft Galway County Development Plan are sufficient without additional fossil fuel related fossil fuel infrastructure Policy Objectives. In respect of issues raised in relation to Anaerobic Digestion, the Draft Galway County Development Plan recognises the range of new and developing technologies that can contribute to minimizing greenhouse gas emissions, providing a secure and stable energy supply and securing a greater proportion of our energy from renewable sources. The Council supports the concept of generating renewable energy at a local level and recognises the advantages and supports anaerobic digestion and Bioenergy.

### **Chief Executive Recommendation**

No change

### **Strategic Environmental Assessment**

Avoid a general policy or land use zoning that would have likely significant effects on the environment. SEA Article 10 monitoring highlighted. Submission states that



the provision of Article 10 are not just for monitoring but also remediation of unforeseen adverse effects. Ensure monitoring and remediation are carried out.

**Chief Executive Response**

The comments related to SEA are noted.

**Chief Executive Recommendation**

No change

**Monitoring**

Submission calls for move to more robust targets, actions and measures to achieve tangible implementation of the plan's objectives and policies. Ongoing monitoring will be fundamental in creating a sustainable and healthy future for Galway that supports the wellbeing of both people and planet.

**Chief Executive Response**

The comments relating to monitoring are noted.

**Chief Executive Recommendation**

No change

**Cllr. McKinstry submitted the following Motion:**

*Add a Policy Objective to WC 1 to deliver sufficient public transport capacity as well as safe cycling infrastructure be provided ahead or in tandem with any residential development.*

With respect to Biodiversity Strategy, Ms. Loughnane advised that this was discussed previously and was covered in existing policy objectives within plan.

Cllr. McKinstry stated while he accepted Ms. Loughnane's comments, proposed that a policy objective to include cycling infrastructure should be included in tandem with developments as currently they are separate from each other. Cllr. Dr. Parsons seconded this motion and advised that she had put in a submission on this also.

Mr. Dunne advised that they would be dealt with in relevant chapters.

*Cllr. McKinstry's motion was seconded by Cllr. Dr. Parsons and agreed by the Members. It was agreed to amend Policy Objective WC 1.*

**GLW C10-161 AN POST**

**Pg 170/171**

Mr. Dunne outlined the contents of the submission and read CE Recommendation & Response.

**Summary of Submission**

The submission provides the background to An Post which operates 2 distinctive businesses: An Post Mails and Parcels and An Post Retail (Financial services), its

staff numbers (9,000 full time and part time), its properties, substantial road fleet etc. The growth in Ecommerce has also been highlighted which has seen substantial increases in online shopping from pre covid levels. The submission has also referenced Irelands growing population, new settlements and improved infrastructural linkage.

An Post have detailed that they operate a number of postal services in the county including An Post Retail and An Post Mails and Parcel Distribution facilities in Athenry, Clifden, Loughrea and Tuam. It is requested that flexible zoning objectives are provided in relation to An Post's facilities and operational requirements.

The Council is requested to include policies to support An Post in enhancing facilities and services. In

this regard three policies are suggested:

- ☐ To support An Post in the provision of new postal facilities and the enhancement of existing facilities including operational requirements in the County.
- ☐ To facilitate the provision of postal infrastructure at suitable locations in the County.
- ☐ To promote the integration of appropriate post office facilities within new and existing communities that are appropriate to the size and scale of each settlement.

The specific requirements of An Post are also highlighted in the submission, especially in relation to car parking, access and deliveries.

- ☐ The Council is requested to provide flexibility with car parking standards for postal facilities to ensure sufficient car parking spaces can be provided to ensure they can operate in a sufficient manner. With increased postal trends their facilities may require a greater quantum of parking going forward to ensure the long term viability of An Posts operations.
- ☐ Access is required on 24 hr basis. Restrictions on times of deliveries/collections etc. impacts on ability of An Post to meet postal needs.
- ☐ Sufficient loading bay space is required for collection/delivery and customers. In future public realm & movement strategies it is requested that the Council consult with An Post to ensure sustainable solutions to maintain sufficient access for An Post.

#### **Chief Executive's Response:**

The proposed policy objectives are acknowledged and have been reviewed against the policy objectives included in the Draft Plan. It is considered that the policy objectives and zoning objectives in the Plan are sufficient to cater for any new postal facilities or consolidation of existing operations. It is not considered necessary to include any specific policies for An Post in this regard. Other issues raised in the submission may be more appropriately progressed in local discussions with relevant Galway County Council officials.

#### **Chief Executive's Recommendation:**

No Change.

*The CE Recommendation was approved by Cllr. Carroll, seconded by Cllr. Hoade and agreed by the Members.*

## **GLW C10-689 - UDARAS NA GAELTACHTA**

**Pg 172/173**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

### **Údarás na Gaeltachta**

The submission provides information on Údarás na Gaeltachta and its energy strategy. The themes of the strategy are outlined. Specific recommendations are made regarding the Draft County Development Plan.

### **Chapter 3 Placemaking, Regeneration and Urban Living**

The submission supports the aims set out in Section 3.2 Strategic Goals, Section 3.4 Climate Change and Section 3.5 What is Placemaking. It is recommended that the Gaeltacht areas be specifically mentioned in this chapter in the context of housing in the rural Gaeltacht areas, in the context of the local language plans and the new strategy of the Údarás. It is also recommended that the Gaeltacht town of An Ceathrú Rua be included as a town to be developed as a community hub so that it will be recognised as a destination for the Gaeltacht area of West Connemara.

### **Chapter 4 Rural Living and Development**

The submission supports the goals laid out in the above chapter, in particular the ambitions and goals laid out in Section 4.5 Profile of Rural Communities. The Údarás is focusing its attention on the deficiencies and providing services and facilities which will help remote workers to be able to work from their native areas.

The submission supports and agrees with **Policy Objective RH 5 Rural Housing Zone 5 (An Ghaeltacht)**, however notes that reference should be made to the appropriate language plans for the areas in the different zones and that the conditions correspond to the goals as stated in those plans.

### **Chief Executive's Response**

Chapter 13 **The Galway Gaeltacht and Islands** of the Draft Plan relates specifically to the Gaeltacht communities. Chapter 3 **Placemaking, Regeneration and Urban Living** relates to all communities within County Galway which include the Gaeltacht communities.

An Cheathrú Rua is identified in Volume 2 of the Draft Plan as a Small Growth Village which has a forecasted growth that is proportionate to the existing village envelope.

The Draft Plan supports Language Plans as outlined in Policy Objective **GA 2 Development of Language Plans**.

### **Chapter 5 Economic Development, Enterprise and Retail Development**

The submission agrees with the goals outlined in Section 5.2 Strategic Aims. Important to note the significant role played and investment made by the Údarás alongside other development organisations operating in the county in relation to economic development and growing businesses, creation and preservation of jobs, and attracting businesses to the rural and urban areas.

In relation to Section 5.8.2 Foreign Direct Investment, the submission notes the significant Foreign Direct Investment which the Údarás have attracted to the Gaeltacht of Galway.

In relation to Section 5.8.5 Remote Working, the submission outlines the investment by the Údarás to establish the gteic network of the Gaeltacht to facilitate the requirements of remote working for every facet of the community.

In relation to Section 5.9.1 Retail Hierarchy/Strategy, the Údarás would like to cooperate with Galway County Council in strengthening the range of services that are available to the community in the Gaeltacht. As mentioned in relation to Section 3.5, the Údarás would like to strengthen the importance of adding to recognised community hubs in Connemara.

### **Chief Executive's Response**

The work of Údarás na Gaeltachta and other organisations in attracting employment to rural communities in County Galway is noted.

The contribution of Údarás na Gaeltachta in relation to home working are noted. Galway County Council will continue to collaborate with Údarás on all matters pertaining to the Gaeltacht areas. The importance of community hubs is referenced in the Draft Plan on a County wide basis.

### **Chapter 8 Tourism and Landscape**

The submission supports the aims and goals that are laid out in the above chapter. During the period of the new plan, the Údarás will be building on the continuous cooperation between the Údarás, the County Council, the walkway officer and the employment schemes being administered by the Údarás to develop walkways and greenways. The Údarás strongly support the recommendations associated with the Joyce Country and Western Lakes project and continuous funding from the different parties will be needed to preserve this project. The submission supports the emanation action/infrastructure etc. which increase the likelihood of gaining planning permission for hotels and other accommodation in the Gaeltacht.

### **Chief Executive's Response**

The comments in relation to **Chapter 8 Tourism and Landscape** are noted.

### **Chief Executive's Recommendation**

No Change

### **Chapter 13 Galway Gaeltacht and Islands**

The submission agrees with and supports the ambitions set out in the chapter in the context of the Gaeltacht and the Gaeltacht Islands, in particular that of Section 13.5 An Gaeltacht, Section 13.6 Preserving and Promoting An Gaeltacht in the Planning Process, Section 13.8 Economic Development of Gaeltacht and Islands, and Section 13.9 Culture and Tourism within the Gaeltacht and Islands. The submission suggests that there should be reference made to the Strategic Plan of the Údarás 2021-2025 in Section 13.3 Strategic Context.

### **Chief Executive's Response**

The contents of this submission have been noted and the Planning Authority welcomes the support from Údarás na Gaeltachta in relation to the Galway Gaeltacht

and the Islands. The Planning Authority continues to support the Údarás, as per Policy Objective **GA 3 Support the Statutory Development Agencies**. Upon review, it is considered appropriate to include reference to the *Údarás na Gaeltachta Strategic Plan 2021-2025* in Section 13.3 Strategic Context.

**Chief Executive Recommendation**

13.3 Strategic Context

**Údarás na Gaeltachta Strategic Plan 2021-2025**

*The CE Recommendation was approved by Cllr. Welby, seconded by Cllr. Herterich Quinn.*

**GLW C10-915 - IRISH WATER**

**Pg 174/180**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

**Summary of Submission**

A detailed submission was received from Irish Water which has welcomed the opportunity to comment on the Draft Galway County Development Plan 2022-2028. The submission has provided a number of observations and comments which are summarised as follows:

**General**

The submission provides context on national plans and programmes by Irish Water (IW) including the Capital Investment Plan 2020-2024 and the Natural Water Resources Plan (NWRP). Details in relation to IW support for Drinking Water Source Protection and the River Basin Management Plan Implementation Strategy are also set out. The benefits of Sustainable Drainage and Green-Blue Infrastructure have been outlined while the potential to impact on IW assets and projects from planned road and public realm projects.

**Proposed Core Strategy and Availability of Water Services**

IW have advised they are available to assist in identifying suitable zoned lands from a water services perspective when Local Area Plans are being prepared for Ballinasloe, Tuam, Athenry, Gort and Loughrea.

The submission has advised that a review of the land use maps has been carried out. Site specific comments have been provided within an attached table in relation to the serviceability of sites. The attached table has not raised any concerns which would necessitate amending zonings within the settlement plans included in the Draft Galway County Development Plan 2022-2028.

**Wastewater Infrastructure**

Details on available capacity at each WWTP is outlined in Irish Water's 2019 Wastewater Treatment

Capacity Register which was issued to Galway County Council in June 2020.

The submission also provided details of a number of projects being progressed under Irish Water's 2020-2024 Capital Investment Plan including the Greater Galway Area Strategic Drainage Strategy which will investigate options to provide for the

targeted growth in the Galway metropolitan area in the medium and long-term. A number of further ongoing projects have been detailed including the provision of WWTPs in An Cheathrú Rua and An Spidéal.

The submission has expressed concern with regard to **Policy Objective WW9 Municipal Wastewater Treatment Plants** in An Cheathrú Rua which requires a 100m setback from wastewater treatment plants. The submission has acknowledged the need for appropriate separation between WWTPs and sensitive receptors there is no official policy or guidance in Ireland with regard to such setbacks. The submission also notes that the Strategic Environmental Assessment Report for the Draft Plan did not identify the requirement for a policy restricting development of a WWTP within 100m of residential development within An Cheathrú Rua. Further concerns have been highlighted with respect to WW9 which could significantly undermine the ongoing CPO process which forms part of plans to provide a new WWTP for An Cheathrú Rua. It is requested that **Policy Objective WW9** be deleted from the plan.

The submission has outlined future plans for wastewater networks throughout the county and makes reference to the Greater Galway Area Strategic Drainage Strategy and a Drainage Area Plan (DAP) which is underway for Galway city agglomeration, which includes Oranmore and Bearna, and is due to be completed in 2022. This will assess the wastewater network in detail to identify issues and needs. Irish Water will engage with Galway County Council to ensure planned growth in the strategic growth areas and elsewhere in the city and metropolitan area is taken account of in these studies. Other projects planned or ongoing to resolve existing constraints are also listed and includes the capital investment projects to provide WWTPs in the previously untreated agglomerations of An Cheathrú Rua, An Spidéal, Ahascragh and Roundstone

### **Water Supply Infrastructure**

The submission has provided information on public water supply in Galway with a table attached which provides an overview of the ability of Irish Water's water resources to cater for the planned projected growth in the settlements listed in the Core Strategy Table. The attached table has not raised any concerns which would necessitate amending zonings within the settlement plans included in the Draft Galway County Development Plan 2022-2028.

In terms of water networks, it has been stated that Irish Water and Galway County Council are continually progressing leakage reduction activities, mains rehabilitation activities and capital maintenance activities. Irish Water and Galway County Council will continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required. Upgrade works throughout the county in this respect have been listed including Rosmuc, Tuam, Teeranea/ Lettermore and Kinvara.

### **Chief Executives Response:**

The comments raised have been noted and there is no objection to the incorporation of the additional wording as proposed in the submission. The concerns about Policy Objective WW 9 are noted and has been discussed in the OPR Submission and Recommendation No.16.

### **Chief Executives Recommendation:**

It is recommended that the following amendments are made as follows:

## **Chapter 7 Infrastructure, Utilities & Environmental Protection**

### **7.3 Strategic Context**

Irish Water's National Water Resources Plan (~~expected in~~ **adopted in** 2021)

### **7.3 Strategic Context**

Irish Water's Capital Investment Plan 2020-2024 (~~awaiting determination by the Commission for Regulation of Utilities~~)

#### **7.5.1 Irish Water Investment Plan**

~~..... The Draft Investment Plan has been approved by Irish Water's regulator the Commission of the Regulation of Utilities (CRU). Irish Water will be communicating details of the planned investments in each county in late 2021. work has commenced within Irish Water to review and to align it with Irish Water's Strategic Funding Plan and their work plans and programmes.....~~

Table 7.6 Water Supply Projects Proposed  
amendment:

Loughrea: ....~~will be substantially complete by June~~ **in** 2021.

## **WS 2 Protection of Water Supplies**

~~.... County to ensure compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended) and compliance of water supplies ...~~

### **7.5.5 Wastewater**

In the case of single house developments **served by a domestic treatment system**, these requirements are set out in the EPA Code of Practice for Wastewater Treatment Systems and Disposal Systems Serving Single Houses (2009).

#### **Greater Galway Area Drainage Study**

All references to the Greater Galway Area Drainage Study shall be updated to **Greater Galway Area Strategic Drainage Study Strategy** (see section 7.5.8)

#### **Table 7.8 Wastewater Projects**

An Cheathrú Rua & Roundstone Sewerage Schemes be amended to the following:

**At detailed design stage. Programmed to commence in 2023, subject to statutory approvals.**

#### **7.5.12 Sludge Management**

Amendment:

Irish Water is responsible for the treatment, **reuse** and disposal of the sludge that is generated from both its water and wastewater treatment plants..... The current plan covers 2016-2021 and will be revised and updated in 2021/**2022** for the period 2022-2027..... The NWSMP proposes to develop a Sludge Hub Centre and Satellite Dewatering **Centre** network for wastewater sludge treatment, optimised on a regional rather than county basis.

## **WW 3 The Greater Galway Area Drainage Study Amendment:**

WW3 The Greater Galway Area **Strategic** Drainage Study – To seek to accelerate and support the delivery of the Greater Galway Area **Strategic** Drainage Study and the associated solutions as identified in the RSES as an essential infrastructure requirement in conjunction with the Department of the Environment, Climate and Communications, Irish Water and Galway City Council.

**WW9 Municipal Wastewater Treatment Plants in An Cheathrú Rua –**

See OPR Recommendation No.16 - An Cheathrú Rua, which requests that this policy objective would be removed from Draft Galway County Development Plan 2022-2028.

Section 7.5.10 New Policy Objectives to be inserted as follows:

**WW 9 Surface Water Drainage**

To require all new developments to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm.

**WW 10 Protection of Irish Water Collection Systems**

To prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems for foul water.

Section 7.5.10

Table 7.10 Indicative Infrastructure Capacity for Core Strategy Settlements

Core Strategy Settlement	Wastewater Capacity	Water Capacity	Water Service Capital Investment Programme 2020-2024
<b>Metropolitan Area</b>			
<b>Baile Chláir</b>	Adequate Capacity	Adequate Capacity	
<b>Bearna</b>	Limited Capacity	Limited Capacity	Drainage Area Plan will identify network issues and needs. Provision for medium and long-term growth will be considered as part of Greater Galway Area Drainage Strategy. Water supply options will be assessed in the National Water Resource Plan.
<b>Briarhill</b>	Limited Capacity	Adequate Capacity	
<b>Oranmore/Garraun</b>	Limited Capacity	Adequate Capacity	A local network reinforcement project in Galway city will improve existing capacity constraints at Oranmore main pumping station. Drainage Area Plan will identify network issues and needs. Provision for medium and long-term growth will be considered as part of



			Greater Galway Area Drainage Strategy.
<b>Key Towns</b>			
<b>Ballinasloe</b>	Adequate Capacity	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan.
<b>Tuam</b>	Adequate Capacity	Adequate Capacity	
<b>Strategic Potential</b>			
<b>Athenry</b>	Limited Capacity	Adequate Capacity	Wastewater Treatment Plant Upgrade has been completed. Network contract due to commence construction in 2022.
<b>Self Sustaining Towns</b>			
<b>Gort</b>	Adequate Capacity	Limited Capacity	Provision of storage underway.
<b>Loughrea</b>	Limited Capacity	Limited Capacity	Extension of Tuam RWSS <del>Ext</del> to Loughrea due for completion early 2021.  Wastewater network hydraulic study to be undertaken.
<b>Small Growth Towns</b>			
<b>Clifden</b>	Adequate Capacity	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan.
<b>Maigh Cuilinn</b>	Adequate Capacity	Limited Capacity	
<b>Oughterard</b>	Adequate Capacity	Adequate Capacity Short Term	Water supply options will be assessed in the National Water Resource Plan.
<b>Portumna</b>	Limited Capacity	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan. <b>Capacity constrained in Green Isle P.S. catchment, P.S. upgrade under consideration.</b>
<b>Headford</b>	Adequate Capacity	Adequate Capacity	
<b>Small Growth Villages</b>			
<b>An Cheathrú Rua</b>	Sea Outfall- No Treatment	Adequate Capacity Short-Term	Project to provide new WWTP at detailed design stage.

			Water supply options will be assessed in the National Water Resource Plan.
<b>An Spidéal</b>	Sea Outfall- No Treatment	Adequate Capacity	New WWTP scheduled to commence construction 2021.
<b>Ballygar</b>	Limited Capacity	Adequate Capacity	<del>Wastewater</del> <del>Infrastructure Improvements expected.</del> Waste Water Treatment Plant upgrade to be progressed via IW Small Towns and Villages Growth Programme.
<b>Dunmore</b>	Adequate Capacity	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan.
<b>Glenamaddy</b>	Adequate Capacity	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan.
<b>Kinvara</b>	Adequate Capacity	Adequate Capacity	
<b>Moylough</b>	Adequate Capacity	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan.

Table 7.10: Indicative Infrastructure Capacity for Core Strategy Settlements

## Chapter 4 Rural Living and Development

### RC 5 Rural Clustering on un-serviced lands in Villages

Support the development of clusters.....water supply. Proposals for development in these villages shall include an assessment undertaken by a qualified hydrologist, that demonstrates that the outfall from the septic tank will not, in combination with other septic tanks within the village and wider area, contribute towards any surface or ground water body not meeting the objective of the water group under the Waste Framework Directive, **or negatively impact upon drinking water resources.**

### RH 11 Waste Water Treatment provision

**Where a connection to the public wastewater network is not available,** provide for sustainable rural housing in the county in accordance with the EPA Code of Practice: Wastewater Treatment Systems for Single Houses (2009).

## Chapter 15 Development Management Standards

### DM Standard 37: Public Water Supply and Wastewater Collection

Amendment:

All new developments will be required to utilise and connect to the public water and wastewater network, where practicable. Applicants who need to get a new or modified connection to public water supply or wastewater collection infrastructure must liaise with Irish Water.

**In the first instance, the applicant** ~~Where the applicant has concerns about the feasibility of connecting to the public network, they~~ should make a pre-connection enquiry to Irish Water in order to establish the feasibility of a connection in advance of seeking planning permission. **Irish Water is not responsible for the management or disposal of storm water or ground waters.**

DM Standard 49 (b): Coastal Management and Protection

Amendment:

New developments shall generally comply with the following approach to coastal management for sea level change:

- *No new building or new development within 100m of 'soft' shoreline. Any planning applications within this setback must demonstrate that any development would not be subject to potential rising sea levels as a result of climate change including global warming and must address any issues with regard to rising sea levels, with regard to the siting of any development.*
- No further reclamation of estuary land;
- No removal of sand dunes, beach sand or gravel;
- All coastal defence measures to be assessed for environmental impact.

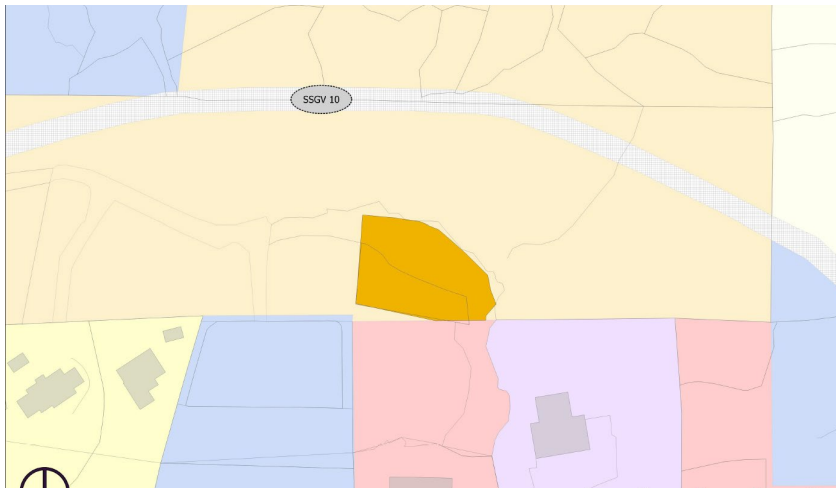
**Volume 2 Small Growth Villages:**

**An Spidéál Land Use Zoning Map**

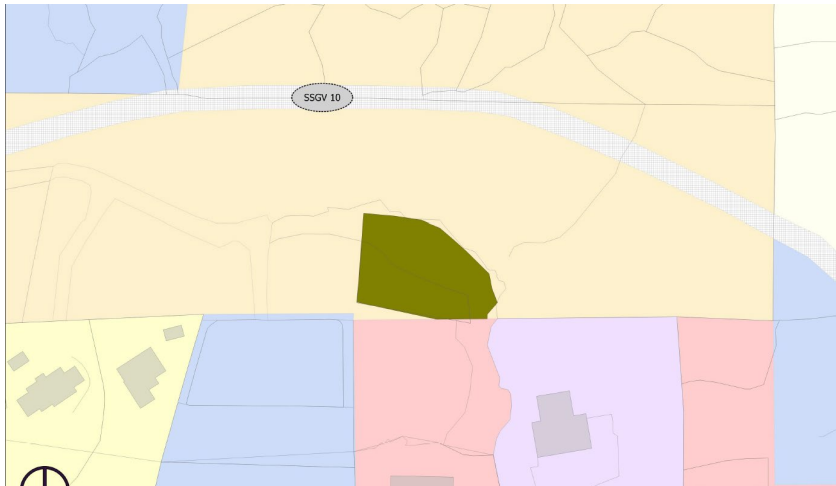
Amendment:

Change the land use zoning for the WWTP in An Spidéál from Business and Enterprise to Public Utility

**FROM:**



**TO:**



An Comh. O Cualáin requested clarification that 100m buffer zone in Carraroe would be left in situ.

Cllr. Thomas expressed disappointment that there was no mention of willow bed/wetlands systems in submission. He agreed with policy objective that foul and surface water should be separated.

Cllr. Byrne referring to combined systems, stated that it was important Irish Water clearly state that they won't allow that into their systems and would have a huge determination on developments. He stated that there was an issue with DM 15 and stated that Irish Water were slow to reply to pre-connection enquires.

Cllr. Thomas agreed with Cllr. Byrne's comments in relation to surface water and stated that it was very important that something was done to prohibit the combined foul and surface water.

Cllr. Cuddy also commented on slow response from Irish Water in relation to pre-connection enquires and stated that there was a 16 week wait at the moment.

Cllr. M. Connolly referring to Constructed Wetlands, agreed with Cllr. Thomas's earlier comments and suggested inserting a policy objective to deal with environmentally friendly systems such as ICW. Ms. Loughnane advised that Irish Water don't operate those systems because their own operating plants provide a much greater level of treatment. She advised that it can be discussed further in a later chapter.

Referring to 100m buffer zone, Cllr. Dr. Parsons stated that while it may be specific to certain places it was not appropriate to other communities and should not be applied county-wide. Cllr. McKinstry explained that it mostly effected the plant in An Shruthan, Carraroe. He stated the reason for 100m setback in Carraroe was unique in that the problem here related to the sea level rise and global warming would give rise to additional flooding. Ms. Loughnane stated that it was an objective that Irish Water and Galway County Council have strong concerns over and advised if this was implemented, it would prohibit development/investment and Irish Water would not be able to operate on that basis. She advised that the Members needed to be consistent with respect with what they were trying to achieve.

***Cllr. McKinstry proposed the removal of the additional wording to DM 49. This was seconded by An Comh. O Cualáin and agreed by the Members.***

***The CE recommendation was approved, subject to amendment by Cllr. McKinstry. This was proposed by Cllr. M. Connolly, seconded by Cllr. Maher and agreed by the Members.***

## **GLW C10- 1159 - GALWAY CITY COUNCIL**

**Pg 181/182**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

### **Summary of Submission**

This submission has raised a number of concerns regarding the Draft Development Plan 2022-2028, namely the settlements on the eastern fringe of Galway city. There is specific reference to the Core Strategy allocation as outlined in **Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy** for the settlements identified

in the Metropolitan Area Strategic Plan. While the settlements of Baile Chláir, Bearna Oranmore are recognized for their historical settlement, there is concern regarding the two Urban Frameworks of Briarhill and Garraun.

Reference to the allocation of Residential Phase 1 lands within the MASP is outlined and there is an indication that cumulatively with phase 1 and 2 lands that there is a significant bank of residential zoned lands which do not conform with the Core Strategy allocation. It is stated that the level of residential zoned lands would far exceed the population target allocated to the county MASP area. It is stated that this would undermine the vision for success for the overall city and county MASP area and undermine the efficiencies of new investment in infrastructure.

Reference has been made to the Oranmore LAP and that with the current draft plan and the other two settlement plans can accommodate the required growth for the metropolitan area. The density as indicated in the Core Strategy has also been raised and there is concern regarding the low density that has been applied to the settlements. Reference has been made to the Ardaun LAP and the need for higher densities. There is concern that the development of Briarhill and Garraun will undermine the core strategy of the city. Specific reference has been given to Briarhill and its potential impact on Ardaun LAP.

Reference has been made of the RSES and that it did not include the expected development of lands in Garraun and Briarhill. In relation to Briarhill there is concern regarding the significant impacts on movement within the existing and strategically planned transport network. It is suggested that at minimum an ABTA would be prepared as well as consultation with Galway City Council/NTA/TII.

The level of infrastructural requirements has also been raised and the potential impact that the development of these areas will have on the local requirements.

The concept of the “Urban Framework” Plans has also been raised and their statutory basis. In essence it is requested that the proposals to accommodate the 2,200 units in the county area of the MASP should be reviewed in order to achieve a more sustainable, land efficient and planning approach.

Reference is given to the support of policy objective EL4 which relates to the former Galway Airport which is jointly owned by both local authorities.

### **Chief Executive’s Response:**

The contents of the submission are noted. It must be stated from the outset that there has been consultation with officials from Galway City Council and Galway County Council in relation to the preparation of the Draft Galway County Development Plan 2022-2028. An outline of the proposals for Briarhill and Garraun were identified during these discussions.

In relation to the Core Strategy and the hectares of lands zoned residential it is considered that **Chapter 2 Core Strategy, Settlement Strategy, Housing Strategy** outlines the parameters for growth and the population allocation which is in accordance with the NPF/RSES. In addition, the revised Core Strategy table is in accordance with the *Housing Supply Target Methodology for Development Planning* published by DHLGH in December 2020. The Core Strategy identifies Residential Phase 1 lands for all of the settlements within the county. There have been extensive discussions with Irish Water and the lands identified for residential development within the lifetime of the Galway County Development Plan 2022-2028 are capable of been served for a water and wastewater perspective.

The reference to the RSES is noted and the fact that it did not include reference to Garraun and Briarhill. It should be noted that the RSES included reference to the

existing Local Area Plans and City Development Plan 2017-2023 with extracts from these plans in terms of illustrating residential potential etc. As these related to the existing plans in situ they were not going to reflect the Draft Development Plan and indeed the forthcoming City Development Plan. The Core Strategy has been revised to take account of the publication for the *Housing Supply Target Methodology for Development Planning Guidelines* (2020). In the OPR submission it is stated the “*The development of urban areas within the MASP, and in particular the key strategic growth areas of Garraun and Briarhill, is also consistent with the RSES*”.

In relation to the transport movements in and around Briarhill and the related comments from Transport Infrastructure Ireland it is considered that there is merit to include policy objective in relation to the preparation of an ABTA with close collaboration with stakeholders such as TII, NTA and Galway City Council. This new policy objective has been outlined under OPR Recommendation No. 4.

As outlined **Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy** identifies a specific population allocation and quantum of zoned lands for development in Briarhill and Garraun and it is considered that the zoning map/flood risk assessment maps accompanied by detailed policy objectives for both areas reflects the intention of the Local Authority to develop these lands in accordance with the similar settlements in Volume 2.

The reference to the Airport is noted and policy objective EL4. This policy objective has been amended under the OPR Observation No.6.

**Chief Executive’s Recommendation:**

**See OPR Recommendation No. 4**

**See OPR Observation No. 6**

*The CE Recommendation was approved by Cllr. M. Connolly, seconded by Cllr. Maher and agreed by the Members.*

**This concluded submissions received from Prescribed Bodies.**

## **CHAPTER 3 – PLACEMAKING, REGENERATION AND URBAN LIVING**

### **GLW C10-1323 – CLLR. D. KILLILEA**

**Pg 253/256**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

**Chapter 3 Placemaking, Regeneration and Urban Living.**

## **PM 2 Regeneration**

To prioritise projects and proposals which will result in both social and economic rejuvenation and regeneration within towns and villages. The Council will leverage the variety of funds available including LIHAF, Urban and Rural Regeneration and Development Funds, Climate Activation Fund and Disruptive Technologies Fund in pursuance of this objective. **The use of compulsory purchase order will be used where deemed necessary to regenerate.**

## **PM 9 Vitality in Towns and Villages**

(a) To provide an appropriate mix of uses and densities in settlements that are responsive to the needs of people and market demand to support delivery of sustainable, viable and thriving walking neighbourhoods;

(b) To encourage a greater usage of backland areas and to promote the redevelopment of sites in the town or village centre where development will positively contribute to the commercial and residential vitality of the town or village settlement.

**The use of compulsory purchase order will be used where deemed necessary to regenerate.**

## **3.6 Compact Growth and Regeneration**

Compact Growth is set out as the first NSO in the NPF. It calls for the sustainable growth of towns and villages as a means to add value and create more attractive places for people to live and work. Compact growth can only be delivered where there is a streamlined and co-ordinated approach to development. Enabling infrastructure, services and supporting amenities must be delivered alongside compact growth in our towns and villages.

There is a renewed emphasis on regeneration which requires a proactive approach to address adverse effects on amenity. The purpose of regeneration is to improve quality of place. Regeneration can be delivered in tandem with good placemaking and quality design. A range of measures have been put in place to address regeneration in our towns and villages. These include funding along with the Vacant and Derelict Site Registers which aim to encourage and deliver regeneration and sustainable development. The smaller rural villages will also be required to consider the aspirations of compact growth and regeneration within an appropriate scale.

*Chapter 4 Rural Living and Development* provides further guidance and detail relating to these locations. **The use of compulsory purchase order will be used where deemed necessary to regenerate.**

### **3.6.1 Vacant Sites**

The provision of the Vacant Site Levy (VSL) is set out within the Urban Regeneration and Housing Act 2015 which aims to incentivise the development of vacant or idle sites in certain residential and regeneration land in towns and villages. The Council has adopted a strategy of active land management in this regard and detailed guidance on appropriate development is set out in this chapter and in *Chapter 15 Development Management Standards* to incentivise development in appropriate locations. The purpose of the Levy is to assist in delivering compact growth and the regeneration of under-utilised lands, which should assist in meeting the housing need requirements of the county.

The Council will deliver the aspirations of the VSL through the identification of eligible sites for entry onto the Vacant Site Register in accordance with the criteria set out in the Act. **The use of compulsory purchase order will be used where deemed necessary.**



### **3.6.2 Derelict Sites**

The Derelict Site Act 1990 (as amended) requires owners or occupiers of any land to take reasonable steps to ensure the land and any structure within, does not become or continue to be a derelict site. Derelict sites include buildings or land that are detracting from the amenity, character or appearance of land in the neighbourhood of the land. It is considered that the implementation of the Derelict Sites Act will assist in the preservation of amenity in our towns and villages. **The use of compulsory purchase order will be used where deemed necessary.**

### **3.6.9 Funding**

#### **CGR 2 Regeneration**

To promote the redevelopment and renewal of areas in towns and villages that are in need of regeneration. **The use of compulsory purchase order will be used where deemed necessary to regenerate.**

#### **CGR 4 Derelict Sites**

To implement the provisions of the Derelict Sites Act and encourage and facilitate the redevelopment of derelict sites to bring them back into productive use and address environmental and visual amenity concerns. **The use of compulsory purchase order will be used where deemed necessary.**

#### **CGR 8 Town and Village Centre**

To encourage and support a range of appropriate uses in town and village centres that will assist in the regeneration and reuse of vacant and under-utilised buildings and land and will re-energise the town and village centres, subject to a high standard of development being achieved. **The use of compulsory purchase order will be used where deemed necessary to regenerate.**

### **3.7.6 Sub-Division of a Dwelling**

#### **UL 4 Unfinished Housing Estates**

In order to address housing supply, public safety and environmental improvement within unfinished housing estates, the Council will continue to work with developers and residents of private residential developments where possible. **Developers will no longer be able to construct or apply for planning until all previous housing projects are completed to a taking in charge standard.**

#### **Chief Executive's Response:**

The compulsory purchase order process does not fall within the remit of the County Development Plan. The compulsory purchase of lands is a separate process, and it is considered inappropriate to include the additional requested wording to Policy Objective ***PM 2 Regeneration***.

The compulsory purchase order process does not fall within the remit of the County Development Plan. The compulsory purchase of lands is a separate process, and it is considered inappropriate to include the additional requested wording to Policy Objective ***PM 9 Vitality in Towns and Villages***.

The compulsory purchase order process does not fall within the remit of the County Development Plan. The compulsory purchase of lands is a separate process, and it is considered inappropriate to include the additional requested wording to Section **3.6 Compact Growth and Regeneration**.



The compulsory purchase order process does not fall within the remit of the County Development Plan. The compulsory purchase of lands is a separate process, and it is considered inappropriate to include the additional requested wording to Section **3.6.1 Vacant Sites**.

The compulsory purchase order process does not fall within the remit of the County Development Plan. The compulsory purchase of lands is a separate process, and it is considered inappropriate to include the additional requested wording to Section **3.6.2 Derelict Sites**.

The compulsory purchase order process does not fall within the remit of the County Development Plan. The compulsory purchase of lands is a separate process, and it is considered inappropriate to include the additional requested wording to Policy Objective **CGR 2 Regeneration**.

The compulsory purchase order process does not fall within the remit of the County Development Plan. The compulsory purchase of lands is a separate process, and it is considered inappropriate to include the additional requested wording to Policy Objective **CGR 4 Derelict Sites**.

The compulsory purchase order process does not fall within the remit of the County Development Plan. The compulsory purchase of lands is a separate process, and it is considered inappropriate to include the additional requested wording to Policy Objective **CGR 8 Town and Village Centre**.

The additional text as requested does not fall within the remit of the County Development Plan. It is considered inappropriate to include the additional requested wording to Policy Objective **UL 4 Unfinished Housing Estates**.

**Chief Executive's Recommendation:**

No Change.

Cllr. Killilea explained that the reason he had submitted these proposed amendments to policy objectives was to have something in place, that he believed could be used going forward to rejuvenate our towns and villages. However, he accepted CE recommendation on these. In relation to 3.7.6 Sub-Division of a Dwelling – UL 4 Unfinished Housing Estates, he was proposing an amendment to this policy objective so as to ensure that developers would bring unfinished housing estates up to a standard for taking in charge before commencing a further development. He stated that there were 18 no. estates in Tuam that were not taken in charge to-date and it was something that he did not want to see going forward.

Cllr. Byrne supported this amendment and in addition to this, suggested it would also apply to live applications. This related to estates that were being built on a phased basis, and suggested that Phase 1 must be completed to required standard before commencing to next phase. He acknowledged that it was a DM issue rather than a policy issue. Ms. Loughnane acknowledged that Cllr. Killilea was working with SPC on that matter and appreciated where the Members were coming from. She advised that the Taking In Charge Section were working extremely hard to try and resolve those issues and suggested that amending DM Standard was a better way of dealing with it in the Development Plan. She advised that they would speak to Cllrs. Killilea and Byrne in relation to framing this in DM Standards. Cllr. C. Keaveney echoed

previous comments in relation to this. He suggested that the enactment of this legislation which would send a strong message to developers that this practice was no longer acceptable. Cllr Cronnelly suggested the introduction of a disclosure form for developers and if they were a previous director, they would have to make a disclosure on it. Cllr. Welby stated that while agreeing with proposal, it may leave the Council exposed and suggested getting legal advice on it. He proposed that it go out on public display and amend it at a later stage. Mr. Owens acknowledged that everybody was in agreement with sentiments of the proposal but advised it would need an enabling piece of legislation for effective implementation. He further advised that all of that needed to be tried and tested so that the actual provisions can be implemented. He appreciated the sentiments the Members were expressing and suggested it was something that could be looked at SPC level.

**It was agreed to amend DM Standard in relation to Unfinished Estates in Chapter 15.**

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

## **GLW C10-783 - SEAI SUSTAINABLE ENERGY COMMUNITIES PROGRAMME GALWAY**

### **Pg 257**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

He advised that this submission has requested that community led housing solutions be developed to address their particular housing need.

This submission noted that it would welcome to see provision for a town park in each small settlement in County Galway. It is noted that this aligns with SDG's 3, 13 and 15 and the Our Rural Future: Rural Development Policy 2021-2025.

It is requested that Policy **PM 2 Regeneration** in **Chapter 3 Placemaking, Regeneration and Urban Living** should recognise and support the importance of citizen-led and social financing opportunities.

### **Chief Executive's Response:**

The Draft Galway County Development Plan 2022-2028 was prepared in accordance with the NPF and the RSES. The Draft Plan contains policy objectives that reflect compact growth and sustainable communities. The Housing Strategy and HNDA that accompanies the Draft Plan reflects the housing requirements for the county in the next 6 year period. There are policy objectives that support housing in **Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy** and **Chapter 3 Placemaking, Regeneration and Urban Living**. These support the delivery of housing and housing tenure mix for settlements listed on the settlement hierarchy and rural countryside.

The Planning Authority welcome the provision of parks for every settlement. The Plan includes a number of Policy Objectives which would support public parks including Policy Objective **SRA 4 Passive and Active Open Space**.

The Planning Authority welcome the content of the submission with regard to the importance of citizen-led and social financing opportunities. The Planning Authority will continue to work with all stakeholders and support initiatives which will result in both social and economic rejuvenation and regeneration within towns and villages.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-752 - SEAN O KEEFFE**

**Pg 257**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

**Chapter 3 Placemaking, Regeneration and Urban Living**

This submission notes that many towns and villages in County Galway contain unoccupied buildings located near services. It is recommended that Galway County Council address this by:

- The implementation of the Derelict Buildings Act
- The repurposing of abandoned commercial premises as residential property
- The implementation of existing legislation on short term rentals as it is considered that they are negatively impacting upon the ability of young workers to embark on long-term renting.

**Chief Executive's Response:**

The Planning Authority actively support development proposals which enhance or upgrade existing derelict structures in our towns and villages. The Planning Authority note the comments with respect to the Derelict Sites Act and acknowledge this is one of many options which can be utilised to address dereliction.

The repurposing of abandoned commercial premises as residential property would be welcomed by the Planning Authority.

The Planning Authority are actively monitoring short terms rentals and implementing existing legislation in this regard.

**Chief Executive's Recommendation:**

No Change.

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

## **GLW C10-592 - LIAM LOUGHREY ON BEHALF OF BALLINASLOE FAIR & FESTIVAL COMMITTEE**

### **Pg 258**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

This submission requests that the County Development Plan includes a statement of intent to erect “A Horse Monument”, with corresponding information on a plaque, on the site of the Fair Green in Ballinasloe to commemorate the 300<sup>th</sup> year of the Ballinasloe Horse Fair. It is considered that it would mark a historic event and contribute to the cultural heritage of Ballinasloe.

### **Chief Executive’s Response:**

The content of the submission specifically relates to Ballinasloe. It is considered that the requested statement of intent would be more appropriate to be addressed within the review of the Ballinasloe Local Area Plan.

### **Chief Executives Recommendation:**

No Change.

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

## **GLW C10-400 - AINE NI CHONCHUBHAIR**

### **Pg 258**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

### **Chapter 3 Placemaking, Regeneration and Urban Living**

This submission relates to Section 3.6.2. It is stated that only 2 sentences are mentioned in this section yet there is a severe housing crisis in the County. It is recommended that the Derelict Buildings Act is put into action immediately. It is further recommended that changes of use are permitted for commercial buildings to residential use to provide housing.

### **Chief Executive’s Response:**

It is assumed the submission is referring to the Derelict Sites Act 1990. There are a number of mechanisms which can be utilised to address Derelict Sites and Vacant land which do not need to be specifically detailed within the County Development Plan. With respect to changes of use for commercial buildings to residential use any such change of use would have the benefit of applying for planning permission or alternatively applying for a Section 5 Declaration should the proposal be considered to be exempt from requiring planning permission.

### **Chief Executive’s Recommendation:**

No Change.

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

## **GLW C10-775 - AMICITIA HEALTH & SOCIAL CARE CLG**

### **Pg 259**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

He advised this comprehensive submission recommends a fully citizen-led approach to environmental action. It is noted that there are references to this approach in the Draft Plan however, it is suggested that this approach comes from the community level up.

### **Chapter 3 Placemaking, Regeneration & Urban Living**

This submission welcomes Policy Objective PM2 Regeneration however, it recommends that the Development Plan should also recognise and support the importance of citizen-led and social financing opportunities. It is recommended that the Draft Plan include an amendment:

- To support new and innovative social finance initiatives to give power to local communities and citizen-led action:
- A Participatory Budget Initiative (South Dublin County Council did same in 2017)
- Including Community Shares as a way to raise money by offering communities a chance to own shares in a local organisation.
- To provide for community rights to buy abandoned, neglected or detrimental land (Came into force in Scotland in June 2018). This submission notes that this goes beyond the remit of Galway County Council, but it is included to highlight the depth of change that it considers is necessary to achieve whole-scale sustainable development.

The rationale stated for such amendments is that relying solely on external funding from central government can delay regeneration and placemaking efforts across the county. It is considered that taking a citizen-led approach to financing and public participation can open up new opportunities and actively involve citizens in the process of building communities.

### **Chief Executive's Response:**

The Planning Authority welcome the content of the submission with regard to the importance of citizen-led and social financing opportunities. The Planning Authority will continue to work with all stakeholders and support initiatives which will result in both social and economic rejuvenation and regeneration within towns and villages

### **Chief Executive's Recommendation:**

No Change.

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

## **GLW C10-466 - MOR ACTION**

### **Pg 260**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

He advised this comprehensive submission relates to the Maree-Oranmore area. It is noted, in the form of a question, in relation to Policy Objective **PM 1 Placemaking**, that there is no mention of pedestrian and cycle connections and safe, segregated cycling lanes to Parkmore.

### **Cycling**

Part 1 of this submission recommends the implementation of segregated cycle lanes to encourage more cyclists in Oranmore.

It suggests that there should be an active travel solution for all paths and cycleways for the duration of the County Development Plan and not just standalone projects. It also suggests the implementation of safe and segregated cycle routes and walking routes within Oranmore and Rinvilla to extend to Galway City.

### **Chief Executive's Response:**

The Planning Authority note the content of the submission and can confirm that there are a suite of Walking and Cycling Policy Objectives contained in **Chapter 6 Transport & Movement** which support pedestrian and cycle connections and safe segregated cycling lanes throughout the county.

### **Chief Executive's Recommendation:**

No Change.

*The CE Recommendation was proposed by Cllr. Carroll, seconded by Cllr. M. Connolly and agreed by the Members.*

## **CHAPTER 4 – RURAL LIVING AND DEVELOPMENT**

Ms. Loughnane advised that some of these submissions had already been dealt with.

## **GLW C10-1298 - CLLR. M. CONNOLLY**

Mr. Dunne advised that this had already been dealt with under OPR Recommendation No. 9.

It is proposed that the current GTPS East of the County becomes the new GCTPS.

### **Chief Executive's Response:**

As per OPR Recommendation No.9 there was a further analysis of the rural typologies map in respect of the area to the east of the county. An analysis of the ED's were undertaken and areas between the Draft GCTPS boundary and Ballinasloe, and it was noted that there are ED's with greater than 15% of population

commuting outwards of these ED's. Therefore, as per OPR Recommendation this was reflected on the Rural Typologies Map.

**Chief Executive's Recommendation:**

See OPR Recommendation No.9

*This was already dealt with under OPR Recommendation No. 9. Noted by Members.*

**GLW C10-1128 – CLLR. DR. EF PARSONS**

Mr. Dunne advised that this had already been dealt with under OPR Recommendation No. 9.

It is proposed that the current GTPS East of the County becomes the new GCTPS.

**Chief Executive's Response:**

As per OPR Recommendation No.9 there was a further analysis of the rural typologies map in respect of the area to the east of the county. An analysis of the EDs were undertaken and areas between the Draft GCTPS boundary and Ballinasloe, and it was noted that there are EDs with greater than 15% of population commuting outwards of these ED's. Therefore, as per OPR Recommendation this was reflected on the Rural Typologies Map.

**Chief Executive's Recommendation:**

See OPR Recommendation No.9

*This was already dealt with under OPR Recommendation No. 9. Noted by Members.*

**GLW C10-1324 CLLR. M. HOADE**

**Pg 261/262**

Mr. Dunne advised that this had already been dealt with under OPR Recommendation No. 9.

It is proposed that the GTPS boundary that is in the current CDP 2015-2021 would be retained and carried forward in the CDP 2022 - 2028.

**Chief Executive's Response:**

As per OPR Recommendation No.9 there was a further analysis of the rural typologies map in respect of the area to the east of the county. An analysis of the EDs were undertaken and areas between the Draft GCTPS boundary and Ballinasloe, and it was noted that there are ED's with greater than 15% of population commuting outwards of these ED's. Therefore, as per OPR Recommendation this was reflected on the Rural Typologies Map.

**Chief Executive's Recommendation:**



See OPR Recommendation No.9

*This was already dealt with under OPR Recommendation No. 9. Noted by Members.*

**GLW C10-1377 – CLLR. J. BYRNE**

**Pg 262**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation. Cllr. Byrne then went through the proposed amendments.

**Section 4.5.2.3 Open Countryside**

**RC 5 Rural Clustering on un-serviced lands in Villages**

- Clarify how many clusters of 5 or less houses will be permitted in a village, separation distance etc;

• It is important that policy objective **RC7 Guidelines for Cluster Housing Schemes in Villages** be prepared in advance of final CDP approval.

**Section 4.6 Housing Strategy in the Open Countryside**

**RH 1 Rural Housing Zone 1(Rural Metropolitan Area)**

It is policy objective to facilitate rural housing in this Rural Metropolitan Area subject to the following criteria: Those applicants with long standing demonstrable economic and/or social Rural Links\* to the area through existing and immediate family ties, seeking to develop their first home on the existing family farm holdings **family owned lands**. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis. An Enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.

**RH 2 Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1)**

It is policy objective to facilitate rural housing in this rural area under strong urban pressure subject to the following criteria:

1(a). Those applicants with long standing ~~demonstrable economic and/or social Rural Links~~ **demonstrable Economic or social rural link\*** to the area through existing and immediate family ties seeking to develop their first home on the existing family farm holding. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(b). Those applicants who have no family lands but who wish to build their first home within the community in which they have long standing demonstrable economic and or social Rural links\* and where they have spent a substantial, continuous part of their lives i.e. have grown up in the area, schooled in the area and have immediate family connections in the area e.g. son or daughter of longstanding residents of the area. Having established a Substantiated Rural Housing Need\*, such persons making an application on a site within a 8km radius of their original family home will be accommodated, subject to normal development management



criteria. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis. OR 1(c). Those applicants who can satisfy to the Planning Authority that they are functionally dependent in relation to demonstrable economic need on the immediate rural areas in which they are seeking to develop a single house as their principal family Residence in the countryside. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(d). ~~Those applicants who lived for substantial periods of their lives in the rural area, then moved away~~ Any returning emigrant, who has attended primary national school in the area and who now wish to return and build their first house as their permanent residence, in this local area. Documentary evidence shall be submitted to the Planning Authority to illustrate their links to the area in order to justify the proposed development and it will be assessed on a case-by-case basis.

Land Use Zoning Objective GCMA1 Residential Development is referenced in relation to single house developments for family members on family-owned lands. It is stated that this should be applicable to all areas within the MASP.

#### **RH 14 Linear Development**

Discourage the extension of linear development (defined as five or more houses alongside 250 meters of road frontage). Exemption will apply if the applicant can demonstrate that the site is the only land available in the family holding, and also include for nephew or niece, grandchild. The Council will assess whether a given proposal will exacerbate such linear development, having regard to the site context.

#### **RH 15 Backland Development in the open countryside**

In all areas subject to the other provision of Rural Housing policy objectives considerations will be given to family members including nieces and nephews of the landowners and will not be restricted to only one immediate family member on family lands as backland development. Backland development will not be restricted to only where this pattern of development already exists. This is subject to the following:

- Where no alternative lands are available on the family holding;
- Where there is an existing/historical pattern of backland/cluster residential development within the rural area;
- The proposed development shall not have a negative impact on third parties/neighbouring property owners;
- Viable sites with sufficient independent percolation areas will be required in order to meet technical guidelines.
- ~~Access shall in normal circumstances be by means of the existing entrance;~~
- The site must be capable of satisfying all other criteria such as separation distance

#### **RH 17 Direct Access onto Restricted Regional Roads**

Proposed access onto any restricted Regional Road outside the 50-60kmp speed zones shall be restricted to members of the farm family on the family holding restricted to members of the family on the family lands and must be accompanied by a justification for the proposed access including an assessment of the scope for sharing an access and/or achieving access onto an alternative minor road which will be the preferred option An Enurement condition will be attached to grants of planning permission for the above.

## **Rural Development Policy Objectives**

### **RD 1 Rural Enterprise Potential**

To facilitate the development of the rural economy through supporting a sustainable and economically efficient agriculture and food industry, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism. **Development of Cafes, Art Galleries, Hot Desk Facilities etc which are important for the rural economy and remote working.**

### **RD 4 Remote Working**

To support remote working in the rural area, at an appropriate scale, for enterprise/businesses ~~that do not require visiting members of the public~~, subject to normal planning considerations.

### **Chief Executive's Response:**

**Chapter 4 Rural Living and Development** contains policies/objectives in relation to clusters of 5 houses or less. It is considered that the spirit of the policy objective is to promote clustering of five houses or less in un-serviced villages.

It is the intention of the Local Authority that the Guidelines referred to in relation to Cluster Housing Schemes will be prepared in the lifetime of the Development Plan. The proposed amendments and additional text are considered to be contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

The proposed amendments and additional text are contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

The proposed amendments and additional text are considered to be contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR

It is unclear from the submission the change in policy objective that is sought.

It is not considered appropriate to include the wording as proposed as it would result in ambiguity and could contribute to the exacerbation of linear development within the open countryside.

It is not considered appropriate to remove the wording as proposed, as the principle of backland development is to reflect and acknowledge the pattern of development in a particular area. The Local Authority would be encouraging utilising existing entrances to minimise vehicular entrances onto the public road. This policy objective has been amended as per OPR Recommendation No.15.

Significant resources have been expended on the Regional Roads and they provide essential linkages between our towns and villages. These restricted regional roads are required to be protected and safety is paramount thus the need for restrict additional accesses along such roads. The widening of the criteria serves to allow more development along such roads and compromises the investment afforded to the upkeep and maintenance of such routes. The OPR in their submission has recommended amendments to ***RH17 Direct Access onto Restricted Regional Roads***. Please see response to OPR Recommendation No.17.

It is considered that the additional wording is not required as the spirit of the policy objective is to support rural enterprises. The categories listed would lead to

ambiguity in relation to the policy objective and it is therefore considered that the additional wording is not required.

It is considered that the spirit of remote working is to support the new concept that has evolved in the last year. It is considered appropriate to restrict the level of vehicular traffic and trips generated so as to protect the amenity of adjoining residential properties. Therefore, the wording as proposed to be deleted should not be removed.

**Chief Executive's Recommendation:**

Please see OPR Recommendation No 14,15 & 17.

Cllr. Byrne advised that the first part of this submission was seeking clarity on Clustering as there was no DM Standard on that. Mr. Dunne advised that this was dealt with in Workshops that were held earlier in the year. He explained that they were encouraging development in unserviced villages and each application would be assessed on their merits on a case by case basis.

Cllr. Walsh sought clarity on motion submitted by him in relation to Linear Development RH 14. Mr. Dunne confirmed that a motion had been received from Cllr. Walsh/Roche requesting the removal of this policy objective. He advised that they would not be encouraging wording as suggested in this motion. Cllr. Walsh explained that there was a reference in RH 14 that it didn't effect person on its own farm but the criteria was too tight. Mr. Dunne stated that RH 14 doesn't mention anything about family farms and explained what Linear Development was. Cllr. Thomas concurred with Cllr. Walsh's comments and stated that this was going to make it more restrictive for planning permission in Conamara and suggested that it be removed. Cllr. Cuddy queried what implication this would have for restricted roads. Mr. Dunne advised that linear development was assessed on an individual basis on whatever road is applied for. He explained that the CE Recommendation was to keep RH 14 as per the policy objective that was on public display. He explained that they were only dealing with Cllr. Byrne's submission at the moment which was proposing new wording. Cllr. Walsh/Roche's motion was a contra motion because it was proposing to remove it in its entirety.

**GLW-C10-1344 – CLLR. PETER ROCHE AND CLLR. SEAMUS WALSH**

~~*RH 14 Linear Development Discourage the extension of linear development (defined as five or more houses alongside 250 meters of road frontage). The Council will assess whether a given proposal will exacerbate such linear development, having regard to the site context*~~

Cllr. Walsh stated that he was proposing to remove RH 14 in its entirety as a policy objective. Cllr. Byrne had proposed an amendment to RH 14. However, he noted the general comments from the Members in supporting the removal of the policy objective in its entirety. Therefore he wished his comments to be noted. Cllr. McKinstry also wanted his comments noted that he was not in favour of removal of RH 14.

***Cllr. Byrne withdrew his motion and it was agreed to remove RH 14 – Linear Development from Chapter 4 in its entirety.***

#### RH 17 Direct Access onto Restricted Regional Roads

Mr. Dunne explained that motion was proposing removal of existing wording and insertion of new wording to policy objective. Mr. Dunne advised that CE would not be in agreement with this new wording.

Cllr. Byrne explained that he was suggesting the removal of this wording relating to farm families. Cllr. Murphy agreed with comments but raised concerns in relation to safety concerns arising from sharing of existing accesses on to Regional Roads. He stated that there was an opportunity to force the improvement of safety of that entrance but that wasn't taken as preferred option.

Mr. Pender reminded Members of the discussion that took place on previous evening about additional accesses on to Moycullen Bypass. He urged that Members to be very careful about allowing additional accesses on to road.

***The amendment as presented by Cllr. Byrne was agreed by the Members.***

#### RH 15 Backland Development

In relation to Backland Development, Cllr. Welby stated that he agreed with proposed change and suggested that it should be more open than it is presently. Cllr. Roche agreed with previous comments and stated that there was a lot of situations where existing entrances were unsuitable and granting of planning permission using a shared entrance in a safer place as suggested should be considered. Mr. Dunne referred to policy objectives RH1, 2, 4 & 15 and advised that these had been dealt with in OPR submission at a previous meeting. Cllr. Byrne stated that on the basis that Backland Development was dealt with by in OPR submission, he advised that he was withdrawing this and requested that his concerns from a safety respect be noted in the Minutes.

***Cllr. Byrne withdrew his submission in relation to RH 15.***

#### RD 1 Rural Enterprise Potential

Cllr. Byrne stated that they had developed a plan for Kinvara but there were no lands zoned for Business/Enterprise which meant there was no opportunity for additional small businesses to be developed there. He proposed that consideration be given for such development outside the town boundaries. He suggested that they needed to support Rural Enterprises to ensure small indigenous businesses can develop. He explained that it was not possible to have everything located in our villages and it was in this context that he had proposed these amendments.

Cllr. M. Connolly supported these comments. He stated that this concept of supporting of business outside of town was not new as the world had moved on and

most homes now had broadband. He suggested that they should be more imaginative and creative in the way they did business. This was also supported by Cllrs. Geraghty, Broderick, Roche and Carroll.

*The amendment as suggested was proposed by Cllr. Byrne, seconded by Cllr. Geraghty and agreed by the Members.*

#### RD 4 Remote Working

Ms. Loughnane stated that she understood the spirit of what the Members were proposing here. She stated that her understanding of Remote Working was that it referred to working at home and not people coming together. She advised that the only reason she was raising it was that they were going to have to implement it and she didn't see how these were linked together. Cllr. Byrne stated that they had signed off on a Greenway along that route outside settlement areas and suggested that people may want to remote work in small hot-desk areas. Cllr. Hoade stated that in Headford the concept of Remote Working Hubs were in place pre COVID and it was not just about working from home. Cllr. Thomas stated that he didn't see where there was an issue with regard hot-desk facility as remote working. Mr. Dunne advised that policy objective SCO 8 – Hubs and Remote Work already covered this.

Ms. Loughnane suggested removal of wording "... and remote working" from motion. This was agreed by Cllr. Byrne.

*The amendment as proposed was approved by Cllr. Byrne, seconded by Cllr. Curley and agreed by the Members.*

### **GLW C10-233 - CLLR. CUDDY**

#### **Pg 268**

Mr. Dunne advised that this was already in OPR Recommendation No. 10.

#### **Definitions for Housing Need:**

If a planning applicant can satisfy the Planning Authority that they have lived for a minimum of 15 years in the rural area, or have children attending the local school and are active in the various community organisations that such applicant would be regarded as being local. Otherwise a person moving to a rural area would never be regarded by the planning authority as being local no matter how long they have lived or worked in the area.

#### **Persons wishing to build their first family home on their family farm.**

Members of the farm family wishing to build their first family home on the family farmlands should be facilitated. This would provide both social and economic benefits to their area. As there are now very few full time farmers an applicant seeking planning permission on their farm family lands where they grew up should be facilitated to live in their local area. This would also facilitate those now working from home and could only be good for their quality of life and help the environment.

**Chief Executive's Response:**

The proposed amendments and additional text are contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.  
The proposed amendments and additional text are contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

**Chief Executive's Recommendation:**

Recommendation No.10 of the OPR.

*This has already been covered in OPR Recommendation No. 10. This was noted by Members.*

**GLW C10-1810 – CLLR. DONOHUE**

**Pg 268**

Mr. Dunne advised that this had already been covered in OPR Recommendation No. 17.

The following text is recommended:

**RH 17 Direct Access onto Restricted Regional Roads**

~~Proposed access onto any restricted Regional Road outside the 50-60kmp speed zones shall be restricted to members of the farm family on the family holding and must be accompanied by a justification for the proposed access including an assessment of the scope for sharing an access and/or achieving access onto an alternative minor road which will be the preferred option. An Enurement condition will be attached to grants of planning permission for the above.~~

**RH 17 Direct Access onto Restricted Regional Roads**

Propose access on to Restricted Road should be restricted to immediate family members wishing to build a first family home on family lands, where there is no other family lands available. Planning should be subject to site suitability and other technical requirements.

**Chief Executive's Response:**

Significant resources have been expended on the Regional Roads and they provide essential linkages between our towns and villages. These restricted regional roads are required to be protected and safety is paramount thus the need for restrict additional accesses along such roads. The widening of the criteria serves to allow more development along such roads and compromises the investment afforded to the upkeep and maintenance of such routes. The OPR in their submission has recommended amendments to ***RH17 Direct Access onto Restricted Regional Roads***. Please see response to OPR Recommendation No.17.

**Chief Executive's Recommendation:**

Please see OPR Recommendation No.17

*This has already been covered in OPR Recommendation No. 17. This was noted by Members.*

**GLW C10-1827 - CLLR. M. HOADE**

**Pg 269**

Mr. Dunne advised this was already covered in OPR Recommendation No. 10.

The following text is recommended:

**~~RH 1 Rural Housing Zone 1(Rural Metropolitan Area)~~**

~~It is policy objective to facilitate rural housing in this Rural Metropolitan Area subject to the following criteria: Those applicants with long standing demonstrable economic and/or social Rural Links\* to the area through existing and immediate family ties, seeking to develop their first home on the existing family farm holdings. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis. An Enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.~~

**Rural Housing Zone 1 (Rural Metropolitan area)**

It is a policy objective to facilitate new one-off rural housing in this rural metropolitan area subject to the following criteria.

Applicants who have long standing demonstrable economic and /or social Rural Links to the area, i.e who have grown up in the area, schooled in the area or who have spent a substantial continuous part of the lives in the area and /or have or have had, immediate family connections in the area. e.g Son/Daughter of long-standing residents of the area seeking to develop their first home with the Rural Metropolitan Area.

Applicants will be requested to establish a substantiated Rural Housing Need and only this category of person will be allowed to construct a dwelling on a green field site in these areas. To have lived in the area for 10 year or more is to be recognised as a substantial continuous part of life and also as the minimum period required to be long standing residents of the area.

Documentary evidence shall be submitted to planning authority to justify the proposed development and will be assessed on a case-by-case basis.

An Enurement condition shall apply for a period of seven years after the date new house is first occupied by the person or persons to whom the clause applies.

**Chief Executive's Response:**

The proposed amendments and additional text are considered to be contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

**Chief Executive's Recommendation:**

Please see OPR Recommendation No.10.

*This has already been covered in OPR Recommendation No. 10. This was noted by Members.*

**GLW C10-1368 – CLLR. KINNANE**

**Pg 271**

Mr. Dunne advised that this was already covered in OPR Recommendation No. 10.



It is suggested that there would be reference to the Flemish Decree.

### **RH 1 Rural Housing Zone 1(Rural Metropolitan Area)**

~~It is policy objective to facilitate rural housing in this Rural Metropolitan Area subject to the following criteria:~~

~~Those applicants with long standing demonstrable economic and/or social Rural Links\* to the area through existing and immediate family ties, seeking to develop their first home on the existing family farm holdings. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis. An Enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies~~

### **Rural Housing Zone 1(Rural Metropolitan Area)**

Applicants who have long standing demonstrable economic and/or social Rural Links to the area, i.e. who have grown up in the area, schooled in the area or who have spent a substantial, continuous part of their lives in the area and/or have or have had, immediate family connections in the area e.g. son or daughter of longstanding residents of the area seeking to develop their first home within the Rural Metropolitan Area. Applicants will be requested to establish a substantiated Rural Housing Need and only this category of persons will be allowed to construct a dwelling on a greenfield site in these areas.

To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.

### **RH2: Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1)**

1(a). Those applicants with long standing demonstrable economic and/or social Rural Links\* to the area through existing and immediate family ties seeking to develop their first home on the existing family farm holding. Consideration shall be given to special circumstances where a landowner has no immediate family and wishes to accommodate a niece or nephew on family lands. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis

1(b). Those applicants who have no family lands, or access to family lands, but who wish to build their first home within the community in which they have long standing demonstrable economic and or social Rural links\* and where they have spent a substantial, continuous part of their lives i.e. have grown up in the area, schooled in the area or have spent a substantial, continuous part of their lives in the area and have or have had, immediate family connections in the area e.g. son or daughter of longstanding residents of the area. Having established a Substantiated Rural Housing Need\*, such persons making an application on a site within an 8km. radius of their original family home will be accommodated, subject to normal development management.

To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis



1(c). Those applicants who can satisfy to the Planning Authority that they are functionally dependent in relation to demonstrable economic need on the immediate rural areas in which they are seeking to develop a single house as their principal family Residence in the countryside. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

1(d). Those applicants who lived for substantial periods of their lives in the rural area, then moved away and who now wish to return and build their first house as their permanent residence, in this local area. Documentary evidence shall be submitted to the Planning Authority to illustrate their links to the area in order to justify the proposed development and it will be assessed on a case by case basis.

OR

1(e). Where applicants can supply, legal witness or land registry or folio details that demonstrate that the lands on which they are seeking to build their first home, as their permanent residence, in the area have been in family ownership for a period of 20 years or more, their eligibility will be considered. Where this has been established to the satisfaction of the Planning Authority, additional intrinsic links will not have to be demonstrated.

OR

1.(f) In cases where all sites on the family lands are in a designated area, family members will be considered subject to the requirements of the Habitat's Directive and normal planning considerations

OR

1(g) Rural families who have long standing ties with the area but who now find themselves subsumed into Rural Villages. They have no possibility of finding a site within the particular Rural Village. Rural Village dwellers who satisfy the requirements for Rural Housing Need as outlined in RH2 will not be considered as Urban Generated and will have their Housing Need upheld.

\*Rural Links:

For the purpose of the above is defined as a person who has strong demonstrable economic or social links to the rural area and wishes to build a dwelling generally within an 8km radius of where the applicant has lived for a substantial continuous part of their life. To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.

\*Substantiated Rural Housing Need:

Is defined as supportive evidence for a person to live in this particular area and who does not or has not ever owned a house/received planning permission for a single rural house or built a house (except in exceptional circumstances) in the area concerned and has a strong demonstrable economic or social need for a dwelling for their own permanent occupation. In addition, the applicants will also have to demonstrate their rural links as outlined above.

\*Urban generated housing demand Rural Village Dwellers

Urban generated housing is defined as housing in rural locations sought by people living and working in urban areas, including second homes. There are many rural families who have long standing ties with the area but who now find themselves subsumed into Rural Villages. They have no possibility of finding a site within the particular Rural Village. Rural Village dwellers who satisfy the requirements for Rural Housing Need as outlined in RH2 will not be considered as Urban Generated and will have their Housing Need upheld.

**\*Urban Fringe:**

**Urban Fringe of Gort, Loughrea, Athenry and Tuam. Applicants in the urban fringe will be requested to establish a Substantiated Rural Housing Need as per RH2**

**Chief Executive's Response:**

The Flemish Decree is an EU judgement and is not written into legislation. It gives a judgement on a particular case that was brought before the European Court of Justice. It would not be appropriate that this judgement be placed in the Legislative context of the Plan. The sustainable Rural Housing Guidelines will deal with this judgement when they are published.

The proposed amendments and additional text are contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

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The proposed amendments and additional text not appropriate. The settlement hierarchy identified in **Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy** are contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

**Chief Executive's Recommendation:**

Please see OPR Recommendation No.10.

***This has already been covered in OPR Recommendation No. 10. This was noted by Members.***

In relation to response on Flemish Decree, Cllr. Kinane suggested that its existence should be noted and queried when would they get an opportunity to include it in the Development Plan. She further queried if a judgement has been made that would reflect a change and how would it be acknowledged in the Development Plan going forward. Mr. Dunne explained that the Flemish Decree was a EU Judgement and was not written into legislation as yet and therefore they would have to wait until new Rural Housing Guidelines were published.

## GLW C10-1354 – CLLR. KINANE

### Pg 276

Mr. Dunne outlined the contents of the submission and proposed to go through the submission per section.

### Chapter 4 Rural Housing and Development

#### RH 3 Rural Housing Zone 3 (Structurally Weak Areas)

It is a policy objective of the Council to facilitate the development of individual houses, **without the requirement to demonstrate Rural Housing Need**, in the open countryside in "Structurally Weak Areas" subject to compliance with normal planning and environmental criteria and the Development Management Standards outlined in Chapter 15 and other applicable standards with the exception of those lands contained in Landscape Classifications 2,3 and 4 where objective RH4 applies.

#### RH 4 Rural Housing Zone 4 (Landscape Classification 2,3 and 4)

**Those applicants seeking to construct individual houses in the open countryside in areas located in Landscape Classification 2,3 and 4 are required to demonstrate their demonstrable economic or social Rural Links\* as per RH 2, i.e.**

1(a). Those applicants with long standing demonstrable economic and/or social Rural Links\* to the area through existing and immediate family ties seeking to develop their first home on the existing family farm holding. **Consideration shall be given to special circumstances where a landowner has no immediate family and wishes to accommodate a niece or nephew on family lands.**

Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(b). Those applicants who have no family lands, **or access to family lands**, but who wish to build their first home within the community in which they have long standing demonstrable economic and or social Rural links\* and where they have spent a substantial, continuous part of their lives i.e. have grown up in the area, schooled in the area or have spent a substantial, continuous part of their lives in the area and have **or have had**, immediate family connections in the area e.g. son or daughter of longstanding residents of the area.

Having established a Substantiated Rural Housing Need\*, such persons making an application on a site within an 8km. radius of their original family home will be accommodated, subject to normal development management.

**To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.**

Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(c). Those applicants who can satisfy to the Planning Authority that they are functionally dependent in relation to demonstrable economic need on the immediate rural areas in which they are seeking to develop a single house as their principal family Residence in the countryside. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(d). Those applicants who lived for substantial periods of their lives in the rural area, then moved away and who now wish to return and build their first house as their permanent residence, in this local area. Documentary evidence shall be submitted to the Planning Authority to illustrate their links to the area in order to justify the proposed development and it will be assessed on a case by case basis.

OR

1(e). Where applicants can supply land registry or folio details that demonstrate that the lands on which they are seeking to build their first home, as their permanent residence, in the area have been in family ownership for a period of 20 years or more, their eligibility will be considered. Where this has been established to the satisfaction of the Planning Authority, additional intrinsic links will not have to be demonstrated.

OR

1(f) In cases where all sites on the family lands are in a designated area, family members will be considered subject to the requirements of the Habitat's Directive and normal planning considerations

In addition, an Applicant maybe required to submit a visual impact assessment of their development, where the proposal is in an area identified as "Focal Points/Views" in the Landscape Character Assessment of the County or in Class 3 and Class 4 designated landscape areas.

Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

An Enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.

#### **RH 5 Rural Housing Zone 5 (An Ghaeltacht)**

It is a policy objective of the Council to facilitate Rural Housing in the open countryside subject to the following criteria:

(a) Those applicants within An Ghaeltacht which are located in Zone 1 (Rural Metropolitan Area) and Zone 2 (The Rural Area Under Strong Urban Pressure-GCTPS) and Zone 4 (Landscape Sensitivity) shall comply with the policy objectives contained in RH 1, RH 2 and RH 4 as appropriate.

(b) It is a policy objective of the Council that consideration will be given to Irish speakers who can prove their competence to speak Irish in accordance with Galway County Council's requirements and who can demonstrate their ability to be a long term asset to the traditional, cultural and language networks of vibrant Gaeltacht communities. This consideration will apply to applicants seeking to provide their principal permanent residence, in landscape designations Class 1 and 2. It will extend into Class 3 areas and to ZONE 2 Rural Areas that are not in overly prominent scenic locations. This consideration will not apply to applicants seeking to build in Zone 1 (Rural Metropolitan Area).

A Language Enurement of 15 years duration will apply to approved developments in this category.

#### **Building Conversions and Dwelling House Extensions in Gaeltacht Areas**

It is a policy objective of the Council that building conversions and extensions to existing Dwelling Houses in Gaeltacht areas will be favourably considered for the purposes of advancing Gaeltacht Tourism and Gaeltacht Colleges provided the need is substantiated and the development complies with the requirements of the EPA Code of Practice Manual 2009 or any superseding wastewater manual.

Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

### **RH 7 Renovation of Existing Derelict Dwelling**

It is a policy objective of the Council that proposals to renovate, restore or modify existing derelict or semi-derelict dwellings in the County are generally dealt with on their merits on a case by case basis, ~~having regard to the relevant policy objectives of this plan, the specific location and the condition of the structure and the scale of any works required to upgrade the structure to modern standards. The derelict/semi derelict dwelling must be structurally sound and have the capacity to be renovated or extended and have the majority of its original features in place.~~ To qualify under this policy, the structure must have the majority of its original features in place in order to demonstrate its authenticity as having been a dwelling previously. In the case for renovation, the derelict/semi derelict dwelling must be sufficiently sound and have the capacity to be renovated or extended to a standard compliant with good Building Practice and the current National Building Regulations. A structural report will be required to illustrate that the structure can be brought back into habitable use, without compromising the original character of the dwelling on Structural Safety or Building Regulations. In this case where the renovation of the existing derelict/semi derelict dwelling is proposed, an Enurement Clause will not apply to the renovated building.

In the case where demolition, and replacement of the existing derelict or semi-derelict dwelling is required, a structural report must be prepared to demonstrate to the Planning Authority that this is the least expensive and more sustainable option.

Where the total demolition of the existing dwelling is proposed an Enurement Clause for seven years duration will apply

### **RH 12 Adaptation of Existing Housing or Existing Buildings within the curtilage of the site.**

Facilitate the provision of accommodation for older people and dependant relatives and relatives in need of independent housing in the existing family setting the existing family home subject to compliance with the following criteria and, subject to compliance with the following criteria:

- ~~Be attached to the existing dwelling;~~ Be close to or attached to the existing dwelling
- ~~Be linked internally with the existing dwelling;~~ Be linked internally with the existing dwelling where required
- ~~Not have a separate access provided to the front elevation of the dwelling;~~ In cases where the new structure is to be attached to the existing dwelling separate access is not to be provided to the front elevation of the existing dwelling;
- ~~Be of appropriate size and length;~~ Be of appropriate size and length to satisfy the needs of its occupants
- Be capable of being served by adequate foul drainage facilities

### **Chief Executive's Response:**

The proposed amendments and additional text are considered to be contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

The proposed amendments and additional text are considered to be contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

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The proposed amendments and additional text are contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

The proposed amendments and additional text are considered to be contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

It is not considered warranted that this new policy objective would be included as there are policy objectives in **Chapter 4 Rural Living and Development** that in principle would allow extensions and re use of existing buildings.

It is not considered warranted to remove the wording as proposed and insert the new text as the policy objective will become cumbersome and the spirit of the policy objective will be diminished. Reference to costing etc should not form part of a policy objective.

The amendment proposed is ambiguous and may lead to confusion as to the requirements of the policy objective. Therefore, the recommendation is for no change to the text.

**Chief Executive's Recommendation:**

Please see OPR Recommendation No.10.

**RH 3 Rural Housing Zone 3 (Structurally Weak Areas)**

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

Cllr. Kinane stated that there had been a lot of discussion on this matter and stated she would be proposing CE Recommendation but would like to have her concerns noted.

**RH 4 Rural Housing Zone 4 (Landscape Classification 2, 3 and 4)**

*This has already been covered off in OPR Recommendation No. 10. This was noted by Members.*

**RH 5 Rural Housing Zone 5 (An Ghaeltacht)**

*Mr. Dunne stated that the proposed wording was confusing and would create ambiguity. Cllr. Kinane noted this and accepted CE Recommendation. The CE Recommendation was proposed by Cllr. Kinane, seconded by Cllr. Maher and agreed by the Members.*

**Building Conversions and Dwelling House Extensions in Gaeltacht Areas**

*Mr. Dunne advised that there is a Policy Objective GICT 5 (Pg 262 of Draft Development Plan) in Plan which covers this.*

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



**RH 7 Renovation of Existing Derelict Dwelling**

***Mr. Dunne advised that there was two further motions in on this. A joint motion from Cllrs. Sheridan/Thomas and one from Cllr. Murphy.  
Cllr. Kinane withdrew her submission in relation to this.***

**RH 12 – Adaption of Existing Housing**

Mr. Dunne advised that the proposed wording was ambiguous, open-ended and would lead to significant confusion and recommended reverting to wording in Draft Plan. Cllr. Kinane advised that she had submitted this with the COVID/restrictions in place and the purpose of it is to allow people to live close to their family members. She said that it was not to create more confusion and was happy to amend it so as not to remove same. Cllr. Walsh stated that he had also submitted a motion in relation to RH 12. He explained that he was proposing to replace entire wording of RH 12. Mr. Dunne advised that they could not take the motion as submitted. He advised that the motion had to show the original wording in policy objective to be deleted and the new wording that was being proposed to be inserted. **Cllr. Walsh stated that he would withdraw his motion and seconded Cllr. Kinane's motion.**

Cllr. Thomas stated that it was very important that they weren't restricted by this policy in terms of requirement that proposed extension had to be adjoining/adjacent to existing building. Cllr. McClearn stated that the problem arises with the ambiguity of the wording contained. He suggested that if wording could be tidied up it could be supported but he could not support it in its present form. Cllr. Welby agreed that there was ambiguity in the wording and could not support it as is. Cllr. Byrne agreed and stated that it would lead to a lot of confusion in the plan and may lead to a lack of consistency. Ms. Loughnane advised that if agreed, this would lead to having 2 no. units and would be difficult to comply with EPA Guidelines and density numbers and should be restricted for the people who genuinely needed it. She urged Members not to go ahead with this as it would be very difficult to implement. She advised that the wording needed to be worked on. In response to Cllr. Thomas's suggestion that the extension should not have to be linked to existing dwelling, Ms. Loughnane advised that when a planning application came in they would have to take EPA guidelines into consideration. Cllr. Killilea complimented Cllr. Kinane on her submission and stated that the sentiment here was very clear. Cllrs. Cronnelly and Cuddy suggested an addition in relation to disabled persons should be included. Cllr. Kinane asked to defer a decision on this so that she can amend wording and resubmit.

***It was agreed to defer decision on motion until amended motion is submitted.***

**GLW C10-1320 CLLR. KILLILEA**

**Pg 283**

Mr. Dunne advised that this had already been covered in OPR Recommendation No. 10.

### **RH 1 Rural Housing Zone 1(Rural Metropolitan Area)**

It is policy objective to facilitate rural housing in this Rural Metropolitan Area subject to the following criteria:

Those applicants with ~~long-standing~~ demonstrable economic and/or social Rural Links\* to the area through existing and immediate family ties, seeking to develop their first home on the existing family farm holdings. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis. An Enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.

### **RH 2 Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1)**

It is policy objective to facilitate rural housing in this rural area under strong urban pressure subject to the following criteria:

1(a). Those applicants with ~~long-standing~~ demonstrable economic and/or social Rural Links\* to the area through existing and immediate family ties seeking to develop their first home on the existing family farm holding. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(b). Those applicants who have no family lands but who wish to build their first home within the community in which they have ~~long-standing~~ demonstrable economic and or social Rural links\* and where they have spent a substantial, continuous part of their lives i.e. have grown up in the area, schooled in the area and have immediate family connections in the area e.g. son or daughter of longstanding residents of the area **or themselves have lived in the area for a period of more than 10 years or** Having established a Substantiated Rural Housing Need\*, such persons making an application on a site within a 8km radius of their original family home **and or current residential rented home** will be accommodated, subject to normal development management. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(c). Those applicants who can satisfy to the Planning Authority that they are functionally dependent in relation to demonstrable economic need on the immediate rural areas in which they are seeking to develop a single house as their principal family Residence in the countryside. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

1(d). Those applicants who lived for substantial periods of their lives in the rural area, then moved away and who now wish to return and build their first house as their permanent residence, in this local area. Documentary evidence shall be submitted to the Planning Authority to illustrate their links to the area in order to justify the proposed development and it will be assessed on a case by case basis.

2. An Enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.

\*See definitions on Page 80

### **Chief Executive's Response:**



The proposed amendments and additional text are considered to be contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

The proposed amendments and additional text are considered to be contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

The proposed amendments and additional text are contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

**Chief Executive's Recommendation:**

Please see OPR Recommendation No.10.

*This was already dealt with in OPR Recommendation No. 10. Noted by Members.*

**GLW C10-1281 - CLLR THOMAS**

**Pg 286**

Mr. Dunne outlined the contents of submission and read CE Response & Recommendation.

**RH 17 Direct Access onto Restricted Regional Roads**

Proposed access onto any restricted Regional Road outside the 50-60kmp speed zones shall be restricted to members of the farm family on the family holding and must be accompanied by a justification for the proposed access including an assessment of the scope for sharing an access and/or achieving access onto an alternative minor road which **can be either a private or public road** which will be the preferred option. An Enurement condition will be attached to grants of planning permission for the above.

**Restricted Regional Roads**

**The R336 shall only be considered a restricted road westward from the city only as far as An Cnoc Naháille.**

**Chief Executive's Response:**

The creation of an access onto a Restricted Regional Road is limited to members of a farm family on a farm holding. This is due to road safety concerns. It is to improve road safety for all users. The proposed wording to **Policy Objective RH 17 Direct Access onto Restricted Regional Roads** would create a haphazard arrangement with the addition that could compromise road safety.

The proposed alteration to the Restricted Regional Road status of the R336, would compromise road safety and there is no justification to only partially identify the R336 as a Restricted Regional Road.

**Chief Executive's Recommendation:**

Please see OPR Recommendation No.14

*The section dealing the RH 17 had already been dealt with. Noted by Members.*

In relation to the proposed insertion regarding the R336, Mr. Dunne advised that CE recommendation was not to proceed with this. Cllr. Thomas explained that he was not looking for restriction on the whole R336 and was referring to area from Galway City to An Cnoc Nahaille. He stated that the volume of traffic was reduced at that stage and was not as busy on that section.

*It was agreed to defer a decision on this.*

## **GLW C10-1344 - CLLRS. ROCHE AND WALSH**

### **Pg 286**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

#### **RH 1:**

~~RH 1 Rural Housing Zone 1(Rural Metropolitan Area) It is policy objective to facilitate rural housing in this Rural Metropolitan Area subject to the following criteria: Those applicants with long standing demonstrable economic and/or social Rural Links\* to the area through existing and immediate family ties, seeking to develop their first home on the existing family farm holdings. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis. An Enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.~~

#### **RH 1 Rural Housing Zone 1(Rural Metropolitan Area)**

It is policy objective to facilitate rural housing in this Rural Metropolitan Area subject to the following criteria:

Applicants who have long standing demonstrable economic and/or social Rural Links to the area, i.e. who have grown up in the area, schooled in the area or who have spent a substantial, continuous part of their lives in the area and/or have or have had, immediate family connections in the area e.g. son or daughter of longstanding residents of the area seeking to develop their first home within the Rural Metropolitan Area. Applicants will be requested to establish a substantiated Rural Housing Need and only this category of persons will be allowed to construct a dwelling on a greenfield site in these areas.

To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.

#### **RH2: Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTPS-Outside Rural Metropolitan Area Zone 1)**

1(a). Those applicants with long standing demonstrable economic and/or social Rural Links\* to the area through existing and immediate family ties seeking to develop their first home on the existing family farm holding. Consideration shall be given to special circumstances where a landowner has no immediate family and wishes to accommodate a niece or nephew on family lands.

Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis

1(b). Those applicants who have no family lands, **or access to family lands**, but who wish to build their first home within the community in which they have long standing demonstrable economic and or social Rural links\* and where they have spent a substantial, continuous part of their lives i.e. have grown up in the area, schooled in the area or have spent a substantial, continuous part of their lives in the area and have **or have had**, immediate family connections in the area e.g. son or daughter of longstanding residents of the area.

Having established a Substantiated Rural Housing Need\*, such persons making an application on a site within an 8km. radius of their original family home will be accommodated, subject to normal development management.

**To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.** Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

**1(d).** Those applicants who lived for substantial periods of their lives in the rural area, then moved away and who now wish to return and build their first house as their permanent residence, in this local area. Documentary evidence shall be submitted to the Planning Authority to illustrate their links to the area in order to justify the proposed development and it will be assessed on a case by case basis.

**OR**

**1(e).** Where applicants can supply, legal witness or land registry or folio details that demonstrate that the lands on which they are seeking to build their first home, as their permanent residence, in the area have been in family ownership for a period of 20 years or more, their eligibility will be considered. Where this has been established to the satisfaction of the Planning Authority, additional intrinsic links will not have to be demonstrated.

**OR**

**1.(f)** In cases where all sites on the family lands are in a designated area, family members will be considered subject to the requirements of the Habitat's Directive and normal planning considerations

**OR**

**1(g)** Rural families who have long standing ties with the area but who now find themselves subsumed into Rural Villages. They have no possibility of finding a site within the particular Rural Village. Rural Village dwellers who satisfy the requirements for Rural Housing Need as outlined in RH2 will not be considered as Urban Generated and will have their Housing Need upheld.

**\*Rural Links:**

For the purpose of the above is defined as a person who has strong demonstrable economic or social links to the rural area and wishes to build a dwelling generally within an 8km radius of where the applicant has lived for a substantial continuous part of their life. **To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.**

**\*Urban generated housing demand Rural Village Dwellers**

**Urban generated housing is defined as housing in rural locations sought by people living and working in urban areas, including second homes. There are many rural families who have long standing ties with the area but who now find themselves subsumed into Rural Villages. They have no possibility of finding a site within the particular Rural Village. Rural Village dwellers who satisfy the requirements for Rural Housing Need as outlined in RH2 will not be considered as Urban Generated and will have their Housing Need upheld.**

**\*Urban Fringe:**

Urban Fringe of Gort, Loughrea, Athenry and Tuam. Applicants in the urban fringe will be requested to establish a Substantiated Rural Housing Need as per RH2

**RH 3 Rural Housing Zone 3 (Structurally Weak Areas)**

It is a policy objective of the Council to facilitate the development of individual houses, **without the requirement to demonstrate Rural Housing Need**, in the open countryside in "Structurally Weak Areas" subject to compliance with normal planning and environmental criteria and the Development Management Standards outlined in Chapter 15 and other applicable standards with the exception of those lands contained in Landscape Classifications 2,3 and 4 where objective RH4 applies.

**RH 4 Rural Housing Zone 4 (Landscape Classification 2,3 and 4)**

Those applicants seeking to construct individual houses in the open countryside in areas located in Landscape Classification 2,3 and 4 are required to demonstrate their demonstrable economic or social Rural Links\* as per RH 2, i.e.

**1(a).** Those applicants with long standing demonstrable economic and/or social Rural Links\* to the area through existing and immediate family ties seeking to develop their first home on the existing family farm holding. **Consideration shall be given to special circumstances where a landowner has no immediate family and wishes to accommodate a niece or nephew on family lands.**

Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

**1(b).** Those applicants who have no family lands, **or access to family lands**, but who wish to build their first home within the community in which they have long standing demonstrable economic and or social Rural links\* and where they have spent a substantial, continuous part of their lives i.e. have grown up in the area, schooled in the area or have spent a substantial, continuous part of their lives in the area and have **or have had**, immediate family connections in the area e.g. son or daughter of longstanding residents of the area. Having established a Substantiated Rural Housing Need\*, such persons making an application on a site within an 8km. radius of their original family home will be accommodated, subject to normal development management.

**To have lived in the area for a continuous ten years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.**

Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

**1(c).** Those applicants who can satisfy to the Planning Authority that they are functionally dependent in relation to demonstrable economic need on the immediate rural areas in which they are seeking to develop a single house as their principal family Residence in the countryside. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.

OR

**1(d).** Those applicants who lived for substantial periods of their lives in the rural area, then moved away and who now wish to return and build their first house as their permanent residence, in this local area. Documentary evidence shall be submitted to the Planning Authority to illustrate their links to the area in order to justify the proposed development and it will be assessed on a case by case basis.

OR

1(e). Where applicants can supply land registry or folio details that demonstrate that the lands on which they are seeking to build their first home, as their permanent residence, in the area have been in family ownership for a period of 20 years or more, their eligibility will be considered. Where this has been established to the satisfaction of the Planning Authority, additional intrinsic links will not have to be demonstrated.

OR

1.(f) In cases where all sites on the family lands are in a designated area, family members will be considered subject to the requirements of the Habitat's Directive and normal planning considerations

### **RH 5 Rural Housing Zone 5 (An Ghaeltacht)**

It is a policy objective of the Council to facilitate Rural Housing in the open countryside subject to the following criteria:

(a) Those applicants within An Ghaeltacht which are located in Zone 1 (Rural Metropolitan Area) and Zone 2 (The Rural Area Under Strong Urban Pressure-GCTPS) and Zone 4 (Landscape Sensitivity) shall comply with the policy objectives contained in RH 1, RH 2 and RH 4 as appropriate.

(b) It is a policy objective of the Council that consideration will be given to Irish speakers who can prove their competence to speak Irish in accordance with Galway County Council's requirements and who can demonstrate their ability to be a long term asset to the traditional, cultural and language networks of vibrant Gaeltacht communities. This consideration will apply to applicants seeking to provide their principal permanent residence, in landscape designations Class 1 and 2. It will extend into Class 3 areas **and to ZONE 2 Rural Areas that are not in overly prominent scenic locations**. This consideration will not apply to applicants seeking to build in Zone 1 (Rural Metropolitan Area).

A Language Enurement of 15 years duration will apply to approved developments in this category.

### **(c) Building Conversions and Dwelling House Extensions in Gaeltacht Areas**

It is an objective of the Council that building conversions and extensions to existing Dwelling Houses in Gaeltacht areas will be favourably considered for the purposes of advancing Gaeltacht Tourism and Gaeltacht Colleges provided the need is substantiated and the development complies with the requirements of the EPA Code of Practice Manual 2009 or any superseding wastewater manual. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis. A Language Enurement of 15 years duration will apply to approved developments in this category.

### **RH6 Replacement Dwelling**

It is a policy objective of the Council that the refurbishment of existing habitable dwelling houses would be encouraged, ~~as a more sustainable option than the demolition and construction of a new dwelling house, unless a conclusive case for demolition based on technical evidence is made for the Planning Authority's consideration on a case by case basis. It will be a requirement that any new dwelling house~~ **where practical. If an application for demolition and rebuild is based on technical evidence proving the practicality of the total removal of an existing inferior structure, the Planning Authority will require that the new replacement dwelling house be designed in accordance with Galway County Council's Design Guidelines for Rural Housing in the countryside.** Applicants, who require the demolition and replacement new build of an existing family home shall be accommodated without

the requirement to establish a Housing Need and will not be subject to an enurement clause.

### **RH 7 Renovation of Existing Derelict Dwelling**

It is a policy objective of the Council that proposals to renovate, restore, modify or replace existing derelict or semi-derelict dwellings in the County are generally dealt with on their merits on a case by case basis. ~~having regard to the relevant policy objectives of this plan, the specific location and the condition of the structure and the scale of any works required to upgrade the structure to modern standards. The derelict/semi derelict dwelling must be structurally sound and have the capacity to be renovated or extended and have the majority of its original features in place. A structural report will be required to illustrate that the structure can be brought back into habitable use, without compromising the original character of the dwelling. Where the total demolition of the existing dwelling is proposed an Enurement Clause for seven years duration will apply.~~

To qualify under this policy, the structure must have the majority of its original features in place in order to demonstrate its authenticity as having been a dwelling previously.

In the case for renovation, the derelict/semi derelict dwelling must be sufficiently sound and have the capacity to be renovated or extended to a standard compliant with good Building Practice and the current National Building Regulations. A structural report will be required to illustrate that the structure can be brought back into habitable use, without compromising on Structural Safety or Building Regulations. In this case where the renovation of the existing derelict/semi derelict dwelling is proposed, an Enurement Clause will not apply to the renovated building. In the case where demolition, and replacement of the existing derelict or semi-derelict dwelling is required, a structural report must be prepared to demonstrate to the Planning Authority that this is the least expensive and more sustainable option. Where the total demolition and replacement of the existing derelict/semi derelict dwelling is proposed, an Enurement Clause for seven years duration will apply.

### **RH 12 Adaptation of Existing Housing or Existing Buildings within the curtilage of the site.**

Facilitate the provision of accommodation for older people and dependant relatives ~~and relatives in need of independent housing in the existing family setting the existing family home subject to compliance with the following criteria~~ **and, subject to compliance with the following criteria:**

- ~~• Be attached to the existing dwelling;~~ **Be close to or attached to the existing dwelling**
- ~~• Be linked internally with the existing dwelling;~~ **Be linked internally with the existing dwelling where required**
- ~~• Not have a separate access provided to the front elevation of the dwelling;~~ **In cases where the new structure is to be attached to the existing dwelling separate access is not to be provided to the front elevation of the existing dwelling;**
- ~~• Be of appropriate size and length;~~ **Be of appropriate size and length to satisfy the needs of its occupants**
- Be capable of being served by adequate foul drainage facilities

~~RH 14 Linear Development Discourage the extension of linear development (defined as five or more houses alongside 250 meters of road frontage). The Council will~~



~~assess whether a given proposal will exacerbate such linear development, having regard to the site context~~

**NOT URBAN GENERATED\* Refers to Level 7 in Chapter 2**

**Rural villages and the wider rural region. Rural encompasses villages and the wider open countryside. There may not be good public transport or regional connections and maybe highly car dependent. The open countryside provides for rural economies and rural communities, based on agriculture, forestry, tourism and rural enterprise.**

Craughwell, Corofin, Clarinbridge, Ardahan, Kilcolgan, An Tulaigh/Baile na hAbhann, Cor an Dola, Woodlawn, Kilconnell, New Inn, Ballymacward, An Carn Mor, Lackagh, Turloughmore, Abbeyknockmoy, Cluain Bu, Eanach Dhuin, Ahascragh, Attymon, Monivea, Eyrecourt, Banagher, Aughrim, Caltra, Clonfert, Kiltormer, Menlough, Lawrencetown, Fohenagh, Killoran, Castleblakeney, Ballinamore Bridge, Gorteen, Cappataggle, Willimastown, Kilkerrin, Barnaderg, Belclare, Kilbennan, Briarfield, Newbridge, Ballymoe, Milltown, Kilconly, Caherlistrane, Brownsgrrove, Sylane, Lavally, Foxhall, Newbridge, Cashla, Kiltevna, Glinsk, Ballyglunin, Laragh More, Woodford, Killimor, Ballymana, Esker, Carrabane, Kiltullagh, Derrydonnell Beg, Ballinderreen, Kilchreest, Ballinakill, Moyglass, Peterswell, Killeenadeema, Drim, Kilconieran, Labane, Tynagh, Kilreekil, Abbey, Bullaun, Castledaly, Coose, Newcastle, Cooloo, Shanaglish, Na Forbacha, An Cnoc, Na Minna, Ros an Mhil, Rosscahill, Tulaigh Mhic Aodhain, Leitir Moir, Cill Chiarain, Cill Ronain, Roundstone, Carna, Tully/Renvyle, Glinsk, Leitir Meallain, Beal an Daingin, Tullycross, Rosmuc, An Fhairche, Leenane, Cleggan, Letterfrack, Casla, Corr na Mona, Ballyconneely, Sraith Salach, Claddaghduff, An Mam, Maam Cross, An Aird Mhoir, Maree, Kilbeacanty, Cloghanover, Camas.

#### **Chief Executive's Response:**

The proposed amendments and additional text are considered to be contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

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The proposed amendments and additional text are contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR. The proposed wording is confusing and will lead to ambiguity for prospective applicants. The proposed wording is contrary to OPR recommendation No.10.

It is not considered necessary to include the proposed wording in relation to Structurally Weak Areas. As outlined in section 4.6.2 this outlines the requirements and rationale for designating areas as "Structurally Weak Rural Areas".

The proposed amendments and additional text are contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

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The proposed amendments and additional text are contrary to National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

It is not considered warranted to remove the wording as proposed and insert the new text as the policy objective will become cumbersome and the spirit of the policy objective will be diminished.

It is not considered warranted that this new policy objective would be included as there are policy objectives in **Chapter 4 Rural Living and Development** that in principle would allow extensions and re use of existing buildings.

It is not considered warranted to remove the wording as proposed and insert the new text as the policy objective will become cumbersome and the spirit of the policy objective will be diminished. Reference to costing etc should not form part of a policy objective.

It is not considered warranted to remove the wording as proposed and insert the new text as the policy objective will become cumbersome and the spirit of the policy objective will be diminished. The additional wording is expanding the premise of the policy objective and it is not considered justified.

There is no rational for the removal of this policy objective as it complies with the Sustainable Rural Housing Guidelines 2005.

The proposed widening of the rural housing criteria to now encompass rural villages listed in Level 7 of the Settlement Hierarchy would provide an unequal balance and would be contrary to the National Planning Framework (NPF).

**Chief Executive's Recommendation:**

Please see OPR Recommendation No.10.

***RH 1 – Rural Housing Zone 1 – dealt with under OPR Recommendation.***  
***RH 2 – Rural Housing Zone 2 – dealt with under OPR Recommendation***  
***RH 3 – Rural Housing Zone 3 – dealt with under OPR Recommendation***  
***RH 4 – Rural Housing Zone 4 – dealt with under OPR Recommendation***  
***RH 5 – Rural Housing Zone 5 (An Ghaeltacht) - This is being dealt with under Cllr. Kinane's submission***  
***RH 6 – Replacement Dwelling – To be considered at a later stage***

Cllr. Byrne excused himself from Meeting due to Conflict of Interest.



**GLW C10-975 - MARK O'TOOLE**

**Pg 299**

Mr. Dunne advised that this was already dealt with under OPR Recommendation No. 10.

Support is noted for the submission made by Councillor Seamus Walsh.

**Chief Executive's Response:**

See response to submission to GLW C10-1344.

**Chief Executive's Recommendation:**

Please see OPR Recommendation No.10.

*This was already dealt with under OPR Recommendation No. 10. Noted by the Members*

**GLW C10-687 DEBRA PRENDERGAST**

**Pg 300**

Mr. Dunne advised that this was already dealt with under OPR Recommendation No. 10.

Reference to the Flemish Decree, and links to a particular area. The commentary makes reference to a particular planning application. Reference has also been made of RH2 and the wording of the policy objective especially relating to Section 1(c) of RH2. It is stated that there is support to protect rural areas & communities under pressure from Urban generated development, but the over application of 'RURAL LINKS' (i.e., Locals Only) within Objective RH2 is too narrow and there is a failure to integrate/facilitate the EQ1 policy objective with the Policy objective of Rural Housing.

**Chief Executive's Response:**

The Flemish Decree is an EU judgement and is not written into legislation. It gives a judgement on a particular case that was brought before the European Court of Justice. The sustainable Rural Housing Guidelines will deal with this judgement when they are published.

As outlined under the OPR Recommendation No. 10 policy objective RH2 has been further amended.

**Chief Executive's Recommendation:**

No Change.

*This was already dealt with under OPR Recommendation No. 10. Noted by Members.*

**GLW C10-5 PEARSE CLANCY**

**Pg 300**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

He advised that it is noted in this submission that the existing policies on the re-use of old existing farmyard dwellings in the Draft County Plan should be revised (**RH 7 Renovation of Existing Derelict Dwelling**). It is noted that the existing policies discourage the preservation of an important aspect of the rural heritage. An outline of a pre-planning meeting was given where it was considered that it is difficult to secure planning permission for the restoration of an old farmyard dwelling for residential use. It is noted that the same Development Management rules apply as if it were a proposed new dwelling.

It is noted that the renovations of the old cottage, on the farmyard, makes sense from a labour saving, cost saving, environmental and practical point of view.

**Chief Executive's Response:**

It should be noted that policy objective **RH7 Renovation of Existing Dwelling** encourages the redevelopment of existing derelict dwellings. From a sustainability perspective the renovation of derelict dwellings is the preferred option however, in some instances this may not be always feasible due to site constraints etc.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-1737 CLLR. SHERIDAN**

**Pg 301**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

The following amendments are sought in relation to policy objectives:

**RC 4 Mixed Use Development in Villages**

Support the provision of appropriately scaled commercial development within villages and existing serviced brown field enterprise parks that have been previously designated for commercial, warehouse or light manufacturing practices this may include limited new mixed use development, including employment generating development, childcare and other appropriate commercial development.

**Section 4.7**

**RD 1 Rural Enterprise Potential**

To facilitate the development of the rural economy through supporting a sustainable and economically efficient agriculture and food industry, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, As well as in existing serviced brown field enterprise parks while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.

## **RD 2 Smart Economy**

To support and develop a diverse base of smart economic specialisms as dynamic drivers in our rural economy, including innovation and diversification in agriculture and sustainable energy and green agenda projects.

## **RD 4 Remote Working**

To support remote working in the rural area, at an appropriate scale, for enterprise/businesses that do not require visiting members of the public, subject to normal planning consideration. To promote “connected Hubs” for enterprise, light commercial, rural - start up, social enterprise and green agenda sustainability projects aimed at disseminating and upskilling rural communities in achieving our 2030 and 2050 climate targets.

### **4.13 Commercial Developments in Rural Areas**

In relation to the expansion of an existing rural enterprise or enterprise park consideration will be given to the scale of the existing and proposed development, the capacity of local infrastructure to accommodate the expansion, and the compatibility of the development with the surrounding area.

#### **Section 4.13**

##### **Policy Objective CD 1 Rural Enterprises**

Consider and support the establishment of small scale rural orientated enterprises in unserviced rural areas outside of town or village settings which can be accommodated in existing farm buildings or can be established on a brownfield site, subject to satisfying the following criteria:

- (a) Compatibility and general suitability to an unserviced rural area (primary consideration will be given to agriculture, renewable and marine resources, forestry, tourism, recreation or food production related enterprise activities and services);
- (b) Scale of development (assimilate appropriately into a rural setting);
- (c) Nature of development (raw materials sourced locally);
- (d) Consideration of social and environmental impacts (enterprise must not have a significant adverse impact on the environment or rural amenity);
- (e) The enterprise must not constitute a road safety hazard or have a major adverse impact on the road network, road capacity and traffic levels;
- (f) Residential amenity (enterprise must not have a significant adverse impact on residential amenity)

(g). Consideration and promotion will be given to serviced brown field existing enterprise parks in the environs of rural settlements

#### **Chief Executive’s Response:**

The proposed wording is expanding the spirit of the policy objective in relation to mix use development in villages, and it is considered policy objective **RD1 Rural Enterprise Potential** addresses the rural economy. It is not considered necessary to specifically reference brown field enterprise sites as a particular category within this policy objective.

The proposed wording is expanding the spirit of the policy objective in relation to brown field enterprise and it is considered policy objective **RD1 Rural Enterprise Potential** addresses the rural economy. It is not considered necessary to specifically reference brown field enterprise sites as a particular category within this policy objective.

It is considered appropriate to include this wording as proposed.

The premise of this policy objective relates to remote working in the rural area; its intention is not to expand the uses into the categories referenced. The categories referenced under are in general addressed under policy objective **RD1 Rural Enterprise Potential**.

The proposed wording is expanding the spirit of the narrative to specifically reference “or enterprise park”. This is not considered appropriate or necessary in this instance.

The proposed wording is expanding the premise of the policy objective and it is not considered necessary or appropriate to reference serviced brownfield sites.

### **Chief Executive’s Recommendation:**

#### **RD 2 Smart Economy**

To support and develop a diverse base of smart economic specialisms as dynamic drivers in our rural economy, including innovation and diversification in agriculture and sustainable energy and green agenda projects.

#### RC 4 Mixed Use Development in Villages

Mr. Dunne explained that the proposed new wording was a bit cumbersome.

Cllr. Sheridan stated that there were rural enterprises in all of their communities. He advised he was referring to the Business Park in Milltown and referenced an area located at the back of existing premises on a rural base that has existing permissions. He stated that the purpose of this amendment was to add those businesses that already existed in our community. Cllr. M. Connolly stated that there was a long history in industrial park in Milltown and agreed with supporting it in any way they could. Mr. Dunne advised that it was not considered necessary to specifically reference brownfield sites in this policy objective.

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

#### For: 20

Cllr. Broderick	Cllr. D. Connolly	Cll. M. Connolly
Comh. O Cualain	Cllr. Cronnelly	Comh. O Curraoin
Cllr. Geraghty	Cllr. Herterich/Quinn	Cllr. Hoade
Cllr. C. Keaveney	Cllr. P. Keaveney	Cllr. Kelly
Cllr. Killilea	Cllr. Kinane	Cllr. King
Cllr. McHugh/Farag	Cllr. Sheridan	Cllr. Thomas
Cllr. Walsh	Cllr. Welby	

#### Against: 6

Cllr. Charity	Cllr. Maher	Cllr. Mannion
Cllr. McClearn	Cllr. McKinstry	Cllr. Murphy

Abstain: 6

Cllr. Collins

Cllr. Cuddy

Cllr. Donohue

Comh. Mac an Iomaire

Cllr. Parsons

Cllr. Roche

No Reply: 7

*The Cathaoirleach declared Motion carried.*

Cllr. Byrne left Meeting due to Conflict of Interest.

Section 4.7

RD 1 Rural Enterprise Potential

Mr. Dunne advised that CE recommendation was not to go ahead with proposed wording. Mr. Sheridan advised that he wished to go ahead with proposed amendment which was quite similar to previous one. Following discussion, it was agreed to retain existing wording as all uses were covered in the policy objective.

*Chief Executive Recommendation was approved on the proposal of Cllr. Sheridan, seconded by Cllr. Broderick and agreed by the Members.*

RD 2 Smart Economy

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

RD 4 Remote Working

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

4.13 Commercial Developments in Rural Areas

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

**GLW C10-1774 SEAN CANNEY TD**

**Pg 304**

Mr. Dunne advised that the proposed amendments in submission have already been dealt with.

**RC 4 Mixed Use Development in Villages**

Support the provision of appropriately scaled commercial development within villages, and existing serviced brown field enterprise parks that have been previously designated for commercial, warehouse or light manufacturing practices this may include limited new mixed use development, including employment generating development, childcare and other appropriate commercial development.

## **Section 4.7**

### **RD 1 Rural Enterprise Potential**

To facilitate the development of the rural economy through supporting a sustainable and economically efficient agriculture and food industry, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, **As well as in existing serviced brown field enterprise parks** while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.

### **RD 2 Smart Economy**

To support and develop a diverse base of smart economic specialisms as dynamic drivers in our rural economy, including innovation and diversification in agriculture **and sustainable energy and green agenda projects**

### **RD 4 Remote Working**

To support remote working in the rural area, at an appropriate scale, for enterprise/businesses that do not require visiting members of the public, subject to normal planning consideration. **To promote “connected Hubs” for enterprise, light commercial, rural - start up, social enterprise and green agenda sustainability projects aimed at disseminating and upskilling rural communities in achieving our 2030 and 2050 climate targets.**

## **4.13 Commercial Developments in Rural Areas**

Addition to be made addition into last paragraph:

In relation to the expansion of an existing rural enterprise **or enterprise park** consideration will be given to the scale of the existing and proposed development, the capacity of local infrastructure to accommodate the expansion, and the compatibility of the development with the surrounding area.

## **Section 4.13**

### **CD 1 Rural Enterprises**

Consider and support the establishment of small scale rural orientated enterprises in unserviced rural areas outside of town or village settings which can be accommodated in existing farm buildings or can be established on a brownfield site, subject to satisfying the following criteria:

- (a) Compatibility and general suitability to an unserviced rural area (primary consideration will be given to agriculture, renewable and marine resources, forestry, tourism, recreation or food production related enterprise activities and services);
- (b) Scale of development (assimilate appropriately into a rural setting);
- (c) Nature of development (raw materials sourced locally);
- (d) Consideration of social and environmental impacts (enterprise must not have a significant adverse impact on the environment or rural amenity);
- (e) The enterprise must not constitute a road safety hazard or have a major adverse impact on the road network, road capacity and traffic levels;
- (f) Residential amenity (enterprise must not have a significant adverse impact on residential amenity)

**(g). Consideration and promotion will be given to serviced brown field existing enterprise parks in the environs of rural settlements**

### **Chief Executive's Response:**

The proposed wording is expanding the spirit of the policy objective in relation to mix use development in villages, and it is considered policy objective **RD1 Rural Enterprise Potential** addresses the rural economy. It is not considered necessary to specifically reference brown field enterprise sites as a particular category within this policy objective.

The proposed wording is expanding the spirit of the policy objective in relation to brown field enterprise and it is considered policy objective **RD1 Rural Enterprise Potential** addresses the rural economy. It is not considered necessary to specifically reference brown field enterprise sites as a particular category within this policy objective.

It is considered appropriate to include this wording as proposed.

The premise of this policy objective relates to remote working in the rural area, its intention is not to expand the uses into the categories referenced. The categories referenced under be in general addressed under policy objective **RD1 Rural Enterprise Potential**.

The proposed wording is expanding the spirit of the narrative to specifically reference "or enterprise park". This is not considered appropriate or necessary in this instance.

The proposed wording is expanding the premise of the policy objective and it is not considered necessary or appropriate to reference serviced brownfield sites.

**Chief Executive's Recommendation:**

**RD 2 Smart Economy**

To support and develop a diverse base of smart economic specialisms as dynamic drivers in our rural economy, including innovation and diversification in agriculture and sustainable energy and green agenda projects.

*This was already dealt with. Noted by Members.*

**GLW C10-794 - CLLR. SHERIDAN**

**Pg 307**

Mr. Dunne advised that this had already been dealt with under GLW C10-1354

Amend Policy Objective as follows:

**RH12 Adaptation of Existing Housing Stock**

Facilitate the provision of accommodation for older people and dependent relatives in the existing family home subject to compliance with the following criteria:

- Be **Maybe** attached to the existing dwelling;
- Be **Maybe** linked internally with the existing dwelling;
- Not have a separate access provided to the front elevation of the dwelling;
- Be of appropriate size and length;
- Be capable of being served by adequate foul drainage facilities

**Chief Executive's Response:**



It is considered that the wording proposed is ambiguous and will lead to confusion regarding the spirit of the policy objective. Inserting the word “maybe” in policy objectives is not appropriate.

**Chief Executive’s Recommendation:**

No Change.

*This section is already been dealt with under Cllr. Kinane’s submission – GLW C10-1354*

**GLW C10-2243 DAVID MCPHILLIPS**

**Pg 307**

Mr. Dunne outlined the content of submission and read CE Response & Recommendation.

This submission relates to zoning lands for Residential Phase 2 in Tuam.

**Chief Executive’s Response:**

The request to zone Residential Phase 2 Lands in Tuam cannot be considered during the process of the Draft Galway County Development Plan 2022-2028. It is expected that the Tuam Local Area Plan will be on display in Q1 of 2022 and it is at that time that zoning requests can be made.

**Chief Executive’s Recommendation:**

No Change.

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

**GLW C10-1520 DONNCHA O hEALLAITHE**

**Pg 308**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

A comprehensive submission was received, and it was noted that 73% of the population of County Galway live in rural areas yet only 12% of the housing units allocated are for rural areas. It is proposed to increase the number of housing units in Rural Settlements and Rural Areas in the Core Strategy Table 2.9 to 33% for the County as a whole.

It is requested that a new settlement category is included on Settlement Hierarchy Table 2.9, to be known as **Small Growth Gaeltacht Settlements** (a Settlement 8). It is noted that this category would specifically identify the settlements of Furbogh, Hill/Cliffs, Tully, Ballynahown, Roassaveal, Rosmuck, Kilkieran, Cárna, Cornamona, Clonbur, Lettermore and Lettermullan Island as providing educational services, shops and churches as well as employment to client companies of Udarás na Gaeltachta.



It is stated that the stretch of road on both sides of the R336, between Na Forbacha and Baile na hAbhann, is amended to Landscape Sensitivity Class 2, currently at Sensitivity Class 3. The rationale noted is that it is prohibiting applicants from obtaining planning permission.

It is requested that **Chapter 4 Rural Housing and Living Development** of the Draft County Plan recognises the need to provide housing for those in the Gaeltacht and identifies the housing need for those working in the Gaeltacht.

It is recommended that the following insert is included in Section 2.3.10 Overview of Approach to Core Strategy *"Because of high employment level outside agriculture, fishing and forestry in many Gaeltacht areas because of targeted state support of employment creation Údarás na Gaeltachta, it is recognised that some Gaeltacht rural areas have particular housing needs above and beyond other rural areas in the county which will be addressed in the housing strategy".*

### **Chapter 13 The Galway Gaeltacht and Islands**

It is also noted that Policy Object GA 6 Rural Housing in the Gaeltacht be amended to read as:

*"All proposals for rural housing in the Gaeltacht countryside shall be mindful of the high levels of employment in some Gaeltacht areas outside agriculture, fishing and forestry and the need to facilitate Gaeltacht Irish speakers in staying in Gaeltacht areas, in accordance with national policies".*

It is noted that the standard of Irish for the language condition is not set out in the Draft County Plan. It is recommended that a *"family should have a standard of spoken Irish at Level B2 (CEFR), to satisfy the Language Enurement Clause"*.

It is recommended that the language Enurement clause is not implemented as a condition on planning applications in the electoral areas of Gaeltacht Area F and the towns of Moycullen, Barna and Claregalway where local primary schools do not have Gaeltacht recognition.

### **Chief Executive's Response:**

It is considered that the settlement hierarchy, and the revised Core Strategy, provide the platform for future growth in County Galway. The principles of compact growth and NPO 15 and 19 of the NPF, are reflected in the OPR Recommendation No.10

It is not considered necessary to expand the Settlement Hierarchy to identify Gaeltacht Communities. There are policy objectives in **Chapter 4 Rural Living and Development** and **Chapter 13 The Galway Gaeltacht and Islands** that addresses the Gaeltacht Community and Rural Development.

It is not considered warranted to amend the Landscape Classification on the R336. The policy objectives in **Chapter 4 Rural Living and Development** facilitates rural housing subject to a number of criteria.

It is considered that policy objective **RH5 Rural Housing Zone 5 (An Ghaeltacht)** supports Irish speakers who can demonstrate their competence to speak Irish.

It is considered that policy objective **RH5 Rural Housing Zone 5 (An Ghaeltacht)** supports Gaeltacht communities, and it is not considered appropriate to include the proposed additional text.

It is considered that policy objective ***RH5 Rural Housing Zone 5 (An Ghaeltacht)*** supports Gaeltacht communities, and it is not considered appropriate to include the proposed additional text.

The proficiency in the Irish Language is a separate process from the County Development Plan and as such it is not considered appropriate to include reference to a category of Irish in the policy objectives.

It is considered that the Language Enurement Clause plays a significant role in protecting and enhancing the Irish language in Gaeltacht communities.

**Chief Executive's Recommendation:**

No Change.

An Comh O Cualáin stated that he did not agree with CE Recommendation on this submission. He stated that Mr. O hEallaithe had queried why his first two points were not brought to the Members attention in Chapter 2 and sought clarity on this. Mr. Dunne stated that as Members were aware a total of 2,877 submissions were received in total and each one was examined in detail. They were summarized and detailed into different chapters. He advised that this submission was attributed to Chapter 4 in terms of detailed response. One of the towns mentioned was included in Level 7 hierarchy and could not be changed to Level 8, as suggested, as it was not a category and advised it was not possible to designate a special area in the Gaeltacht. He stated that all of the points raised in the submission have been considered and a complete and comprehensive review was taken of this submission. An Comh. O Cualáin acknowledged Mr. Dunne's comments but stated the concern raised was that it wasn't brought to the attention of the Members in Chapter 2. Mr. Dunne advised that the Members were circulated with the CE Report in October 2021 and the key issues raised were brought to the Member's attention. He advised that there would be further discussion on the Gaeltacht Chapter when it comes up in Chapter 13. The CE Response gives a full rationale for that. Ms. Loughnane stated that she would have no idea how to implement that as a policy objective as it was aspirational and would lead to ambiguity. An Comh. O Cualáin advised that he was asked to raise it by Mr. O hEallaithe and he was highlighting it on his behalf.

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

**GLW C10-1493 SORCHA NI CHONGHAILE**

**Pg 310**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

He advised that it is requested in this submission for the footpaths in the Cois Fharraige area to be widened and improved for disability access. It is noted that the pathways are too narrow in parts and sloped in other parts.

It is requested that the lighting sequence at Colmcille Credit Union, Inverin is adjusted to allow more time for people to cross the road.

It is noted that wheelchair accessible buses depart from Galway City to Ceantar na nOileán. It is requested that any bus shelters provided in the area are suitable for people with disabilities.

It is requested that every town in the Cois Fharraige area has dropped kerbs on both sides of the road to facilitate the new public buses.

**Chief Executive's Response:**

The points raised in this submission are noted, however they relate to infrastructural improvements and transport services in the rural areas of the county. Essentially, **Chapter 6 Transport and Movement** and **Chapter 7 Infrastructure Utilities and Environmental Protection**, provide a suite of policy objectives that support improvements within the town, villages and rural areas of the county.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-1491 – PEADAR O CUALAIN**

**Pg 311**

Mr. Dunne advised that the issues raised were considered under GLW C10-1493.

It is requested in this submission for the footpaths in the Cois Fharraige area to be widened and improved for disability access. It is noted that the pathways are too narrow in parts and sloped in other parts.

It is requested that the lighting sequence at Colmcille Credit Union, Inverin is adjusted to allow more time for people to cross the road.

It is noted that wheelchair accessible buses depart from Galway City to Ceantar na nOileán. It is requested that any bus shelters provided in the area are suitable for people with disabilities.

It is requested that every town in the Cois Fharraige area has dropped kerbs on both sides of the road to facilitate the new public buses.

**Chief Executive's Response:**

The points raised in this submission are noted, however they relate to infrastructural improvements and transport services in the rural areas of the county. Essentially, **Chapter 6 Transport and Movement** and **Chapter 7 Infrastructure Utilities and Environmental Protection**, provide a suite of policy objectives that support improvements within the town, villages and rural areas of the county.

**Chief Executive's Recommendation:**

No Change.

*This was already dealt with in GLW C10-1493. Noted by Members.*

## **GLW C10-1473 MAIREAD NI CHUALAIN**

**Pg 311**

Mr. Dunne advised that the issues raised were considered under GLW C10-1493.

It is requested in this submission for the footpaths in the Cois Fharraige area to be widened and improved for disability access. It is noted that the pathways are too narrow in parts and sloped in other parts.

It is requested that the lighting sequence at Colmcille Credit Union, Inverin is adjusted to allow more time for people to cross the road.

It is noted that wheelchair accessible buses depart from Galway City to Ceantar na nOileán. It is requested that any bus shelters provided in the area are suitable for people with disabilities.

It is requested that every town in the Cois Fharraige area has dropped kerbs on both sides of the road to facilitate the new public buses.

### **Chief Executive's Response:**

The points raised in this submission are noted, however they relate to infrastructural improvements and transport services in the rural areas of the county. Essentially, **Chapter 6 Transport and Movement** and **Chapter 7 Infrastructure Utilities and Environmental Protection**, provide a suite of policy objectives that support improvements within the town, villages and rural areas of the county.

### **Chief Executive's Recommendation:**

No Change.

*This was already dealt with in GLW C10-1493. Noted by Members.*

## **GLW C10-1269 – EIBHLIN UI CHUALAIN**

**Pg 312**

Mr. Dunne advised that the issues raised were considered under GLW C10-1493.

It is requested in this submission for the footpaths in the Cois Fharraige area to be widened and improved for disability access. It is noted that the pathways are too narrow in parts and sloped in other parts.

It is requested that the lighting sequence at Colmcille Credit Union, Inverin is adjusted to allow more time for people to cross the road.

It is noted that wheelchair accessible buses depart from Galway City to Ceantar na nOileán. It is requested that any bus shelters provided in the area are suitable for people with disabilities.

It is requested that every town in the Cois Fharraige area has dropped kerbs on both sides of the road to facilitate the new public buses.

### **Chief Executive's Response:**

The points raised in this submission are noted, however they relate to infrastructural improvements and transport services in the rural areas of the county. Essentially, **Chapter 6 Transport and Movement** and **Chapter 7 Infrastructure Utilities and Environmental Protection**, provide a suite of policy objectives that support improvements within the town, villages and rural areas of the county.

**Chief Executive's Recommendation:**

No Change.

*This was already dealt with in GLW C10-1493. Noted by Members.*

**GLW C10-921 COISTE COMHAIRLEACH PLEAN 5 BHLIANA IORRAS AITHNEACH**

**Pg 313**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

The following topics were raised in relation to rural issues:

**Section 4.6.2, Structurally Weak Rural Areas (East and West of GTPS).**

It is requested to extend the final key point with the following.

*"To protect areas located in Landscape Categories 2,3 and 4 while also acknowledging the need to protect the future of the communities in these areas".*

Under Section 4.6.3 Rural Housing Development Strategy 2022-2028 the following insert is proposed after the second paragraph before the specific policy objectives are listed.

*"In areas which are classified in the Landscape Sensitivity 2,3 and 4 an applicant seeking to construct a rural house in the open countryside is required to demonstrate substantiated Rural Housing Need and their Rural Links or a connection to the area which is in keeping with Galway County Council's objectives of strengthening structurally weak areas. The categories specifically included here including: Those applicants from outside the area who are providing employment in the area such as industrial projects and services. Those applicants who may be natives of some other parts of the county, country or from outside the State and who are working on a long term or permanent basis in the area. Returning emigrants".*

**Chief Executive's Response:**

The protection of the Landscape Categories 2, 3 and 4 are a reflection of the unique landscape of the county, however subject to compliance with the policy objective it is considered that the rural communities can co-exist with the landscape classification.

It is not considered necessary to expand the narrative in this section.

**Chief Executive's Recommendation:**

No Change.

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

## GLW C10-890 FORUM CONNEMARA CLG

### Pg 314

Mr. Dunne advised that issue raised in submission had already been dealt with.

In this submission FORUM Connemara notes the concern regarding young people who wish to build a home beside their family. It is noted that this may lead to the dismantling of the family farm which it considers has a negative social, economic, and environmental implication. It is noted that EU programmes such as the Rural Development Programme (LEADER) are aimed at preventing the dismantling of the family farm structure

### Chief Executive's Response:

**Chapter 4 Rural Living and Development** contains policy objectives ***RH1 Rural Housing Zone 1 & 2*** that, subject to compliance, allows farm family members to live in the countryside.

### Chief Executive's Recommendation:

No Change.

*This was already dealt with. Noted by Members.*

## GLW C10-862 COISTE FORBARTHA NA bhFORBACHA

### Pg 314

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

It is noted in this submission that planning permission should be attainable for the local community for the construction of single houses in their own area/land without any constraints.

It is recommended that 80% of any development with 2 or more houses in na bhForbacha has an Irish Language condition attached and that Galway County Council ensure that this condition is met.

It is requested that no additional lands are zoned for windmills during the lifetime of the County Development Plan.

It is requested that na bhForbacha should not be split to accommodate the proposed R336 upgrade. It is proposed that the new road is constructed on the northern edge of na bhForbacha.

### Chief Executive's Response:

**Chapter 4 Rural Living and Development** contains policy objectives ***RH1 Rural Housing Zone 1 & 2*** that, subject to compliance, allows the construction of rural housing. In accordance with NPO 15 and 19 of the NPF Plan, and following on from the OPR Recommendation No. 10, the criteria for rural housing has been amended.

This is addressed in **Chapter 13 Galway Gaeltacht and islands** under policy objective **GA4 Language Enurement Clause**. However, it is considered appropriate to reference the duration of the 15 years in this objective.

It should be noted that the areas identified in the LARES are designated under the wind classification. This issue is dealt with further in the report.

The Draft Galway County Development Plan 2022-2028, in **Chapter 6 Transport and Movement**, has listed the R336 on Table 6.1. No definitive proposals are in situ in relation to works on the R336.

### **Chief Executive's Recommendation:**

#### **GA4 Language Enurement Clause**

(a) A Language Enurement Clause will be applied on a portion of residential units in developments of two or more units in District D Cois Fharraige. The proportion of homes to which a language enurement clause will be a minimum of 80% or to the proportion of persons using Irish Language on a daily basis, in accordance with the latest published Census whichever is greater. **A Language Enurement of 15 years duration will apply to approved developments in this category.**

(b) A Language Enurement Clause will be applied on a portion of residential units in developments of two or more units in the remaining Gaeltacht Districts excluding District D Cois Fharraige. The proportion of homes to which a language enurement clause will be a minimum of 20% or to the proportion of persons using Irish Language on a daily basis, in accordance with the latest published Census whichever is greater. **A Language Enurement of 15 years duration will apply to approved developments in this category**

***The CE Recommendation was proposed by Cllr. D. Connolly, seconded by Cllr. McKinstry and agreed by the Members.***

### **GLW C10-835 – KYLEMORE ABBEY**

#### **Pg 316**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

In this submission it is noted that Kylemore Abbey is located in an area underserved by public infrastructure, and with limited provision of amenities and cultural facilities for the local community. The submission notes Government and Local Authority policy to create opportunities for rural economies and communities. It is noted that Kylemore Abbey plays an important role in enhancing the attractiveness and quality of life in rural Connemara in terms of natural and cultural amenity, education, religious practice etc. It is noted that Kylemore Abbey acts as a community resource and cultural hub and it is considered that it enhances local life, providing amenity space, offers education programmes and adds to the attractiveness of the area for remote workers. This submission notes that Kylemore Abbey acts as a driver of enterprise development and as part of its current strategic plan Kylemore intends to further develop these activities.



**Chief Executive's Response:**

The contents of the submission are noted and the role that Kylemore Abbey plays in the rural economy.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-763 CLIODHNA NI DHABHORAIN**

**Pg 316**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

In this submission it is noted that there is a need to make provision for survivors of domestic violence and their children. It is noted that rural housing need should provide for such people to relocate to live near parents and close family due to the importance of support, safety, and security they provide to families in such circumstances.

It is noted that the needs of this category of people are not being met under present planning guidelines.

**Chief Executive's Response:**

**Chapter 4 Rural Living and Development** contains policy objectives ***RH1 Rural Housing Zone 1 & 2*** that, subject to compliance, allows the construction of rural housing. In accordance with NPO 15 and 19 of the NPF Plan, and following on from the OPR Recommendation No. 10, the criteria for rural housing has been amended.

**Chief Executive's Recommendation:**

No Change.

**Cllr. McKinstry submitted the following Motion:**

*I propose that: include a Policy Objective to ensure we have Domestic Violence Refuges for at least 1 per 10,000 as per the Istanbul Convention. (Add to the Housing Needs Demand Assessment)*

Mr. Dunne advised this was in HNDA that was appended to Plan and therefore didn't need to be included as a policy objective in Chapter 4. Cllr. Dr. Parsons supported this motion and queried if there was a category for Domestic Abuse Victims? An Comh O Cualain and Cllr. Welby also supported this motion and stated that it was something that needed to be addressed within the county. Mr. Dunne advised that there was a special category for vulnerable persons and has been accounted for within Housing Strategy contained in the HNA which was appended to the Plan.



Mr. Hanrahan, Director of Services for Housing advised that the issue of Refugees and accommodation for Vulnerable People would be covered under the Housing Programme and that the Housing Section were confident that subject to funding and Part 8 Planning Permission supported that the HNDA Section of the County Development Plan allows for such development as required.

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

#### **GLW C10-752 – SEAN O’KEEFE**

**Pg 317**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

In this submission the significance of climate change is highlighted and its impacts on rising sea levels and flooding. It is noted that habitats along coastlines are under threat. It is requested that planning permission should be restricted close to the shores, rivers, and lakes. It is noted that once a house is developed in a scenic location the natural heritage is lost forever.

**Chief Executive’s Response:**

**Chapter 4 Rural Living and Development** contains policy objectives ***RH1 Rural Housing Zone 1 & 2*** that, subject to compliance, allows the construction of rural housing. Environmental parameters are also assessed when determining planning applications and extra studies/assessments are sometimes sought for the development in question.

**Chief Executive’s Recommendation:**

No Change.

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

#### **GLW C10-716 MILLTOWN DEVELOPMENT COMPANY LTD**

**Pg 317**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

This comprehensive submission notes the extensive history of Milltown Development Company Ltd and its role in the development of Milltown Business Park.

There is an outline given as to the extensive business that could be generated at this location from a range of potential occupiers of the buildings.

It is noted that Galway County Council and the NRA have signed into an agreement with Milltown Development Company to accommodate a road exit from the site for the construction of the proposed N17 upgrade (M17 Tuam to Claremorris Road).

**Chief Executive's Response:**

The content of the submission is noted. Business parks such as Milltown are acknowledged in relation to their role in the county. It is considered that policy objective ***RC 4 Mixed Use Development in Villages*** would address the future uses such as Milltown Business Park Ltd.

This agreement was signed in 2011 and as such any upgrades are subject to a planning consent and funding.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-695 MICHAEL MCARDLE**

**Pg 318**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

In relation to Chapter 4, **Section 4.6.3 Rural Housing Policy Objectives** it is requested that there would be a more open approach to rural housing. It is recommended that there are a number of terms (Long standing, substantial, continuous part, immediate family circumstances, substantiated rural housing need) that need to be removed in favour of more open access.

In addition, it is noted that the concept in relation to “enurement” should be abolished. There should be free movement of people. It is stated that rural links must not be limited to those who have ties to the land or property. In addition, it is stated that the “8 km radius of their original family home” restriction should be abolished or replaced with a reasonable requirement that the construction would be within the same Local Electoral Area within a 25km radius.

It is suggested that off-grid housing, where water supply, wastewater treatment, power supply and communications can be provided independently in a sustainable manner, should be permitted, especially where traditional settlement patterns have in the past, been the norm.

**Policy Objective RH2 Rural Housing Zone 2 (Rural Area Under Strong Urban Pressure-GCTP-Outside Rural Metropolitan Area Zone 1) b)** that the “8km radius of their original family home” restriction should be abolished or replaced by a more reasonable requirement that the construction be, for example, within the same Local Electoral Area or within 25 km radius.

It is recommended that off-grid housing, where water supply, wastewater treatment, power supply, and communications can be provided independently in an objectively-assessed, sustainable manner, should be permitted, especially where traditional settlement patterns have, in the past, been the norm. It is noted that the easing of restrictions and permitting such sustainable development is likely to increase land and housing affordability.

**Chief Executive's Response:**

The narrative and wording of policy objectives in **Chapter 4 Rural Living and Development** is considered appropriate and in accordance with the National Planning Framework (NPF), the Regional Spatial Economic Strategy (RSES), and the Rural Housing Guidelines 2005.

In accordance with NPO 15 and 19 of the NPF Plan, and following on from the OPR Recommendation No. 10, the criteria for rural housing has been amended, however it is considered that the concept of the Enurement clause is appropriate and should be retained.

In relation to off-grid housing it is considered that there are a number of environmental concerns the Planning Authority would have with the proposal as suggested.

The narrative and wording of policy objectives in **Chapter 4 Rural Living and Development** is considered appropriate and in accordance with the National Planning Framework (NPF), the Regional Spatial Economic Strategy (RSES), and the Rural Housing Guidelines 2005.

The narrative and wording of policy objectives in **Chapter 4 Rural Living and Development** is considered appropriate and in accordance with the National Planning Framework (NPF), the Regional Spatial Economic Strategy (RSES), and the Rural Housing Guidelines 2005. The concept in relation to off-grid housing is not appropriate due to the number of parameters that have to be accessed.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-685 – GALWAY COUNTY COMHAIRLE na NoG**

**Pg 319**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

It is noted in this submission that under the objectives set out in Chapter 4 there needs to a specific objective in relation to Affordable Housing. It is recommended that affordable housing is to be made available and developed near towns, villages and in the countryside. It is noted that a lack of affordable housing in the countryside, and more rural regions, has driven more younger people into larger towns and cities to find housing and hence depleting the countryside of younger generations.

**Chief Executive's Response:**

It should be noted that there is a policy objective in relation to affordable housing in Section 2.5.2 Policy Objective **HS 2 Social and Affordable Housing**. In terms of providing housing in the open countryside it is considered that this would not be in accordance with the NPF and NPO 15 and 19.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-669 AINE NI CHONCHUBHAIR**

**Pg 320**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

It is noted in this submission that development adjacent to rivers, lakes and coastal areas should be prohibited to leave space for nature.

It is noted that between 1% and 2% of the country's mammals are killed on the roads each year. It is recommended that road boundaries are constructed in such a way that small animals are protected.

**Chief Executive's Response:**

Noted. **Chapter 15 Development Management Standards, DM Standard 7 Rural Housing** lists the requirements in relation to boundary treatments.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-570 JOYCE COUNTY AND WESTERN LAKES GEOPARK**

**Pg 320**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

It is noted in this submission that achieving UNESCO Global Geopark status for Joyce County and Western Lakes (JCWL) area should be in one of the priorities of the County Development Plan.

It is requested that acknowledgement of this is included in **Chapter 4 Rural Living and Development** as it is an important step and signpost towards achieving this potential.

**Chief Executive's Response:**

It should be noted that there is a policy objective in **Chapter 11 Natural Heritage, Biodiversity and Blue/Green Infrastructure** UGG 1 UNESCO Global Geopark Status that supports the designation of UNESCO Global Geopark status.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-467 MATT LOUGHNANE**

**Pg 320**

Mr. Dunne advised that this had already been dealt with at previous meeting.

In this comprehensive submission it is requested to zone lands at Woodlawn, Ballinasloe, for residential use.

**Chief Executive's Response:**

It is not considered appropriate to zone lands in a rural area where Woodlawn has been identified as a Level 7 village.

**Chief Executive's Recommendation:**

No Change.

*This was already dealt with at previous Meeting. Noted by Members.*

**GLW C10-466 MOR ACTION**

**Pg 320**

Mr. Dunne outlined the contents of this submission and read CE Response & Recommendation.

This comprehensive submission relates to the Maree-Oranmore area.

It is noted in relation to Section 4.6 Rural Housing Strategy in the Open Countryside that there are estimated population increases of between 10% to 25%, and especially around Athenry and Oranmore. It is noted that there should be a representative 25% increase in funding allocation for Athenry and Oranmore over this period correlating with the projected population increase.

In relation to Section 4.6.1 Rural Areas under Strong Urban Pressure – Metropolitan Area and GCTPS it is recommended that rural housing development is not restricted to one occupancy or for families who happen to own land. It is noted this this is discriminatory. It is noted that the intention to retain vibrant rural activity would be welcome.

**Chief Executive's Response:**

Funding requirements are outside the remit of the Draft Galway County Development Plan 2022-2028.

It is considered that **Chapter 4 Rural Living and Development** and **Policy Objective RH1 Rural Housing Zone 1** are in accordance with National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-438 AIDAN CURLEY**

**Pg 321**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

It is noted in this submission that the rural housing requirements heavily restrict the development of building a home within a rural community. It is noted that these policy objectives are discriminatory towards people who are not local, and it is considered that this is in breach of both Constitutional and EU Legislation. It is noted that this was highlighted by the Law Society of Ireland as far back as 2005 and that the EU agreed with same. It is noted that the EU Commission conducted a study in 2007/2008 and it concluded that the "locals only" stipulation breached articles of the EU Treaty which guaranteed both the free movement of capital and of people.

It is recommended that the local housing need requirement should have been corrected and addressed to align with European Law. It is noted that this policy is preventing the growth of rural communities. It is noted that this policy is discriminatory, illegal and it is considered that it should be removed from the Draft Development Plan to comply with European Law.

**Chief Executive's Response:**

It is considered that **Chapter 4 Rural Living and Development** and policy objectives are in accordance with National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

The imposition of an Enurement condition is underpinned in the Sustainable Rural Housing Guidelines.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-248 MALACHY KEARNS**

**Pg 322**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

It is requested that lands would be zoned in Roundstone to accommodate Housing-Working units. These lands were where the IDA had identified for housing back in the 1970's. It is noted that 5G is installed in Roundstone and that there is a huge demand for rural living and working at home.

**Chief Executive's Response:**

It is noted that Roundstone is located in Level 7 of the Settlement Hierarchy, and as such does not have a zoning plan. It is not considered appropriate to identify these lands for residential development where a quantum of residential zoned lands would be illustrated.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-171 JELENA DERIC**

**Pg 322**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

It is noted in this submission that there have been no amendments to the Enurement Clause in the Draft Development Plan.

It is noted that the EU ruled Enurement Clauses as illegal several years ago. It is noted that the Draft Development Plan does not take this into consideration. It is noted that the need to prove ties to the local area, to build a one-off house, is preventing local communities from developing and bringing new people into local communities.

It is noted that Galway City is expanding rapidly, and the lands marked as the Metropolitan area at present will be part of Galway City in the future. It is noted that the Metropolitan area around the city is the most appropriate for one-off housing, yet it remains marked as Rural. It is requested that the Enurement Clause/Local only policy is removed from the Metropolitan area.

**Chief Executive's Response:**

It is considered that **Chapter 4 Rural Living and Development** and policy objectives are in accordance with National Policy Objective 15 and 19 of the NPF, and Recommendation No.10 of the OPR.

**Chief Executive's Recommendation:**

No Change.



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

### **GLW C10-157 ORLA MCKIERNAN**

#### **Pg 323**

Mr. Dunne advised that this was already dealt with under OPR Recommendation No. 14.

It is noted in this submission that in circumstances where the only available family lands for an applicant to build their first family in a cluster, and accessed onto a Regional Road; that these lands should comply with the necessary sight distances and other technical requirements.

#### **Chief Executive's Response:**

Significant resources have been expended on the Regional Roads and they provide essential linkages between our towns and villages. These restricted regional roads are required to be protected and safety is paramount thus the need for restricted additional accesses along such roads. The widening of the criteria serves to allow more development along such roads and compromises the investment afforded to the upkeep and maintenance of such routes. It is not considered appropriate to tailor a policy objective for a particular circumstance. The OPR under Recommendation No.14 has requested amendments to **RH6 Access to National Roads**. Please see OPR Recommendation No.14.

#### **Chief Executive's Recommendation:**

No Change.

*This was already dealt with under OPR Recommendation No. 14. Noted by Members.*

### **GLW C10-156 ORLA MCKIERNAN**

#### **Pg 323**

Mr. Dunne advised that this has already been dealt with under OPR Recommendation No. 14.

It is noted in this submission that Ms. McKiernan wishes to build a home on family owned lands off a Regional Road. It is noted that there is no other land available on which to build. It is recommended that in circumstances where the only available family lands for an applicant to build their first family in a cluster and accessed onto a Regional Road; that these lands should comply with the necessary sight distances and other technical requirements.

#### **Chief Executive's Response:**

Significant resources have been expended on the Regional Roads and they provide essential linkages between our towns and villages. These restricted regional roads are required to be protected and safety is paramount thus the need for restricted additional accesses along such roads. The widening of the criteria serves to allow



more development along such roads and compromises the investment afforded to the upkeep and maintenance of such routes. It is not considered appropriate to tailor a policy objective for a particular circumstance. The OPR under Recommendation No.14 has requested amendments to ***RH6 Access to National Roads***. Please see OPR Recommendation No.14.

**Chief Executive's Recommendation:**

See OPR Recommendation No.14.

*This was already dealt with. Noted by Members.*

**GLW C10-9 COLM QUINN**

**Pg 324**

Mr. Dunne advised that this had been dealt with under OPR Recommendation No. 14.

It is noted in this submission that in circumstances where the only family lands available to a family member to build their first family home, that are accessed from a Regional Road, and that would be part of an existing cluster; that these applications would have to comply with the necessary sight distances and other technical requirements.

**Chief Executive's Response:**

Significant resources have been expended on the Regional Roads and they provide essential linkages between our towns and villages. These restricted regional roads are required to be protected and safety is paramount thus the need for restricted additional accesses along such roads. The widening of the criteria serves to allow more development along such roads and compromises the investment afforded to the upkeep and maintenance of such routes. It is not considered appropriate to tailor a policy objective for a particular circumstance. The OPR under Recommendation No.14 has requested amendments to ***RH6 Access to National Roads***. Please see OPR Recommendation No.14.

**Chief Executive's Recommendation:**

See OPR Recommendation No.14.

*This was already dealt with under OPR Recommendation No. 14. Noted by Members.*

**GLW C10-121 ROUNDSTONE LTD.**

**Pg 325**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

In this comprehensive submission it is noted that the extractive industries are important to the wider economy and the need to protect the operations of working

quarries and proven aggregate resources is firmly established in national and regional planning policy.

Policy **Objective RD1 Rural Enterprise Potential** is noted and its stated emphasis on the extractive industries.

**Section 4.14 Mineral Extraction and Quarries** the significance of mineral extraction and quarries is noted. The policy objectives with respect to mineral extraction and quarries are noted.

It is proposed that **Policy Objective MEQ3 Sustainable Management of Exhausted Quarries** would be amended to include reference to commercial, industrial uses follows:

**MEQ 3 Sustainable Management of Exhausted Quarries**

Encourage the use of quarries and pits for sustainable management of post recovery stage **to possible uses including the processing of** construction and demolition waste, **restoration by backfilling with inert soil and stone, as well as agriculture, biodiversity, recreation/amenities, commercial, industrial, residential, or a combination of same,** subject to normal planning and environmental considerations.

**MEQ 4 Landscaping Plans**

Ensure that all extractions shall be subjected to landscaping requirements and that worked out quarries should be rehabilitated to a use agreed with the Planning Authority which could include recreational, biodiversity, amenity, **commercial, industrial, residential or a combination of same, subject to normal planning and environmental considerations.**

It is recommended that the County Development Plan highlight areas containing proven mineral deposits on an appropriate map, to protect them from future development of incompatible land use. It is noted that the County Development Plan should ensure that the extraction of aggregates takes place in suitable locations where the resource exists.

**Chief Executive's Response:**

Whilst the general agreement with the policy objectives in the plan are noted, Galway County Council fully recognises the importance of the aggregates and extractive industry sector in County Galway and the crucial role it plays in the on-going infrastructural development of the county.

It is considered that the proposed wording is not appropriate as it leads to a further expansion of the potential use of exhausted quarries and processing of materials from a wide range of industries would not be in the spirit of the policy objective

It is considered that the proposed wording is not appropriate as it leads to a further expansion of the potential use of exhausted quarries from recreational, biodiversity to more intense use of an industrial and residential use.

The merit of including a map to illustrate the location of proven mineral deposits is not appropriate given the limited level of details that could be conveyed.

**Chief Executive's Recommendation:**

No Change.

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

## **GLW C10-91 FORGOTTEN HORSES IRELAND**

### **Pg 326**

Mr. Dunne outlined the contents of the submission and read CE Response & Recommendation.

This submission relates to **Section 4.12. Equine Industry**. It is noted in this submission that there is no stated objective for the provision of facilities for animals, other than agricultural animals and the commercial equine industry. It is stated that County Galway is lacking in infrastructure to cater for the various species of animals which find themselves in poor circumstances. It is recommended that the County Development Plan should indicate how such facilities can be provided for to facilitate charities such as Forgotten Horses Ireland.

It is also noted there are no equine pound facilities in County Galway to deal with the Control of Horses Act and Animal Health and Welfare Acts. Presently, all Galway cases are dealt with by other counties which it is noted is not satisfactory and the omission of an objective or guidance on the provision of such facilities is a failure to address animal welfare.

### **Chief Executive's Response:**

**Section 4.12 Equine Industry** recognises the importance of this industry. **Policy Objective EQ1 Equine Industry** reflects this. Notwithstanding this it is considered that the following text could be added to policy objective

### **EQ1 Equine Industry**

To support and promote the equine industry in the county as an economic and employment provider and **welfare service** in accordance with the proper planning and sustainable development of the area.

### **Chief Executive's Recommendation:**

### **EQ1 Equine Industry**

To support and promote the equine industry in the county as an economic and employment provider and **welfare service** in accordance with the proper planning and sustainable development of the area.

Cllr. Byrne queried if it was proposed by Galway County Council to provide pound facilities in the county and advised that the issue of lack of such facilities was raised at previous Housing SPC Meetings. He queried whether they should include an objective in plan in relation to provision of a Pound facility. Cllr. Carroll stated that this was an issue that comes up quite regularly and stated that he would support same. Cllr. Charity supported Cllr. Byrne and referred to a recent advertisement in paper of Galway County Council looking for expressions of interest for Dog Pounds and queried the costs incurred by the Council in terms of lifting of horses. Cllr. Roche commented that running a Pound would be difficult and expensive when micro-chipping, management, security and insurance were taken into account. He stated

that he wouldn't be supporting this suggestion. Cllr. M. Connolly agreed by with Cllr. Roches comments and stated that as it related to animal welfare, the lead agency was the Department of Agriculture. Cllr. Cuddy stated that he was aware of talks about moving the Veterinary Services and Control of Horses from the Council to the Department of Agriculture.

Mr. Hanrahan advised that the provision of Pound/Animal Welfare facilities was under the remit of the Department of Agriculture. He further advised that Local Authorities were responsible for the Control of Horses only. He stated that the Department of Agriculture have a significant role to play when taking animals off farms. He stated that they do avail of Pound facilities which was a more viable option than running one of their own. Mr. Cullen advised that the issues raised were more suited for discussion by Housing SPC.

*The CE Recommendation was proposed by Cllr. Byrne, seconded by Cllr. M. Connolly and agreed by the Members.*

**It was agreed to go back to Cllr. Kinane's deferred submission**

#### **GLW C10-1354 – Cllr. Kinnane**

**Cllr. Kinnane submitted the following amended motion:**

***RH 12 Adaptation of Existing Housing or Existing Buildings within the curtilage of the site.***

*Facilitate the provision of accommodation for older people and dependent relatives in the existing family home subject to compliance with the following criteria family members, direct family members in housing need or family members living with disability in need of independent housing, in the existing family setting, subject to compliance with the following criteria:*

- Be attached to the existing dwelling or be near to the family home within the curtilage of the site;*
- Be linked internally with the existing dwelling;*
- Not have a separate access provided to the front elevation of the dwelling;*
- In cases where the new structure is to be attached to the existing dwelling separate access is not to be provided to the front elevation of the existing dwelling;*
- Be of appropriate size and length;*
- Be capable of being served by adequate foul drainage facilities.*

Mr. Dunne advised that CE would not recommend going with these proposed amendments.

Cllr. McClearn stated that they had been clearly advised by the Executive of the issues associated with this proposal and stated this would be giving people false hope. Cllr. Kinane stated that the purpose of this motion was to support the needs of as many people out there that needs the adaptation of housing to satisfy their

housing needs. In response to Cllr. Mannion's query regarding who would qualify for this, Cllr. Walsh stated that it was not just for older family members but also a son/daughter who had a housing need. Cllr. Kinane stated that there are so many different examples of whom this proposal could assist. Cllr. Roche stated that he had difficulty with some of the wording and that it needed to be firmed up. Cllr. Welby concurred and stated that wording was very open-ended and it would seem that every family member would qualify if this wording was agreed. Cllr. McClearn referenced advice given by Senior Planner stating that if it wasn't attached to existing house it would require a separate treatment system and queried why some of our Councillors were going against this advice by saying that this was alright. He stated that it would not be compliant and could not operate on that basis. Cllr. Walsh stated that EPA have guidelines for secondary treatment plants and gave the example of Gaeltacht area where households were allowed to extend population of household for summer students attending Gaeltacht and tourists. He stated that in this proposal, they were talking about the existing household allowing one of their family have their own privacy but yet remain beside family home. He stated that this type of situation already exists and was not new. Reflecting on the proposal before them and previous comments, Cllr. Byrne stated that basically anyone can apply now to provide another add-on to one-off housing site. He stated the current guidelines allow existing houses to be extended and if they go down this road of allowing garages/sheds to be built at back of houses, it was going to be a free-for all and suggested that it had to be attached to the house. Cllr. King queried if they were over-complicating this and at the end of the day the Planning Authority had the final say when the planning application was lodged.

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

For: 23

Cllr. Charity	Cllr. D. Connolly	Cllr. M. Connolly
Cllr. Cronnelly	Comh. O Cualain	Cllr. Curley
Comh. O Curraoin	Cllr. Donohue	Cllr. Herterich/Quinn
Cllr. Hoade	Cllr. P. Keaveney	Cllr. Kelly
Cllr. Killilea	Cllr. Kinane	Cllr. King
Cllr. Mac an Iomaire	Cllr. McHugh/Farag	Cllr. Parsons
Cllr. Roche	Cllr. Sheridan	Cllr. Thomas
Cllr. Walsh		

Against: 5

Cllr. Byrne	Cllr. Maher	Cllr. McClearn
Cllr. McKinstry	Cllr. Welby	

Abstained: 7

Cllr. Broderick	Cllr. Carroll	Cllr. Collins
Cllr. Cuddy	Cllr. Mannion	Cllr. Murphy
Cllr. Reddington		

No Reply: 4

*The Cathaoirleach declared the Motion carried.*

**IT WAS AGREED TO GO BACK TO DEFERRED MOTION FROM CLLR. THOMAS**

**GLW C10 1281 – CLLR. THOMAS**

***Restricted Regional Roads***

*The R336 shall only be considered a restricted road westward from the city only as far as An Cnoc Nahaille.*

In response to query from Cllr. Thomas, Mr. Pender advised that the Members did not have the authority to make restrictions on regional roads and it was an executive function.

*Cllr. Thomas withdrew his proposed alteration to the Restricted Regional Road status of the R336.*

**Cllrs. Sheridan/Thomas submitted the following Motion:  
RH 5 RURAL HOUSING ZONE 5 (AN GAELTACHT)**

*RH 5 Rural Housing Zone 5 (An Ghaeltacht)*

*It is a policy objective of the Council to facilitate Rural Housing in the open countryside subject to the following criteria:*

*(a) Those applicants within An Ghaeltacht which are located in Zone 1 (Rural Metropolitan Area) and Zone 2 (The Rural Area Under Strong Urban Pressure-GCTPS) and Zone 4 (Landscape Sensitivity) shall comply with the policy objectives contained in RH 1, RH 2 and RH 4 as appropriate.*

*(b) It is a policy objective of the Council that consideration will be given to Irish speakers who can provide their competency in Irish to the satisfaction of the Planning Authority and can demonstrate that they by living in the area will contribute positively to keeping the Irish language alive. Such a long term asset to the language in vibrant Gaeltacht Communities should be encouraged to remain living in the Gaeltacht. This consideration will apply to applicants seeking to provide their principal permanent residence, in landscape designations Class 1 and 2, and Class 3 & 4 areas and ZONE 2 Rural Areas that are not in overly prominent scenic locations. This consideration will not apply to applicants seeking to build in Zone 1 (Rural Metropolitan Area).*

*(c) Building Conversions and Dwelling House Extensions in Gaeltacht Areas*

*It is an objective of the Council that building conversions and extensions to existing Dwelling Houses in Gaeltacht areas will be favourably considered for the purposes of advancing Gaeltacht Tourism and Gaeltacht Colleges provided the need is substantiated and the development complies with the requirements of the EPA Code of Practice Manual 2009 or any superseding wastewater manual. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.*

*A Language Enurement of 15 years duration will apply to approved developments in this category*

Mr. Dunne advised that there was a slight change to RH 5 and were dealing with new text in (b). He advised that the motion submitted only contained proposed new wording and explained that it had to show the text being deleted and new text being proposed. It goes on public display like this so that the public understood what was being proposed.

*It was agreed to defer decion on this motion.*

**Cllr. Kinane submitted the following motion in relation to RH 7:**

***RH 7 Renovation of Existing Derelict Dwelling***

*It is a policy objective of the Council that proposals to renovate, restore or modify existing derelict or semi-derelict dwellings in the County are generally dealt with on their merits on a case by case basis, ~~having regard to the relevant policy objectives of this plan, the specific location and the condition of the structure and the scale of any works required to upgrade the structure to modern standards. The derelict/semi derelict dwelling must be structurally sound and have the capacity to be renovated or extended and have the majority of its original features in place.~~ To qualify under this policy, the structure must have the majority of its original features in place in order to demonstrate its authenticity as having been a dwelling previously. In the case for renovation, the derelict/semi derelict dwelling must be sufficiently sound and have the capacity to be renovated or extended to a standard compliant with good Building Practice and the current National Building Regulations. A structural report will be required to illustrate that the structure can be brought back into habitable use, without compromising the original character of the dwelling on Structural Safety or Building Regulations. In this case where the renovation of the existing derelict/semi derelict dwelling is proposed, an Enurement Clause will not apply to the renovated building.*

*In the case where demolition, and replacement of the existing derelict or semi-derelict dwelling is required, a structural report must be prepared to demonstrate to the Planning Authority that this is the least expensive and more sustainable option. Where the total demolition of the existing dwelling is proposed an Enurement Clause for seven years duration will apply*

Mr. Dunne outlined the changes being proposed. He stated that CE would not be recommending the insertion of this wording as proposed as it was considered ambiguous. Cllr. Walsh disagreed with comment and stated that there was no



ambiguity with this wording. Cllr. Thomas stated that he didn't think that the old policy worked well and there was something missing from the policy objective. He stated that their desire was to produce economic homes. He stated that the renovation of older houses, in most cases was extremely expensive and in 90% of cases, the most sustainable option was not renovation. Cllr. Murphy stated that he couldn't agree with that amendment. He stated that if you engaged in the restoration of an old house, it is because you want to live in it. He stated that it was always more expensive to restore an old house than to build a new house and it was taken on with that knowledge. He stated that there were many options out there for people including the purchase of new houses. He stated that this amendment was fundamentally flawed and couldn't support it. Cllr. Killilea stated that this gave them the best of both worlds as it allowed them to start from scratch but also covered what Cllr. Murphy was trying to achieve which was to protect his craft of doing up older houses. Cllrs. Welby & McKinstry stated that the wording was too broad. Cllr. Sheridan supported the motion and stated these dwellings would have existed on maps previously and should be brought back into circulation to house people. Ms. Loughnane stated that the implementation of this was going to be very difficult and was going to be very hard for people to understand. She advised that there was no consistency here, specifically relating to Chapter 4 and urged Members to think very carefully before agreeing to same. Cllr. Walsh stated that this has to be looked at very maturely and proposed removal of wording "semi-derelict".

Mr. Cullen advised the Members neither he or the Forward Planning Team would be taking editorial responsibility for the motions being submitted. He stated that it was becoming increasingly difficult to try and interpret what the Members were looking for and that rests with the Members to provide. He stated that there were inconsistencies that needed to be ironed out. He stated that they would find themselves back with problems with interpreting it when it came to try and implement this policy. He again advised the Members that they were responsible for the content of the motions that came forward. He advised that they work further on the proposed wording on RH 7 before a final decision was made on it.

**It was agreed to take a 30 minute break and to come back to motion afterwards.**

**Cllr. Thomas submitted the following amended Motion in relation to RH 7:**

~~RH 7 Renovation of Existing Derelict Dwelling~~

*RH 7 Renovation or Replacement of Existing Derelict or Ruinous Dwelling*

*It is a policy objective of the Council that proposals to renovate, restore or modify existing derelict or ~~semi-derelict~~ **ruinous** dwellings in the County are generally dealt with on their merits on a case by case basis. ~~having regard to the relevant policy objectives of this plan, the specific location and the condition of the structure and the scale of any works required to upgrade the structure to modern standards.~~*

***To qualify under this policy, the structure must have original features in place in order to demonstrate its authenticity as having been a dwelling previously.***



*In the case for renovation, the derelict/semi-derelict dwelling must be structurally sound and have the capacity to be renovated or extended to a standard compliant with good Building Practice and the current National Building Regulations. and have the majority of its original features in place. A structural report will be required to illustrate that the structure can be brought back into habitable use, without compromising the original character of the dwelling on Structural Safety or Building Regulations. In this case where the renovation of the dwelling is proposed, an Enurement Clause will not apply to the renovated building.*

*In the case where demolition, and replacement of the dwelling is required, a structural report must be prepared to demonstrate to the Planning Authority that this is the least expensive and more sustainable option. Where the total demolition of the existing dwelling is proposed an Enurement Clause for seven years duration will apply.*

Mr. Dunne read the amended motion to the Meeting. He advised that there was a slight change to wording but advised that CE would not be recommending to go with these changes. Cllr. Murphy said there was one line he was not in agreement with and stated that it was not workable for those who wish to bring older buildings back to its former glory. He stated that this was an extremely regressive amendment to County Development Plan with regards to our built heritage. Cllr. Thomas stated that this was no way related to or would not impact on any Protected Structures. Cllr. Murphy advised that Protected Structures were for buildings of 90 years and over and advised he was referring to buildings that didn't meet that criteria.

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

For: 15

Cllr. M. Connolly	Comh. O Cualain	Cllr. Curley
Comh. O Curraoin	Cllr. Geraghty	Cllr. Herterich/Quinn
Cllr. Hoade	Cllr. Killilea	Cllr. Kinane
Cllr. King	Comh. Mac an Iomaire	Cllr. Roche
Cllr. Sheridan	Cllr. Thomas	Cllr. Walsh

Against: 15

Cllr. Byrne	Cllr. Carroll	Cllr. Charity
Cllr. Collins	Cllr. D. Connolly	Cllr. Cuddy
Cllr. Kelly	Cllr. Maher	Cllr. Mannion
Cllr. McClearn	Cllr. McKinstry	Cllr. Murphy
Cllr. Parsons	Cllr. Reddington	Cllr. Walsh

Abstain: 4

Cllr. Broderick	Cllr. Donohue	Cllr. P. Keaveney
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Cllr. McHugh/Farag

No Reply: 4

Ms. Breann, Meetings Administrator declared the Motion tied and asked the Cathaoirleach, Cllr. P. Keaveney for his casting vote. He advised that he wished to abstain from voting. **As the vote was still tied, the County Secretary declared that the motion was not carried.**

***The Cathaoirleach declared the Motion was not carried.***

**Cllr. Thomas submitted the following amended Motion in relation to RE: RH 5**

***RH 5 Rural Housing Zone 5 (An Ghaeltacht)***

*It is a policy objective of the Council to facilitate Rural Housing in the open countryside subject to the following criteria:*

*(a) Those applicants within An Ghaeltacht which are located in Zone 1 (Rural Metropolitan Area) and Zone 2 (The Rural Area Under Strong Urban Pressure-GCTPS) and Zone 4 (Landscape Sensitivity) shall comply with the policy objectives contained in RH 1, RH 2 and RH 4 as appropriate.*

*(b) It is a policy objective of the Council that consideration will be given to Irish speakers who can provide their ~~competence to speak Irish in accordance with Galway County Council's requirements and who can demonstrate their ability to be a long term asset to the traditional, cultural and language networks of vibrant Gaeltacht communities~~ **competency in Irish to the satisfaction of the Planning Authority and can demonstrate that they by living in the area will contribute positively to keeping the Irish language alive. Such a long term asset to the language in vibrant Gaeltacht Communities should be encouraged to remain living in the Gaeltacht.** This consideration will apply to applicants seeking to provide their principal permanent residence, in landscape designations Class 1 and 2, ~~It will extend into Class 3 areas that are not in prominent scenic locations. This consideration will not apply to applicants seeking to build in Zone 1 (Rural Metropolitan Area)~~ **and Class 3 & 4 areas and ZONE 2 Rural Areas that are not in overly prominent scenic locations.** This consideration will not apply to applicants seeking to build in Zone 1 (Rural Metropolitan Area).*

***(c) Building Conversions and Dwelling House Extensions in Gaeltacht Areas***

***It is an objective of the Council that building conversions and extensions to existing Dwelling Houses in Gaeltacht areas will be favourably considered for the purposes of advancing Gaeltacht Tourism and Gaeltacht Colleges provided the need is substantiated and the development complies with the requirements of the EPA Code of Practice Manual 2009 or any superseding wastewater manual. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.***

*A Language Enurement of 15 years duration will apply to approved developments in this category*

Mr. Dunne advised that the CE would not be in agreement with this proposed wording and that the existing policy objective was adequate. He explained that if policy objectives were not clear and concise there would be ambiguity and the difficulty was how they were going to be implemented and assessed going forward. Mr. Dunne explained that only the changes that were made would be going out on public display.

Cllr. Welby queried how the language competency was decided upon with respect to the Gaeltacht. Ms. Loughnane advised that there was a procedure and template in place for the accepted standard which included contribution to the Irish language in addition to the culture surrounding it. Cllr. Welby queried if this should be put forward to the Members for their consideration. He stated that one of the issues with current policy was that it was only for the vibrant Gaeltacht and this proposed policy would effectively be easing this restriction. He queried if this covered every part of the Gaeltacht, even the areas where the language was not spoken as much. Ms. Loughnane advised that if this proposal was agreed they would have no idea how it was going to be interpreted. She stated that they had crafted a lot of the wording in current policy objective and it was going to be very difficult to decipher what this proposed policy meant. Cllr. Welby suggested that if amendment was approved it would be going out on public display and could be looked at again. Ms. Loughnane advised against this approach. She stated that the understanding was that they were going to revisit all of this again when in reality all they would be doing was moving words around and may be left with a piece of policy that was impossible to implement. She stated that it was not in the interest for the members of the public as it was unclear and inconsistent. Ms. U. Ní Eidhín, Irish Officer, stated that in relation to interviews conducted, she advised that there was criteria set out, one of which is to do with language competency, and it may be a case that this proposal might counter-act what was in place. Cllr. Mannion stated that she believed that some of these motions were being just being put in for the sake of change. She stated that they were not going to help people in getting planning permission and propose they revert back to CE recommendation. This was seconded by Cllr. Roche. Cllr. Walsh stated that in the current format, an applicant was expected to join an organization like Conradh na Gaeilge and the Motion being proposed was for Irish Speakers, which in his opinion was over restrictive and detrimental to language. He stated that it was too much to ask someone to have to join Conradh na Gaeilge if someone was speaking Irish and sending their children to local school. He suggested that should be removed and that was why he wanted to change it. He stated that the present policy was too stringent and restrictive and restricts the bona fide speakers from disperserly freely around the Gaeltacht.

Ms. Ní Eidhín clarified that the assessment criteria looked to determine in general:

- Their Ability in relation to the language

- Their Commitment in relation to the language
- Their Usage of the Language
- Don't have to be linked to any groups per say, that each application is assessed on the criteria overall.

Cllr. Walsh stated that he appreciated that from the Irish Officer's side of it but when it was being considered by the relevant Planner, they look for more about the assessment of cultural elements. Cllr. Byrne suggested that after completion of Plan, that a discussion be had to revise and update the requirements. If that could be done post Development Plan stage it may address the issues being raised now. An Comh. O Cualáin stated that if you have Irish it shouldn't matter where you live. He stated that there were Gaelscoileanna in places where there was no Irish. He stated that he didn't believe they should have those restrictions on them. Cllr. Thomas stated they were trying to make it easier for real Gaelgeoirs and who are going to be a benefit to the area. He stated that there may have been a time when this meant something.

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

For: 14

Cllr. M. Connolly	Comh. O Cualáin	Cllr. Curley
Comh. O Curraoin	Cllr. Geraghty	Cllr. Herterich/Quinn
Cllr. Hoade	Cllr. Killilea	Cllr. Kinane
Cllr. King	Comh. Mac an Iomaire	Cllr. Sheridan
Cllr. Thomas	Cllr. Walsh	

Against: 19

Cllr. Broderick	Cllr. Byrne	Cllr. Carroll
Cllr. Charity	Cllr. Collins	Cllr. D. Connolly
Cllr. Cuddy	Cllr. Donohue	Cllr. P. Keaveney
Cllr. Kelly	Cllr. Maher	Cllr. Mannion
Cllr. McClearn	Cllr. McKinstry	Cllr. Murphy
Cllr. Parsons	Cllr. Reddington	Cllr. Roche
Cllr. Welby		

Abstain: 1

Cllr. McHugh/Farag

No Reply: 5

***The Cathaoirleach declared that the motion was not carried.***

**Cllrs. Sheridan & Thomas submitted the following Motion in relation to RH 6**

***RH 6 Replacement Dwelling***

*It is a policy objective of the Council that the refurbishment of existing habitable dwelling houses would be encouraged ~~as a more sustainable option than the demolition and construction of a new dwelling house, unless a conclusive case for demolition based on technical evidence is made for the Planning Authority's consideration on a case by case basis~~ , where practical.*

*It will be a requirement that any new dwelling house be designed in accordance with Galway County Council's Design Guidelines for Rural Housing in the countryside. If an application for demolition and rebuild is based on technical evidence proving the practicality of the total removal of an existing inferior structure, the Planning Authority will require that the new replacement dwelling house be designed in accordance with Galway County Council's Design Guidelines for Rural Housing in the countryside.*

*Applicants, who require the demolition and replacement new build of an existing family home shall be accommodated without the requirement to establish a Housing Need and will not be subject to an enurement clause.*

Cllr. Byrne excused himself from Meeting due to Conflict of Interest.

Mr. Dunne advised that CE would not be recommending this wording as proposed.

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

For: 14

Cllr. M. Connolly  
Comh. O Curraoin  
Cllr. Hoade  
Cllr. King  
Cllr. Thomas

Comh. O Cualáin  
Cllr. Geraghty  
Cllr. Killilea  
Cllr. McHugh/Farag  
Cllr. Walsh

Cllr. Curley  
Cllr. Herterich/Quinn  
Cllr. Kinane  
Cllr. Sheridan

Against: 18

Cllr. Broderick  
Cllr. Collins  
Cllr. P. Keaveney  
Cllr. Maher  
Cllr. McKinstry  
Cllr. Reddington

Cllr. Carroll  
Cllr. Cuddy  
Cllr. Kelly  
Cllr. Mannion  
Cllr. Murphy  
Cllr. Roche

Cllr. Charity  
Cllr. Donohue  
Com. Mac an Iomaire  
Cllr. McClearn  
Cllr. Parsons  
Cllr. Welby

Abstain: 1

Cllr. D. Connolly

No Reply - 6

***The Cathaoirleach declared the Motion not carried.***

In response to a query from Cllr. Curley on Members whom due to connection problems may have missed out on a vote, Mr. Owens advised that vote must have been cast within 5 minutes of roll-call for that vote having been taken. Cllr. McHugh/Farag advised that it had been proposed and seconded by Members present to suspend standing orders after 6 p.m. so that Staff Member did not have to ring around those Members who were not present for vote during roll-call.

**Cllr. Murphy submitted the following Motion on RH 7**

*I would like to propose the requirement of "Rural housing need" for the demolition of, reconstruction/restoration of or extending of derelict rural homes with the exception of historical listed buildings from that proposal. I would like to exempt "structurally weak areas" from this motion.*

Cllr. Byrne excused himself from Meeting due to Conflict of Interest.

Cllr. Murphy stated that over the past few years a number of derelict buildings have come up for sale in South Galway area and in every case young local couples attempting to purchase them were unsuccessful in doing so and were bought by people outside of the area. He said that to make it as accessible for local people to buy up these type buildings by preventing outsiders demolishing buildings, 1. Exemption of historical buildings and 2. Structurally weak areas (Zone 3) and it was totally targeted towards his local area in South Galway. He said that it was really an attempt to give a lifeline for young people to get a first home for themselves.

In reply to Cllr. Killilea's query on whether this policy objective had already been agreed, Mr. Owens advised that a discussion had already taken place on RH 7. However another motion could be submitted but Members had to ensure that their motion didn't contradict or reopen a previous decision. He advised that the two motions had to be compatible and didn't contradict one another. Mr. Dunne advised that this motion was in relation to Rural Housing Need which was a complete departure from the previous motion and didn't contradict it. He advised that it was in order to consider the Motion. Cllr. Killilea stated that housing need was already so restrictive and by amending policy as suggested in this motion, would make it even more restrictive.

Cllr. Walsh stated that RH 7 does not require Housing Need and suggested this proposal was a contradiction of the previous motion. He suggested that motion be

modified so as an enurement clause would apply. Mr.Owens reviewed both motions and advised that the Motion brought forward by Cllr. Murphy was received prior to the motion being referred to. He further advised that the contradiction does not arise as the previous motion was not carried and it was in order to take Cllr. Murphy's motion. Cllr. Walsh contended that it contradicts the Manager's Report. Cllr. Murphy advised that it was an addition to the CE Recommendation.

*The motion was proposed by Cllr. Murphy, seconded by Cllr. Maher And agreed.*

**As that completed the Submissions in Chapter 4, it was agreed to go to Chapter 5**

## **CHAPTER 5 – ECONOMIC DEVELOPMENT, ENTERPRISE AND RETAIL DEVELOPMENT**

### **GLW C10-1810 – CLLR. DONOHUE**

**Pg 328**

Mr. Dunne advised that this was already dealt with under OPR Observation No. 6.

It is requested that a Masterplan be prepared for the former Galway Airport site, which should include the retention of the existing runway and associated services.

#### **Chief Executive's Response:**

The vision document has been developed in accordance with the *Key Growth Enabler* set out in the NPF which seeks to develop the airport site as a strategic employment site in Metropolitan County Galway.

As outlined under the OPR Observation No.6 policy objective EL4 Masterplan for the former Galway Airport Site has been amended. It is envisaged that this masterplan will be prepared in close consultation with stakeholders such as IDA, NTA, TII and Galway City.

#### **Chief Executive's Recommendation:**

No Change.

*This was dealt with under OPR Observation No. 6. It was noted by Members.*

### **GLW C10 233 – CLLR. CUDDY**

**Pg 328**

Mr. Dunne advised that this was already dealt with under OPR Observation No. 6.

It is requested that any future plans for the former Galway Airport site, would include the retention of the existing runway and associated services. Reference is made to The Galway Flying Club.

**Chief Executive's Response:**

The vision document has been developed in accordance with the *Key Growth Enabler* set out in the NPF which seeks to develop the airport site as a strategic employment site in Metropolitan County Galway.

As outlined under the OPR Observation No.6 policy objective EL4 Masterplan for the former Galway Airport Site has been amended. It is envisaged that this masterplan will be prepared in close consultation with stakeholders such as IDA, NTA, TII and Galway City.

**Chief Executive's Recommendation:**

No Change.

*This was dealt with under OPR Observation No. 6. It was noted by Members.*

**GLW C10-1161/788 – DAVID COURTNEY**

**Pg 329**

Mr. Dunne advised that this was already dealt with under OPR Observation No. 6.

This submission references Section 5.10.5 – Former Galway Airport Lands Strategy. The submission requests that the runway at the former airport is kept in place to have a viable airstrip/airfield for use by small jets and light aircraft, as well as air ambulance and search & rescue. There should be a facility for aviation in Galway and the existing infrastructure should be utilised. The submission suggests consultation with the public to determine what should be done with the airport site.

**Chief Executive's Response:**

The vision document has been developed in accordance with the *Key Growth Enabler* set out in the NPF which seeks to develop the airport site as a strategic employment site in Metropolitan County Galway.

**Chief Executive's Recommendation:**

No Change.

*This was dealt with under OPR Observation No. 6. It was noted by Members.*

In relation to runway at Galway Airport, Cllr. Cuddy requested insertion of a policy objective that the runway would be maintained and would be for the use of the people of Galway. Cllr. Herterich/Quinn supported this and stated the CE response doesn't go far enough. An Comh O Curraoin stated that it was the only airstrip in Galway and should be retained. The motion was also supported by Cllr. Charity and Cllr Geraghty. Ms. Loughnane advised that this had already been agreed on under OPR submission and the policy objective had been amended to include "Aviation" in it. She advised that Masterplan would be prepared and all Stakeholders would be



consulted on same as they were putting in an objective with respect to Masterplan. She advised that all that was required of the Members in this instance was to note the submission. Cllr. Cuddy stated that would have to go back out on public display as they had rejected CE recommendation. Mr. Cullen explained that what would go out on public display was the insertion of "Aviation" into policy objective and if people were unhappy with this, they could comment on it. It was covered off when OPR submission was being dealt with and all the Members were doing was noting that was their earlier decision. Cllr. Byrne stated that there was an objective in Development Plan now to maintain aviation on site and suggested that this was well covered.

## **GLW C10-842 TIMBELTRON UNLIMITED COMPANY**

### **Pg 329**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

This submission relates to the former Galway Airport Site, more specifically the former Steiner manufacturing premises which adjoins the R339. This location is referred to in the Northwest and Western Region RSES under Regional Policy Objective 3.6.6, which notes that both sides of the R339 should be included in the plan area and developed. The submission requests that the adopted Development Plan includes amended Policy EL4 and the Galway Airport Site Strategy Map to include the lands to the north of the R339.

### **Chief Executive's Response:**

Settlement plans have been drafted and are contained within **Chapter 2 Core Strategy. Settlement Strategy and Housing Strategy**. These comprise of a range of towns and villages across the County. Each settlement plan provides for future growth in population and employment supported by infrastructure and facilities. At this stage it is not considered expedient to identify further lands for development.

The NPF and RSES identifies the former Galway airport site as a Key Growth Enabler and the Draft Development Plan sets out a strategic vision for the site itself. As a first step, it is considered prudent to consider lands within public ownership and the overarching document seeks to establish a framework for this site. At this stage, it is not considered expedient to include further lands for development.

### **Chief Executive's Recommendation:**

No Change.

### **Cllr. Collins submitted the following Motion**

*The subject lands (see map below) are specifically designated in the Regional Spatial & Economic Strategy for the Northern and Western Region 2020-2032 which sets out the following Regional Policy Objective for this location:*

*RPO 3.6.6*

*The Assembly supports the preparation of a masterplan for the Airport Site and developed lands (including associated lands) in its immediate hinterland (on both*

*sides of the R339) for residential, community and employment uses. The preparation of the masterplan may be prepared on a phased basis if this is considered appropriate’.*

*The Draft Galway County Development Plan 2022-2028 includes a Masterplan area boundary as identified in Figure 2 below excludes the lands north of the R339 but includes the former Galway Airport lands which are owned by Galway County and City councils, designated as an Innovation, Business and Technology Campus delivering long term economic and community benefit to Galway and the wider region.*

*Galway County Council's strategy for the former Airport site is set out in Policy EL4 as per the below.*

#### *L 4 Former Galway Airport*

*Support the development of the lands at the former Galway Airport site as an employment campus for innovation, Business and Technology including emerging areas such as food and the creative*

*industry and green and agri-technology and encourage the development of clusters of complementary businesses at this location. This will also support the location of businesses that are linked to the*

*multinational companies but which cannot be accommodated within the IDA lands*

*I am requesting that the lands to the north of the R339 are zoned ‘Business and Enterprise’ in the Development Plan so as to allow the provision of a range of appropriate uses which would complement and are ancillary to the main Airport site and the emerging strategy for the site to form an employment campus. The lands to the north of the R339 need not form part of the Masterplan for the Airport Site as referred to in Policy EL4 above as they are ready for development/redevelopment immediately.*



Cllr. Collins advised that this site was former Steiner Manufacturing Plant on R339 in Carnmore. He explained that this was a very strategic site with great potential and development of site would bring a lot of traffic away from city. It would maximise demand and lack of opportunity in this area. He stated that the proposed zoning of

these lands would provide a lot of potential employment and potential for rates that could be gained from this development.

Cllrs. Carroll, Byrne, Cronnelly, Cuddy, and Hoade also supported the motion. Ms. Loughnane stated that while she understood where the Members were coming from but advised the Members to look at the very big picture for here. She advised this was located within the Strategic Economic Corridor (SEC) which was identified to try and encourage large scale development for this area. She advised that this proposed zoning could undermine the fundamental piece that was our Strategic Economic Corridor. She advised that what they were proposing could be dealt with by means of a planning application. She advised that by doing this would undermine the main principle of the Strategic Economic Corridor in the Development Plan to zone a piece of land. She advised that they had secured big prospects in SEC as a result of this designation. Cllr. M. Connolly queried how this zoning would effect the SEC. Ms. Loughnane explained that SEC was enshrined in Development Plan and by doing this it would weaken the whole concept of SEC and urged Members to reconsider this proposal. She suggested that the bigger picture has been lost within all the amendments that have been made to the plan and would never go back to being a cohesive document. She stated that it would be remiss of her not to bring this up and stated that if they start to do this incrementally, it was going to undo the main big strategic focus of the development plan. Cllr. Byrne queried why there were preparing a Master Plan for the Airport site if the SEC was so important. He stated this was an opportunity site and suggested that a vote be taken on it. Cllr. Cuddy stated that the site was derelict at the moment and comprises of 7.8 ha of land. Cllr. Collins stated that it was within RSES, there was existing development on both sides of the road and in the absence of that Master Plan, that they wanted to start to develop the other side of the R339.

Mr. Cullen stated that Council were very supportive of creating employment and additional business. He stated that the site in question was a Brownfield Site and was subject to planning and the zoning of these lands won't improve the chances of it getting planning permission. He highlighted the importance of SEC and the importance of not zoning important independent parcels of land.

*It was proposed by Cllr. Collins, seconded by Cllr. Cuddy and agreed by the Members.*

## **GLW C10-726 AER ARANN**

### **Pg 330**

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

The submission requests that the existing runway at the former Galway Airport Site is noted as a 'strength' in the Former Galway Airport Site Strategy document. The

submission recognises that the objective to optimise the use of the former airport site would not be achieved should the site remain exclusively as an airport. However, there is an opportunity to synergise between the proposed Innovation, Business and Technology Campus and the existing airport infrastructure.

Aer Arann recognises aviation related activities which could provide economic return and high value employment opportunities, including a Search and Rescue (SAR) base along with associated support businesses. The submission acknowledges Cork Airport Business Park.

**Chief Executive's Response:**

The vision document has been developed in accordance with the *Key Growth Enabler* set out in the NPF which seeks to develop the airport site as a strategic employment site in Metropolitan County Galway.

**Chief Executive's Recommendation:**

No Change.

*This has already been dealt with under OPR Submission. Noted by Members.*

**GLW C10-797 EAMONN O'DONOGHUE**

**Pg 330**

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

This submission relates to the Galway Airport site. The submission states that the continued function of Galway Airport does not preclude a wide variety of other developments on its extensive site. It is noted that Galway Airport can provide an invaluable resource and facility for Air Ambulance and access for a wide variety of emergency medical supplies; Search and Rescue services; air cargo, air taxi and air courier services; can serve private business and technical support flights for Galway's international industry sector; and can play an important role in aviation training and maintenance.

**Chief Executive's Response:**

The vision document has been developed in accordance with the *Key Growth Enabler* set out in the NPF which seeks to develop the airport site as a strategic employment site in Metropolitan County Galway.

**Chief Executive's Recommendation:**

No Change.

*This has already been dealt with under OPR Submission. Noted by Members.*

**GLW C10-347 GALWAY FLYING CLUB**

**Pg 331**

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

The submission outlines the history and background of the Galway Flying Club. The submission welcomes the economic and infrastructural development at the airport – it is noted that the existing aviation infrastructure is not incorporated into the future vision for the site. Galway Flying Club expects to be facilitated by the current public owners and to be included in the shared use of this large site.

It is noted that the aviation asset can be incorporated into the fully prepared Masterplan and can easily co-exist with, and enhance, future economic development.

The submission refers to Section 1.2.1 which states that the mandatory objectives include “*integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population.*” It is noted that the preservation of flying activity in Carnmore is essential to the aforementioned integration.

It is the submission of Galway Flying Club that aviation should be included in the preparation of the Masterplan for the airport site, and that Galway Flying Club should be included in the development of the Masterplan document.

**Chief Executive’s Response:**

The use of the former Galway Airport site by the Galway Flying Club is noted as is its contribution.

The Airport is jointly owned by Galway County Council and Galway City Council. A detailed analysis of the former Galway Airport site has been completed. The framework plan examines the potential business and technological innovation prospects which includes a vision for the redevelopment of the site. At this stage the purpose of the document is to set out a high-level vision for the site with an overall approach and development actions which will give an indication of the development potential that is envisaged at this location. The vision document is a high-level initial placeholder to stimulate interest, with the expectation that a detailed and strategic masterplan will be carried out in due course, in close collaboration with key stakeholders. Details such as the key uses at the site will be established during the Masterplanning process.

**Chief Executive’s Recommendation:**

No Change.

***This has already been dealt with under OPR Submission. Noted by Members.***

**GLW C10-838 BV COMMERCIAL REAL ESTATE ADVISORS**

**Pg 332**

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

The submission requests that adequate lands are zoned for warehousing/logistics use to meet the demands of the market with Covid and Brexit changes. The submission also requests that additional lands are zoned ‘Industrial’, ‘Business &

Enterprise', & Business & Technology' in settlements within the vicinity of, as well as within, the "Strategic Economic Corridor" (SEC) including Oranmore, Carnmore, & Glennascaul, to ensure adequate zoned lands are available for development.

Failure to allow for policies will result in a loss of this investment in direct contradiction to the objectives of the Regional Spatial and Economic Strategy.

**Chief Executive's Response:**

A series of settlement plans and Local Area Plans have been put in place across the County, which include employment zoned lands. The quantity of zoned lands across the County is considered sufficient at this stage. Lands have been strategically zoned in areas where there is adequate supporting infrastructure.

**Chief Executive's Recommendation:**

No Change.

*This has already been dealt with. Noted by Members.*

**GLW C10-833 BEN WALSH**

**Pg 332**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

In relation to: Folio: GY 100071F lands adjacent exit to R381 of M6 motorway.

The submission welcomes the consideration of providing supporting facilities for future large-scale employment proposed at the former airport site.

The submission proposes the zoning of lands in the vicinity of the Galway Airport site along the M6 in order to provide for logistics and retail space and provide ancillary services for motorway users.

The submission requests GY100071F Gleannascaul for zoning as the lands are located in a prime location adjacent to M6 within a strategic economic corridor. It is submitted that said lands be zoned with a view to providing logistics, distribution and retail space. It will also be necessary to provide ancillary services for motorway traffic.

**Chief Executive's Response:**

Submission supports the employment vision for the former Galway Airport.

Adequate land has been zoned in towns and villages of varying scales across the County to accommodate commercial development including logistics.

**Chief Executive's Recommendation:**

No Change.

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

### **GLW C10-979 CIARA CROFFY**

#### **Pg 333**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

The submission requests that the Council consider backland sites in Ballinasloe for development of convenience / comparison retail. All retail development should be directed to the centre and not out of town sites.

#### **Chief Executive's Response:**

The land use zoning map and supporting Policy Objectives is set out in the Local Area Plan for Ballinasloe. The Draft Ballinasloe LAP is currently on public display and is open to submissions pertaining specifically to Ballinasloe can be made.

#### **Chief Executive's Recommendation:**

No Change.

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

### **GLW C10-936 CONNEMARA CHAMBER OF COMMERCE**

#### **Pg 333**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

The submission requests a remote working hub in Clifden town centre.  
The submission identifies a property on Main Street.

#### **Chief Executive's Response:**

The Draft Plan is supportive of working hubs in towns such as Clifden. However, the delivery of a working hub in the town does not fall within the remit of the Draft Plan.

#### **Chief Executive's Recommendation:**

No Change.

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

### **GLW C10-900 COILLTE CGA**

#### **Pg 333**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

The submission requests that the Draft Plan includes reference to the regulatory framework established under the Department of Agriculture, Food and the Marine.



It is considered that the provision of woodland lodges at appropriate locations within the Coillte estate, would support the continued growth of the passive and active tourism sector fully supporting Tourism Objectives TI1 and TI2.

It is requested that the Council support the provision of woodland lodge tourism accommodation at suitable locations in the Coillte estate at Portumna Forest Park.

The submission notes that Coillte estates can facilitate the provision of tourism accommodation at appropriate locations, such as Portumna. The submission seeks to enhance the policy context in the Development Plan to support the development of sensitively designed forest-based tourist activity on Coillte lands at Portumna Forest Park.

The submission requests that the new Plan further recognises that the provision of enhanced tourist infrastructure at Portumna Forest Park will result in significant benefits for Portumna Town while providing an opportunity to develop a tourist resource in the east of the County. At a national level it would contribute to post Covid-19 social and economic recovery.

The submission outlines recommended text to be inserted in the Development Plan in support of forest based tourism development.

Reference is made to a range of tourism strategies such as the Visitor Experience Development Plan.

In addition, under this section, the submission requests the following text to be inserted into Policy Objective VEDP 1 (Visitor Experience Development Plans):

"Portumna Town has been identified as a Destination Hub in the Lough Derg Visitor Experience Development Plan 2020-2024. Its strategic location and range of natural and built assets, make it an ideal base for water-based activities, navigating the Shannon, and for exploring the range of walking trails extending from the town."

Under section 8.8.2 (Accommodation), the submission recommends the inclusion of the following text:

"The Council recognises that the provision of accommodation such as those highlighted are essential to enable growth in the tourism sector and welcomes the provision of new types of tourism accommodation such as forest based woodland lodges."

With respect to Policy Objective TI 1 (Tourism Infrastructure), the submission recommends the inclusion of the following text:

"Encourage and promote tourism related facilities and accommodation within, adjacent or connected to existing settlements in the county..."

The following text is recommended with respect to Policy Objective TI 2 (Visitor Accommodation):

"Encourage and facilitate visitor accommodation facilities at appropriate locations within the country where there is an identified deficit or justifiable requirement for such facilities."

The following text is recommended under Section 8.9.3, Policy Objective LWT1 (Lakeland and Waterways Tourism):

"To support the development of tourism activities and associated infrastructure such as visitor accommodation in Lakeland areas and waterways subject to Normal Planning and environmental criteria."

The following text is recommended under Section 8.11 (Additional Tourism Experiences):

"Galway County Council is supportive of the development of additional tourism experiences or tourism attractions of scale, which would serve to enhance tourism and employment within the county. The Plan supports the sustainable development of facilities such as outdoor activity, leisure parks and forest-based tourism accommodation models at suitable locations throughout the County such as Portumna Forest Park. Development proposals for unique tourism offerings will be considered on their merits subject to the protection of the integrity of the built and natural heritage of the County."

The following text is recommended with respect to Policy Objective ATE 1 (Additional Tourism Initiatives):

"To facilitate the sustainable development of the tourism sector and provide for the delivery of a unique combination of tourism opportunities drawing on the network of attractions and natural assets in County Galway and potential future attractions."

The following text is recommended under section 8.12 (Failte Ireland Tourism Brands):

"County Galway encompasses some of Ireland's most beautiful landscapes and seascapes, forming parts of both the Wild Atlantic Way and Ireland's Hidden Heartlands brand regions. The Council recognises the transformative power of brand initiatives as key drivers of economic activity and supports development and investment in both the Wild Atlantic Way and Ireland's Hidden Heartlands brand regions by supporting the diversification of visitor attractions and associated tourism infrastructure such as visitor accommodation"

The following text is recommended under section 8.12.2 (Ireland's Hidden Heartlands):

"Ireland's Hidden Heartlands proposition; which includes east Galway; has rebranded the midlands since 2018; as a way of boosting tourism in this area. The River Shannon, Lough Derg and its adjoining natural assets is central to the proposition." "The Plan is to entice visitors to the area's walkways, lakes and forests, and the campaign will promote activities like walking, cycling/mountain biking, fishing and boating. Natural access points to the River Shannon and the provision of tourism infrastructure which facilitates the enjoyment of activities on and around the River Shannon will be sensitively developed. The Council will support the development of and investment in visitor accommodation for the implementation of the overall Hidden Heartlands Strategy."

The following text is recommended with respect to Policy Objective CTB 2 (Tourism Stakeholders):

"To support Failte Ireland and any other stakeholders in identifying suitable locations for both new and improved infrastructure such as visitor accommodation and car parks to cater for the growth in visitors using the Wild Atlantic Way

**WAW) and Ireland's Hidden Heartlands (IHH) touring network and visitor attractions within the county."**

**Chief Executive's Response:**

The Draft Plan supports a range of tourism facilities across the County. **Chapter 4 Rural Living and Development** contains a range of Policy Objectives that support the regulatory framework established under the Department of Agriculture, Food and the Marine. Supporting Policy Objectives have been principally set out in **Chapter 8 Tourism and Landscape** and **Chapter 5 Economic, Enterprise and Retail Development** which support forest based tourism visitor accommodation. The narrative contained within the Draft Plan is deliberately concise with supporting Policy Objectives and more specific Settlement Plan. Therefore, it is not considered necessary or appropriate to include the additional narrative or Policy Objectives outlined in the submission.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-898 IBEC**

**Pg 339**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

The submission notes that investment is needed to transition travel patterns to public transport and active modes to create liveable communities. Transport policies must allow people to choose where they want to live and work; and connectivity and efficient land use planning will ensure Galway is a living county. Multi-modal transport networks must be strengthened. 10 minute neighbourhood.

Improve inter-urban connectivity for job creation, along the Atlantic Economic Corridor. Draft Plan must maximise the assets along the western seaboard and connect the economic hubs, clusters and catchments of the region to attract investment, support job creation. The following is recommended:

- *Develop the Atlantic Corridor northwards by completion of the M17 Tuam to Sligo.*
- *Support the development of a network of strong urban centres along the Atlantic coast.*
- *Prioritise investment engage in joint spatial planning and development along the Corridor*

Digital infrastructure and smart technologies are critical enablers for economic and social revitalisation. The National Broadband Plan will provide the infrastructure for high speed broadband that could not be provided commercially. The submission recommends that the Development ensures a supporting regulatory environment for the successful roll-out of 5G. The submission recommends to support investment in ICT infrastructure to capitalise on remote working and learning opportunities; and

ensure all communities can transition to digitalisation for a better quality of life and eliminate digital inequalities, in terms of access to digital networks for the purposes of business, access to public services and education.

The submission notes that significant investment and smart policy making will be needed to ensure economic growth in the county is decoupled from environmental harm and needs to be a central consideration in the Development Plan. It is important that the Council makes progress in the delivery of actions on Climate Change and the transition to a low carbon future for all sectors. The submission recommends the following:

- That the Council support the sustainable reinforcement and provision of new energy infrastructure by infrastructure providers, ensuring the energy needs of future economic expansion and population across Galway can be delivered in a sustainable manner.
- Support the transition of the gas network to a carbon neutral network by 2050.
- Support the development of renewable energy projects.

High quality water is essential to the region's economy and broader society. The submission recommends liaising with Irish Water during the lifetime of the Plan to secure investment in the provision, extension and upgrading of the piped water distribution network and wastewater pipe network across the County, to serve existing population and future population growth and sustain economic growth. The submission recommends that the Council:

- Ensure adequate and appropriate wastewater infrastructure is available to cater for existing and proposed development.

The transition to a circular economy must form a key part of the Plan as Galway is the third most populous county in Ireland. Necessary infrastructure must be developed and the Plan must assist businesses, communities and public entities to make the necessary transformations. The submission recommends the following:

- Ensure the principles of circularity and smart resource use are embedded in the Plan.
- Progress the development of the Circular Economy Action Plan at a local level. Set an ambition to make Galway a leader in resource efficiency and sustainable value creation.
- Identify specific short-term deliverables to build early momentum.
- Support the research and development of green fuels such as biogas, biomethane and hydrogen as fuels for power generation, manufacturing, energy storage and transport.

The submission notes that the continued shortage of affordable housing threatens to undermine the achievement of many economic policy goals, including the attraction of overseas investment into Ireland, the promotion of third-level education, the reduction of emissions and the improvement of household incomes and wellbeing. Transport and land use should be developed through a coordinated approach to support compact, urban growth. Sufficient zoned lands should be provided to ensure that no shortage in supply arises during the lifetime of the development plan.

The Housing Strategy must account for a required change in household mix and tenure. The expected demographic changes that will impact the housing stock and mix must be accounted for. There is a requirement for a holistic view towards housing allowing for an appropriate mix of housing which recognises all the different housing needs. Bridging a finance scheme will be required to better utilise the supply of zoned and serviceable land suitable for housing.

The submission recommends that there is continuous investment in social housing. The demands for purpose-built social housing have not dissipated and only been exacerbated by the economic shock brought on by Covid. Maintenance, refurbishment, and potential replacement will become an increasing focus of local authorities in metropolitan areas. The submission recommends that the Council support the redevelopment and reuse, including energy retrofitting, of existing housing stock.

The retail sector is pivotal in regenerating and renewing the town centres within the County and their economic viability, including delivery of high-quality public realm, built environment and sense of place. The Plan must promote the development of additional convenience retail to support housing and population growth. Issues of vacancy and dereliction should be addressed in Galway. New residential development should be supported with required services.

The submission recommends to consider all options of funding regional projects. This includes encouraging new partnership models such as City Deals and leveraging the potential of competitive financing.

The submission notes the importance of tourism in Galway. The protection of the coastline is imperative to ensure long-term benefits from tourism activities. Investment in the tourism sector should support visitor experience development, upgrading of existing attractions and sites, visitor awareness and accessibility. Incorporating the needs of the night time economy is key to reimagining town centres. The submission recommends prioritising immediate investment in supporting infrastructure, such as late-night transport provision, for the recovery and growth of the night-time economy. Galway County Council must actively support local night-time economic development, which includes re-thinking the use of public space and re-imagining under-utilised spaces. The submission recommends that the Council support development of the tourism sector in Galway including investment in both the Wild Atlantic Way and Ireland's Hidden Heartlands and capture key opportunities to grow the sector based around Waterways, Activities, Heritage, Arts and Culture, in an urban and a rural environment.

The submission recommends supporting the Council's local enterprise network through Local Enterprise Offices. The submission recommends ensuring quality of life factors are incorporated into Galway County Council's enterprise policies. The submission also recommends progressing the planning and development of the former Galway Airport site to support sustained economic growth.

Regarding planning capabilities, the submission recommends that a programme is created to upskill existing local authority staff to provide a more active role in performing planning including forward planning, regulatory policy, development management and enforcement. It is also recommended to ensure a greater pooling and sharing of specialist skills between local authorities and other public bodies,

involved in planning and construction; and to ensure a consistent approach to land use zoning and community gain that balances the legitimate interests of transport providers and users, energy providers and users, and local communities.

**Chief Executive's Response:**

In relation to reduced car dependency and improved public transport accessibility levels, the Draft Plan contains a number of supporting Policy Objectives to assist the delivery of improved public transport. Settlement Plans have been included within the Draft Plan in towns and villages across the County where residentially zoned lands are within walking distance of employment, community and commercial zoned land. **Chapter 6 Transport and Movement** in particular has a number of sustainable transport focussed Policy Objectives. There are also Policy Objectives in **Chapter 6 Transport and Movement** which support improved infrastructural connectivity within the region. The Council regularly collaborates with other Local Authorities along the AEC on common issues.

Digital Infrastructure including improved broadband are supported in **Chapter 7 Utilities and Infrastructure** of the Draft Plan. Digital Hubs and Remote working are also supported in the Draft Plan.

The issue of Climate Change is addressed within each chapter of the Draft Plan as an embedded theme. In addition **Chapter 14 Climate Action, Energy and Renewable Resource** sets out a range of supporting Policy Objectives in pursuit of sustainable climate action. The Local Authority Renewable Energy Strategy will also assist in sustainable renewable energy delivery in County Galway. Therefore, the Council is fully committed to its climate related responsibilities and transitioning as appropriate.

The Council regularly collaborates with Irish Water. The Settlement Plans referenced above have been zoned in close collaboration with Irish Water, such that land is only zoned across the County where there is supporting water supply and waste water infrastructure. Investment in water infrastructure is supported through a range of Policy Objectives contained within the Draft Plan.

As set out in **Chapter 7 Infrastructure and Utilities** of the Draft Plan The Council recognises the importance of waste management and will promote the circular economy principles, prioritising prevention, reuse, recycling and recovery, and to sustainably manage residual waste which will contribute to more sustainable communities for the existing and future population of County Galway. **Policy Objective WM 2 Requirements for Waste Management** also supports the transition to a circular economy. Research and innovation in alternative sustainable energy types is also supported in the Draft Plan.

The Draft Plan, including the Housing Strategy and Housing Need Demand Assessment, is fully committed to the delivery of appropriate housing across the County and the Housing for All – A New Housing Plan for Ireland. Volume 2 of the Draft Plan contains 15 settlement plans which include zoning for housing. In addition, two Urban Framework Plans at Garraun and Briarhill contain additional residentially zoned land.

The Draft Plan supports the reuse of buildings in towns and villages across the County.

**Chapter 5 Economic Development, Enterprise and Retail** sets out Policy Objectives in support of the retail sector in County Galway. This includes a commitment to deliver a Joint Retail Strategy in partnership with Galway City Council.

**Policy Objectives CSA 2 Retail and Complimentary Uses** and **CSA 3 Town Centre Uses** seek to reduce vacancy rates across towns and villages in the County.

The Council actively pursues a number of funding streams such as Rural Regeneration Development Fund and Town and Village Renewal for example.

**Chapter 8 Tourism and Landscape** in the Draft Plan contains a suite of Policy Objectives in support of Tourism development in the County. In addition, the Council is committed to delivering a Tourism Strategy in County Galway in the coming years.

The contribution of the night time economy is recognised in the Draft Plan with supporting **Policy Objective CSA 8 Evening and Late Night Uses**.

The Draft Plan recognises the importance of County Galway's towns and villages being an attractive place for people to locate, which in turn attracts talent and foreign direct investment.

A visionary document for the use of the former Galway Airport site as an employment location is appended to **Chapter 5 Economic, Enterprise and Retail Development**.

A regular training and upskilling programme is in place to ensure the efficient running of the Planning Section.

In addition, regular collaboration with neighbouring local authorities, such as Galway City Council, ensure ideas are shared and thought out in a thorough and efficient manner. Other stakeholder engagement regularly takes place with external bodies such as Irish Water and the Department of Education.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-835 KYLEMORE ABBEY & THE KYLEMORE TRUST**

**Pg 345**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

Kylemore welcomes and supports the policy objectives in relation to agri-food development, specifically SCO3, SCO5 and SCO6.

**Chief Executive's Response:**

Submission supports the agri-food related Policy Objectives set out in **Chapter 5 Economic, Enterprise and Retail Development** of the Draft Plan.



**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-817 LIDL IRELAND Gmbh**

**Pg 345**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

The submission emphasises the importance of retailing and the need for appropriate policies and objectives in the Plan.

Covid-19 related lockdowns highlighted the importance of providing 'Foodstores' locally and not on a centralised basis. Lidl, and similarly scaled operators, should be actively encouraged to develop a broader network of stores in a wider network of towns, as opposed to concentrating convenience floorspace in a smaller number of larger superstores/hyperstores. Limiting local access to physical stores would accelerate the transition to online shopping options, therefore the vitality and viability of town and village centres should be enhanced through the provision of 'brick and mortar' retail infrastructure to the greatest extent possible.

**Chief Executive's Response:**

A series of supporting Policy Objectives for the retail sector have been included in the Draft Plan.

A network of land has been zoned in towns and villages across the County with ample zoned land that could accommodate retail development in accordance with the Retail Hierarchy for the County as set out in **Chapter 5 Economic, Enterprise and Retail Development**. Loughrea is regarded as a Self-Sustaining Town along with Gort. Upon review of the Retail Hierarchy, it is considered appropriate to include Loughrea Town as a *Level 3 District/Sub County Town* as per the OPR submission.

It is not considered appropriate to include reference to the Small Growth Villages in the Retail Hierarchy as their commercial retail commercial provision is of a smaller more rural convenience scale.

The Draft Plan seeks to support a thriving town and village centre and commercial activity is encouraged in these locations.

**Chief Executive's Recommendation:**

No Change.

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

## **GLW C10-796 BEARNA GOLF CLUB**

### **Pg 346**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

This submission requests site-specific policy for Bearna Golf Club to facilitate the development of tourism and recreational uses on the subject site. The site was referred to in the 2009-2015 Plan under Policy ED37, and in the 2015-2021 Plan under Policy EDT 9. The strategic location, strong transport links, and growing tourism industry associated with the site are all core facilitators of employment growth.

The submission requests a site-specific policy objective in Chapter 5, as follows:

*“Facilitate the development of an integrated tourism and recreational complex at Bearna Golf and Country Club, including the development of a hotel, leisure centre, conference centre, golf apartments, apart-hoteland associated residential units.”*

### **Chief Executive’s Response:**

The use of the lands in question as a golf club and course is established, ancillary uses to this use would be considered on its merits. It is not appropriate to zone lands in this location, remote from a settlement plan area.

### **Chief Executive’s Recommendation:**

No Change.

*Cllr. Thomas proposed that they reject CE Recommendation and go with insertion of a site-specific policy objective in Chapter 5 as outlined in submission. This was seconded by Cllr. Herterich/Quinn and agreed by the Members.*

Ms. Loughnane said that this policy was in the previous two County Development Plans and was not considered necessary or warranted to include in the Draft Plan. Any developments relating to the Barna Golf Club would be taken on its merits and therefore it is not considered necessary to include in this Draft Development Plan.

It was stated by both Cllrs. Byrne and Hoade that this has been in the last two development plans and should encourage the development of this site.

## **GLW C10-783 SEAI SUSTAINABLE ENERGY COMMUNITIES PROGRAMME GALWAY**

### **Pg 347**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

This submission requests that the Development Plan recognises the role social enterprises and co-operatives play in Irish society, and the important role that businesses can play supporting their local communities – and not just as employers

and ratepayers but as active participants in the sustainable development of the region. The submission notes that growth delivered by social innovations is more sustainable. The submission requests that the Plan references social enterprise or co-operatives as potential drivers of sustainable development.

The submission suggests that the Development Plan recognises the emerging innovations of Doughnut Economics or Community Wealth Building and considers implementing them by working with communities in strategic sites that have been identified in the plan.

**Chief Executive's Response:**

The Draft Plan is supportive of the Social Enterprise Sector and seeks to promote a range of sustainable economic development across the County in accordance with proper planning and sustainable development, and other planning considerations. All-encompassing innovations are sought to be recognised in the Draft Plan. Climate change and sustainability is a deeply embedded theme in the Draft Plan.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-775 AMICITIA**

**Pg 347**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

It is noted in this submission that Galway County Council can support social enterprises and co-operatives through making the following commitments in the Development Plan:

- Enable and support the development of a vibrant Social Enterprise sector, as a valuable and important component of the overall economic vision for County Galway.
- A commitment to work with Social Enterprises to access and develop appropriate fit for purpose land and buildings as spaces to enable development and growth of new services and products.
- A commitment to include Social Clauses in Public Procurement.
- Identify and disseminate best practice local examples of social enterprises and increase public understanding of their contribution to society and the economy.

The submission suggests that the Development Plan recognises the emerging innovations of Doughnut Economics or Community Wealth Building and considers implementing them by working with communities in strategic sites that have been identified in the plan. Doughnut Economics and Community Wealth Building offer two examples of emerging economic models that are place-based and more sustainable to a society confronted with a climate and biodiversity emergency.

**Chief Executive's Response:**

The Draft Plan is supportive of the Social Enterprise Sector and seeks to promote a range of economic development across the County in accordance with proper planning and sustainable development, and other planning considerations. All-encompassing innovations are sought to be recognised in the Draft Plan.

**Chief Executive's Recommendation:**

No Change.

*The CE Recommendation was proposed by Cllr. Killilea, seconded by Cllr. McHugh/Farag and agreed by the Members.*

**GLW C10-713 IDA IRELAND**

**Pg 348**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

IDA Ireland supports the policies and objectives in the Draft Plan in respect of employment and the framework to facilitate high-value employment opportunities, in particular Policy Objective EL 1 and EL 2. The submission supports Policy Objective EL 3, EL 4 and EL 5 and notes that the Former Galway Airport Site has potential connectivity to the existing railway line serving Oranmore and is in proximity to existing large employment areas such as Parkmore Industrial estate and IDA lands at Oranmore and Athenry. The site would help support businesses which need links to strong multinational companies.

**Chief Executive's Response:**

Noted. Submission is supportive of the Draft Plan.

**Chief Executive's Recommendation:**

No Change.

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

**GLW C10-679 TESCO IRELAND LIMITED**

**Pg 349**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

This submission requests that Galway County Council provide flexible, holistic policies that would promote the development of retail stores of an appropriate scale, at suitable locations across the County.

It is requested that 'Shops—Large Scale Convenience/Comparison Centre' is revised from 'Open for Consideration' to '**Permitted in Principle**'.

### Local Retailing

Reference to the importance of Neighbourhood and District Centres. Flexibility should be provided in zoning and local policy objectives to ensure new centres with retail of appropriate scales can be achieved.

Employment growth can be generated through the provision of self-sustaining communities where sustainable travel patterns are promoted and town centres invigorated.

### Existing Retailers

The Local Authority should take the opportunity to support continued growth of local convenience retailing across the County. Delivery and access routes should be safeguarded. The submission requests that no policies are introduced that could lead to any restrictions on deliveries as part of the new Development Plan and that the Local Authority engage with retail operators as part of any future public realm works, town centre management objectives or transportation strategies. It is also requested that policies providing for deliveries, including early morning deliveries, are encouraged.

### Requirements of Retailers

It is important that the Local Authority recognise that unobstructed and level floorplates are required for larger retail convenience layouts and such sites that are available in or around town centres are suitable for accommodating the provision of convenience retailing facilities.

Request for specific click and collect Policy Objective.

### **Chief Executive's Response:**

Retail development is addressed in great detail in the Draft Plan with narrative and supporting Policy Objectives. There is also a commitment in the Draft Plan to carry out a joint retail strategy with Galway City Council. Proposals for convenience/comparison centre development will be considered in accordance with proper planning and sustainable development.

The importance of neighbourhood and district centres is recognised.

Deliveries to commercial premises are a fundamental consideration of a planning application appraisal.

Public realm improvement works to towns and villages are carried out in consultation with key stakeholders.

The size of larger convenience retailers are recognised as are the important role of our town and village centres.

The existing Policy Objectives are supportive of appropriate retail development, which includes retail development, where appropriate.

### **Chief Executive's Recommendation:**

No Change.

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

## **GLW C10-608 BAILE BHRUACHLAIN TEORANTA & BAILE EAMOINN TEORANTA**

### **Pg 350**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

A detailed submission has been made.

Regarding **Chapter 5 Economic Development, Enterprise and Retail Development** it is proposed that the Draft County Development Plan should recognise the need to adapt to the move to online retailing, the change in shopping practices and the need to convert disused retail premises to alternative uses. 'Service hubs' should provide essential retail facilities to their immediate hinterland.

Galway County Council should promote the delivery of 'Essential Retail' and 'Essential Healthcare' facilities within key gateway villages within the South Connemara region.

Specific considerations are outlined for a number of towns and villages.

The submission notes that the emerging plan offers the Planning Authority an opportunity to ensure that the appropriate measures are in place to protect and promote the important cultural heritage of Galway.

### **Chief Executive's Response:**

The Council is supportive of a multitude of uses in the town and village centres across the County. Alternative and newer uses such as working hubs are generally supported in appropriate locations.

**Chapter 10 Natural Heritage, Biodiversity and Green/Blue Infrastructure** of the Draft Plan contains a series of supporting cultural heritage related Policy Objectives. There are also retail related supporting Policy Objectives in the Draft Plan.

### **Chief Executive's Recommendation:**

No Change.

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

## **GLW C10-585 SOCIAL ENTERPRISE REPUBLIC OF IRELAND**

### **Pg 351**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

This submission requests that a number of commitments are included in the Development Plan:

- Facilitate, enable and support the development of a vibrant Social Enterprise sector, as a valuable and important component of the overall Economic Development vision.

- A commitment to work with Social Enterprises to access and develop appropriate fit for purpose land and buildings as space to enable development and growth of new services and products.
- A commitment to include Social Clauses in Public Procurement.
- Identify and disseminate best practice examples of social enterprises and increase public understanding of their contribution to society and the economy.

SERI is willing to meet with GCC and advise how they might better support local Social Enterprises based on identified needs.

**Chief Executive's Response:**

The Draft Plan is supportive of the Social Enterprise Sector and seeks to promote a range of economic development across the County in accordance with proper planning and sustainable development, and other planning considerations.

**Chief Executive's Recommendation:**

No Change.

*The CE Recommendation was proposed by Cllr. Kinane, seconded by Cllr. Roche and agreed by the Members.*

**GLW C10-570 JOYCE COUNTRY AND WESTERN LAKES  
GEOPARK PROJECT**

**Pg 352**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

The Joyce Country and Western Lakes Geopark Project seeks to achieve UNESCO Global Geopark status by 2023. The geopark idea and the six objectives of the Strategic Framework for Tourism Development which accompanies this submission have special relevance to the following objectives outlined in **Chapter 5 Economic Development, Enterprise and Retail Development:**

Chapter 5 – Policy Objectives ES1; EL 1; SCO 1, 3, 5, 7, 8

**Chief Executive's Response:**

The Draft Plan would not prohibit the quest of the Joyce County and Western Lakes Geopark Project to achieve UNESCO. The Draft Plan is supportive of such designations across the County and there is a specific policy objective in **Chapter 10 Natural Heritage, Biodiversity and Green/Blue Infrastructure, UGG1 UNESCO Global Geopark Status.**

**Chief Executive's Recommendation:**

No Change.

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



**GLW C10-435 – GUS McCARTHY MKO**

**Pg 352**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

Submission is to reinstate the recognition of industrial and commercial uses and facilities outside of settlement centres. The submission relates to established industrial and commercial uses which require extensive land area but are low in intensity of use. These uses predominantly consist of 'open storage' with a small number of associated buildings required. However, there is not appropriate availability for these sites to be located in zoned, serviced lands in Galway County.

The submission notes that there is potential for Council owned storage compounds, such as Liosbaun Industrial Estate, to be relocated on the preparation of the LDA masterplan for the area. Established site areas outside of designated settlement centres would positively meet the future requirements of the Councils for new locations for their storage purposes. This is where established open storage facilities in areas outside of settlement centres could provide a logical alternative location away from urban centres, towns, and villages.

It is submitted that the changes made to wording in policy does not support the provision or future development of established industrial and commercial uses in rural unzoned areas that have these existing uses. The submission refers to the following policy objectives from previous Development Plans:

- 2003-2009: Policy 4, Policy 19;
- 2009-2015: Policy ED 3, Policy ED 9;
- 2015-2021: Policy EDT 11.

It is requested that the Council reinstate a policy objective that supports established rural enterprises in unzoned areas outside of designated settlement centres and that can accommodate future development on such sites.

**Chief Executive's Response:**

A series of settlement plans and Local Area Plans have been put in place across the County, which include employment zoned lands and lands for industrial commercial uses. The quantity of zoned lands across the County is considered sufficient at this stage. Lands have been strategically zoned in areas where there is adequate supporting infrastructure. Zoning of additional lands in remote locations detached from settlements, would not be in accordance with proper planning and sustainable development.

***Policy Objective RD 1 Rural Enterprise Potential*** is supportive of rural industry.

**Chief Executive's Recommendation:**

No Change.

Cllr. Killilea agreed with submission as outlined. He stated that they struggled to get sites that can accommodate HGV's and were facilitating open space storage for that type of industry. He advised that he had submitted a motion relating to an existing industrial estate in Oranmore (Volvo) that was closed down at the moment. The

proposal was for a major Transport Hub here and in current plan we don't allow for this type of industry to progress. Cllr. Byrne stated that as highlighted by him previously, there were no lands available for Business/Enterprise zoning in Kinvara presently. He suggested that they had to be able to support rural Business/Enterprise outside of towns/villages if there was no available lands zoned Business/Enterprise within the villages.

Cllr. Broderick & Carroll supported Cllr. Killilea's comments. Cllr. Geraghty stated that the Transport Industry was huge and needed to be opened up more. He stated there was no proper transport hubs in place and they needed to be agreed and brought to reality. Ms. Loughnane advised that the submission by Gus McCarthy has asked for reinstatement of EDT 11 but explained that this was already included in current plan, except of one word which was amended by Members at Draft Stage.

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

## **GLW C10-229 COUNTY GALWAY TRAVELLER INTERAGENCY GROUP**

### **Pg 363**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

The submissions requests that **Chapter 5 Economic Development, Enterprise and Retail Development** includes a focus on the social economy as it is noted that this has proven to be valuable route for Traveller Entrepreneurship. It is recommended that Section 5.3 references National Social Enterprise Policy for Ireland 2019-2022 with a commitment to an objective relating to its further implementation through the Development Plan. Reference to the situation of communities experiencing levels of unemployment such as the Traveller community in Section 5.8 – commit to an objective in relation to equality outcomes.

The submission suggests the inclusion of an objective relating to the Yellow Flag Programme.

The submission suggests strengthening digital infrastructure that Travellers have access to which would facilitate participation in economic and social life. Policy Objective CWH1 could pursue a more expansive approach given the links suggested to public buildings, libraries, and community centres. This could include a function within such hubs to addressing the emerging issues of digital inequalities.

The Traveller Interagency Group is preparing to launch a "Framework for Good Practice on Traveller Ethnicity" and the submission requests that this framework is referenced alongside a commitment to support and encourage its full implementation across all areas covered by the County Development Plan.

The submission suggests implementing the public sector equality and human rights duty established under the Irish Human Rights and Equality Commission Act 2014.

**Chief Executive's Response:**

The submission suggests a series of amendments to the Draft Plan pertaining to the Travelling Community. However, the Draft Plan has been prepared with an all-inclusive focus, for all members of the community. The Draft Plan seeks to include all members of the community.

**Chief Executive's Recommendation:**

No Change.

It was agreed that Motion submitted by Cllr. McKinstry in relation to Yellow Flag Project would be considered in Chapter 11.

Mr. Hanrahan, Director of Housing Services advised that the Traveller Interagency Group was made up of state agencies and community groups and that the Framework for Good Practice on Traveller Ethnicity was signed up pre the Development Plan and includes the elements sought in the submission.

*The CE Recommendation was proposed by Cllr Herterich/Quinn, seconded by Cllr. Maher and agreed by the Members.*

**GLW C10-2303 FIONNBARRA O MUIRI**

**Pg 354**

Ms. Loughnane outlined the contents of the submission and read CE Response & Recommendation.

Submission notes that the documents *National Broadband Plan, June 2020*, and the *Making Remote Work: National Remote work Strategy 2021*, are not referred to in the Draft Plan and both are noted as relevant.

In this submission the following recommendations are proposed for inclusion in the Draft County Plan.

- That a new chapter on remote working and broadband is written into the Draft County Plan, outlining the impact that they will have for the county during the period 2022-2028.

Include and implement the aforementioned documents. It is queried whether Section 5.8.5 Remote Working is in the correct part of the Draft County Plan and whether it contains enough detail.

**Chief Executive's Response:**

The Draft Plan is supportive of the Making Remote Work, this is referenced in **Chapter 5 Economic Development, Enterprise and Retail Development.**

In addition to the remote working narrative in the Draft Plan there are also a number of Policy Objectives which support remote working.

The Draft Plan is supportive of the National Broadband Plan, this is referenced in **Chapter 7 Infrastructure and Utilities.**

**Chief Executive's Recommendation:**

No Change.

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

**Cllr. Killilea submitted the following Motion:**

*I would like to propose the zoning of this (GLW-C10-621) submission to Commercial/Industrial in line with the submission. There is no clear zoning to facilitate an open bus park. This is being done to facilitate an open bus park and underpin the viability of the remainder of the existing units on the joining site. This zoning will facilitate the removal of up to 25 busses from Galway City which are currently parked in Knocknacarra. The lands are located behind existing established industrial and commercial uses including Eamon Long & Co., Volvo Heavy Goods Garage and Autobody Galway Ltd.*

Cllr. Killilea advised that this related to an existing industrial estate site in Oranmore (which was known as Volvo) and proposed to rezone this land for an Open Space Land Hub. He advised that City Direct Services, were looking to move out of town and into this area in Oranmore and was proposing that it be turned into a huge Transport Hub. It was quite close to motorway and attached to an existing industrial park. He stated that he would envisage in time to come a lot of the private bus operators, some HGV's that store in the Docks area would move out here. The motion was proposed by Cllr. Killilea and seconded by Cllr. Carroll. Cllr. Killilea stated that it was his understanding that there may be a huge proposed development near here for IDA. Cllr. Sheridan also supported this motion. Ms. Loughnane advised that this was a further unpicking of the Development Plan as it was away from settlement centre. She further advised that it may go against SEC. Cllr. Killilea stated that if they were only going to allow this in settlement centre he didn't see where it could go and was disappointed that they don't have a particular zoning for this.

Mr. Cullen said he would have to restate what he had said earlier and shared the concerns of Senior Planner in relation to the Development Plan. He said that this was an unpicking of SEC. He said he was aware of the efforts IDA were trying to attract industry into the area and what the Members were doing was eroding the ability to attract big industry to the area. He said that this proposal wasn't going to improve the chances of getting planning permission but would weaken the SEC which was of far more importance than the development that might take place on this site. He urged the greatest of caution on this and advised against this proposed zoning.

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

For: 20

Cllr. Carroll	Cllr. Charity	Cllr. M. Connolly
Cllr. Cronnelly	Comh. O Cualáin	Cllr. Curley
Comh.O Curraoin	Cllr. Geraghty	Cllr. Herterich/Quinn
Cllr. Hoade	Cllr. P. Keaveney	Cllr. Kelly
Cllr. Killilea	Cllr. Kinane	Cllr. King
Cllr. McHugh/Farag	Cllr. Reddington	Cllr. Sheridan
Cllr. Thomas	Cllr. Walsh	

Against: 2

Cllr. Maher	Cllr. A. McKinstry
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Abstain: 9

Cllr. Broderick	Cllr. Byrne	Cllr. D. Connolly
Cllr. Donohue	Comh. Mac an Iomaire	Cllr. McClearn
Cllr. Murphy	Cllr. Parsons	Cllr. Roche

No Reply: 8

***The Cathaoirleach declared the Motion carried.***

Mr. Owen advised that they would conclude Chapters 6, 7, 8 – 14, Chapter 15 – DM Standards and LARES at next meeting on 12<sup>th</sup> January 2022.

***The Meeting was adjourned until 12<sup>th</sup> January 2022***

**Chriochnaigh an Cruinniú Ansin**

**Submitted, Signed and Approved**

**Cathaoirleach:**  \_\_\_\_\_

**Date:** \_\_\_\_\_ **07/03/2022** \_\_\_\_\_