

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

**Friday 22nd April 2022 at 2.00 p.m. via Microsoft Teams**

<b>CATHAOIRLEACH:</b>	Cllr. Peter Keaveney Cathaoirleach of the County of Galway
<b>Baill:</b>	Comh./Cllr. T Broderick, J. Byrne, I. Canning, L. Carroll, J. Charity, D. Collins, D. Connolly, M. Connolly, G. Cronnelly, D. Ó Cualáin, J. Cuddy, T. Ó Curraoin, 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 and T. Welby.
<b>Oifigh:</b>	Mr. J. Cullen, Chief Executive, Ms. E. Ruane, Director of Services, Mr. L. Hanrahan, Mr. M. Owens, Director of Services, Mr. Pender, 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, Assistant Planner, Mr. L. Ward, Graduate Planner, Ms. A. Power, Senior Staff Officer and Mr. S. Keady, Clerical Officer

**Thosnaigh an cruinniú leis an paidir.**

**Item No. 1: To consider the Chief Executive's Report on the Submissions received on the Material Alterations to the Draft Galway County Development Plan 2022-2028 under Section 12(9) of the Planning and Development Act 2000 (as amended).** 3984

**GLW-C20-225 – THE OFFICE OF THE PLANNING REGULATOR**

## MA RECOMMENDATION 6 – RURAL HOUSING CRITERIA

It was agreed to resume on Page 41 of CE Report – RH 17 Direct Access onto Restricted Regional Roads. It was agreed to deal with (iv) MA 15.11 together as they are both quite similar.

Having regard to the national and regional policy objectives to support sustainable development in rural areas by managing growth of areas that are under strong urban influence while reversing rural decline of small towns and villages (NPO 15, 16 and 19 and RPO 3.4), and the Sustainable Rural Housing Guidelines (2005) in respect of rural generated housing and ribbon development, the Chief Executive is required to make the Plan without:

- (i)MA 4.2, 4.3 and 4.4, except for those elements that relate to the urban fringe; and the reference to ‘substantiated rural housing need’ and ‘rural need’ that were included on foot of Recommendation 9 of the Office’s submission to the Draft Plan;
- (ii)MA 4.9 to policy objective RH17 in respect of direct access on to restricted regional roads;
- (iii)MA 7.5 to policy objective WS 8 in respect of the proliferation of septic tanks;
- (iv)MA 15.11 to DM standard 27, in relation to access to national and other restricted roads for residential developments;
- (v) MA 4.8 and to retain policy objective RH14 (linear development) as per the Draft Plan.

### (ii) MA 4.9

Ms. Loughnane outlined the **Chief Executive’s Response** as follows:

This Material Alteration related to Policy Objective RH 17 Direct Access onto Restricted Regional Roads. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution amended the wording of this policy objective. The Chief Executive considers the amended wording as per the Material Alteration is contrary to the National Planning Framework (NPO 15, 16 and 19 and RPO 3.4), and the Sustainable Rural Housing Guidelines (2005). Based on the OPR Recommendation No. 6 above it is considered that the wording for Policy Objective RH 17 would revert to the Draft Galway County Development Plan 2022-2028.

Ms. Loughnane outlined the **Chief Executive’s Recommendation** as follows:-

- (ii). MA 4.9 - Policy Objective RH17 would revert to the Draft Galway County Development Plan 2022-2028 as follows:

### **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.

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

*I, Cllr. Cuddy, propose that we reject CE Recommendation in relation to RH 17 – Direct Access onto Restricted Regional Roads.*

***Motion was proposed by Cllr. Cuddy, seconded by Cllr. Thomas and agreed by the Members.***

**(iv) MA 15.11**

Ms. Loughnane outlined the **Chief Executive's Response** as follows:

This Material Alteration related to Development Management Standard 27. During the Council Meeting in December 2021/January 2022, the Elected Members by resolution amended the wording of this policy objective. In line with the recommendation on Policy Objective RH 17, it is considered that the additional wording is not required. In addition, based on the Recommendation No. 6 above it is considered that the wording for Development Management Standard 27 would revert to the Draft Galway County Development Plan 2022-2028.

Ms. Loughnane outlined the **Chief Executive's Recommendation** as follows:-

Development Management Standard 27 would revert to the Draft Galway County Development Plan 2022-2028 as follows:

**DM Standard 27: Access to National and Other Restricted Roads for Residential Developments**

The provision of residential access to National and other Restricted Roads will have regard to the following:

The following requirements shall apply to the provision of residential access to National and other Restricted Roads: Housing Need Eligibility

a) Residential development along National Roads will be restricted outside the 60kmp speed zones in accordance with the DoECLG Spatial Planning and National Road Guidelines (2012). Consideration shall be given to the need of farm families to live on the family holding-on a limited basis and a functional need to live at this location must be demonstrated. Where there is an existing access, the combined use of same must be considered and shown to be technically unsuitable before any new access can be considered. Access via local roads shall always be the preferred access.

b) Proposed access onto any restricted Regional Road outside the 60kmp kph speed zones shall be restricted to members of the **farm family on the family holding-need of members of the family on the family lands** and on a limited basis only. Where there is an existing access, the combined use of same must be considered and shown to be technically unsuitable before any new access can be considered. This may require the upgrading and/or relocation of the existing entrance to serve the combined development. Access via local roads shall always be the preferred access. Any new access and must be accompanied by a justification for the proposed access.

c) An Enurement condition will be attached to grants of planning permission for the above.

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

*I, Cllr. Cuddy, propose that we reject CE Recommendation in relation to MA 15.11 – DM Standard 27: Access to National and Other Restricted Roads for Residential Developments*

***Motion was proposed by Cllr. Cuddy, seconded by Cllr. Thomas and agreed by the Members.***

**(iii) MA 7.5**

Ms. Loughnane outlined the **Chief Executive's Response** as follows:

This Material Alteration related to Policy Objective WS 8 Proliferation of Septic Tanks. During the Council Meeting in December 2021/January 2022, the Elected Members by resolution amended the wording of this policy objective. The Chief Executive considers the amended wording as per the Material Alteration is not required. The wording as per the Draft Plan is appropriate in this instance. Based on the OPR Recommendation No. 6 above it is considered that the wording for Policy Objective WS 8 would revert to the Draft Galway County Development Plan 2022-2028.

Ms. Loughnane outlined the **Chief Executive's Recommendation** as follows:-

Policy Objective WS 8 would revert to the Draft Galway County Development Plan 2022-2028 as follows:

**WS 8 Proliferation of Septic Tanks**

Discourage the over-concentration/proliferation of individual septic tanks and treatment plants to minimise the risk of groundwater pollution. **Encourage the use of high standard treatment plants to minimise the risk of groundwater pollution.**

Cllr. Thomas stated that there were no guidelines as to what exactly “over-concentration/proliferation” of septic tanks meant and suggested the promotion of the usage of high-quality waste treatment plants.

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

*I, Cllr. Thomas, propose to reject CE Recommendation and revert to the Draft County Development Plan 2022-2028*

***Motion was proposed by Cllr. Thomas, seconded by Cllr. Killilea and agreed by the Members.***

**(v) MA 4.8**

Ms. Loughnane outlined the **Chief Executive's Response** as follows:

This Material Alteration related to Policy Objective RH 14 Linear Development. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution removed this policy objective. The omission of this policy objective would be contrary to the Sustainable Rural Housing Guidelines (2005). Based on the OPR Recommendation No. 6 above it is considered that the Policy Objective RH14 should be retained.

Ms. Loughnane outlined the **Chief Executive's Recommendation** as follows:

Policy Objective RH14 should be reinserted as follows:

**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. Thomas stated if this proposal was implemented, it would restrict planning permission for people on their land holdings.

Cllrs. Roche and Welby concurred with those comments and stated that the recommendation could exclude a significant number of people and were opposed to this.

Ms. Loughnane advised that this requirement is referenced in the Sustainable Rural Housing Guidelines.

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

*I, Cllr. Thomas, propose that we reject the CE and OPR recommendations on MA 4.8 and revert back to Material Alteration agreed by Members in December/January (removal of policy objective)*

***Motion was proposed by Cllr. Thomas, seconded by Cllr. Roche and agreed by the Members.***

## **MA RECOMMENDATION 7 – EMPLOYMENT ZONED LAND**

### **3. Economic Development and Employment**

#### **5.1 Employment Zoned Land**

Having regard to the requirement to implement objectives for sustainable settlement and transport strategies under section 10(2)(n) of the Act, and to the requirements of the Retail Planning Guidelines for Planning Authorities (2012) and the Spatial Planning and National Roads Guidelines for Planning Authorities (2012), including the implementation of an evidence-based approach, the Chief Executive is required to make the Plan without the following proposed amendments in Volume 2:

- SGT LUZ Oughterard 9.1
- RSA LUZ Glennascaul 18.1 (and 5.4 in Volume 1)
- SGT LUZ Portumna no. 10.2
- SGT LUZ Maigh Cuilinn 8.2a, 8.2b and 8.4
- MA 5.4 and RSA LUZ Galway Airport 17.1 which is also considered to be premature pending the preparation of a masterplan for the airport consistent with RPO 3.6.6 and Policy Objective EL 4.6 of the Draft Plan.

Ms. Loughnane advised that the lands that have been identified under this Recommendation No.7 by the Office of Planning Regulator relate to Employment Zoned Lands. During the course of the Council Meeting in December 2021/January 2022 a number of Material Alterations were made and it was agreed to deal with each parcel separately:

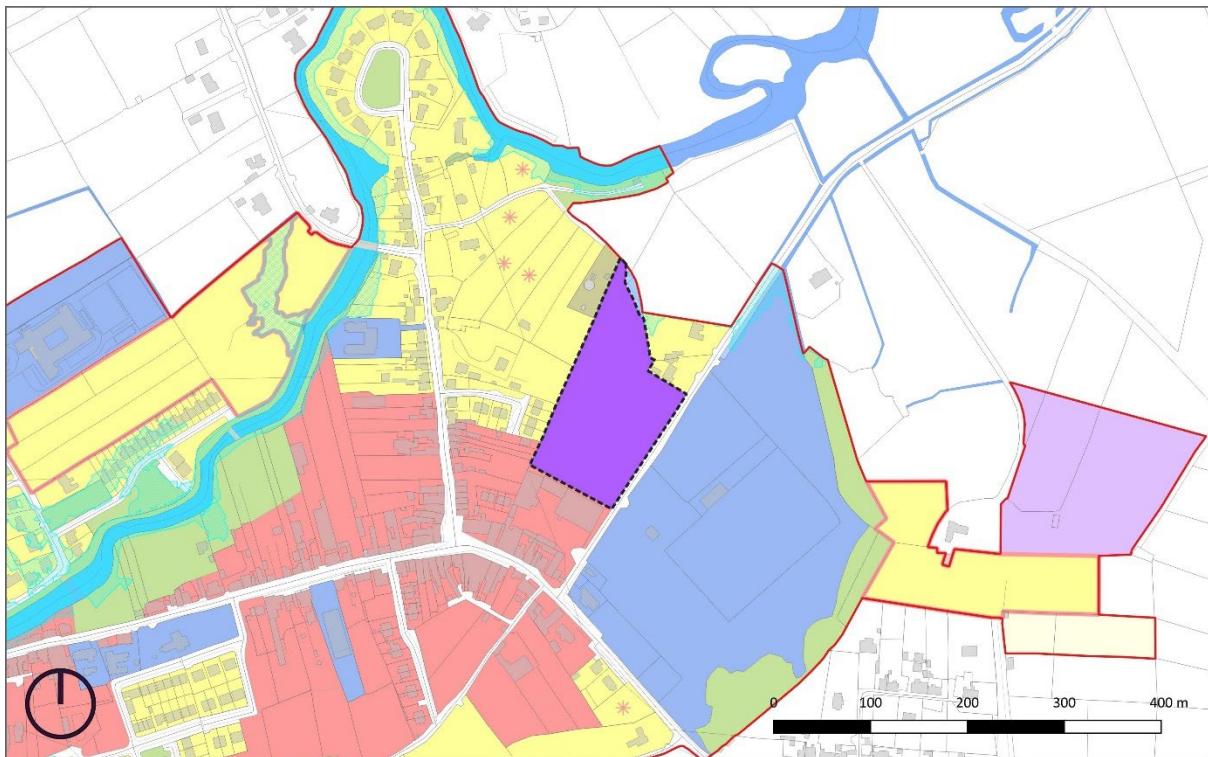
#### **MASP LUZ Oughterard 9.1**

Ms. Loughnane outlined the **Chief Executive's Response** as follows:

This parcel of land was zoned Tourism in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members proposed by resolution that these lands would be re-zoned to Town Centre. Based on the OPR Recommendation No. 7 above it is considered that these lands would revert to Tourism.

Ms. Loughnane outlined the **Chief Executive's Recommendation** as follows:

Revert to Tourism as per Draft Galway County Development Plan 2022-2028:



Cllr. Welby stated that when they were considering this initially in the Pre-Draft Plan, the land was proposed to be Town Centre. He advised that the map did not show the full extent of the landholding, and this property linked up to N59 while also having access to L534 and was the largest portion of land in the town. He stated that currently a portion of this land is subject to a planning application – Ref. 21 189 which is an extension to Joyce's Supermarket. He stated that a Primary Care Centre that commenced in 2019 is also situated here. He advised that a lot of the land in Oughterard is land locked and a lot of land is not developable. He proposed that it be reverted back to Town Centre.

**Cllr. Welby proposed the following Motion:**

*I, Cllr. Welby, wish to reject the CE's Recommendation and maintain the Town Centre Zoning on same.*

***Motion was proposed by Cllr. Welby, seconded by An Comh. Mac an Iomaire and agreed by the Members.***

**MASP LUZ Glennascaul 18.1 (and 5.4 in Volume 1)**

Ms. Loughnane outlined the **Chief Executive's Response** as follows:

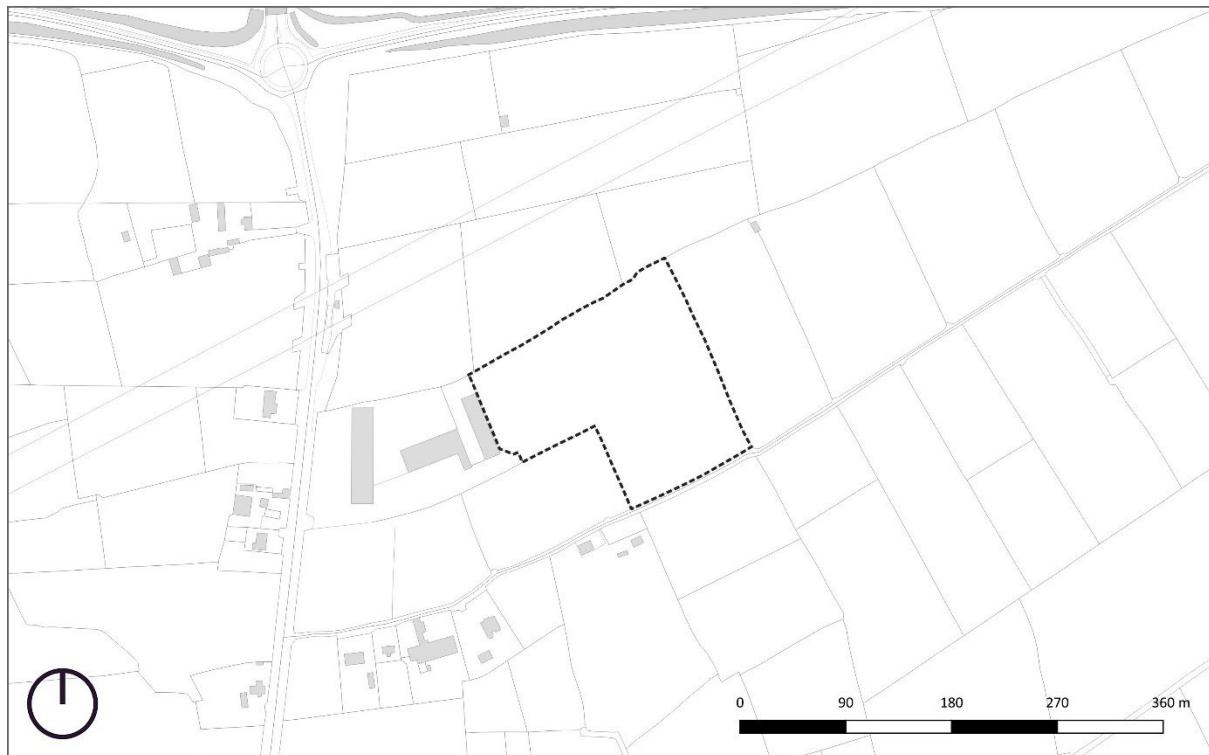
This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected

## Minutes of Special Meeting held on 22nd April 2022

Members by resolution proposed that these lands would be zoned Industrial. The Chief Executive considers the zoning of these lands outside any settlement boundary to be contrary to the proper planning and sustainable development of the area. Based on the OPR Recommendation No.7 above it is considered that these lands would not be zoned Industrial and revert to unzoned lands.

Ms. Loughnane outlined the **Chief Executive's Recommendation** as follows:

Revert to Unzoned Land as per Draft Galway County Development Plan 2022-2028:



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

*I, Cllr. Killilea, propose to reject the CE's Recommendation on MASP LUZ Glennascaul 18.1 and to zone the lands Industrial.*

Ms. Loughnane advised that these lands in question were outside of settlement boundary, located on a Brownfield Site and would impinge on the Strategic Economic Corridor (SEC). She respectfully asked the Members to consider this proposal very carefully and explained that random zonings such as this may have a huge negative impact in getting future foreign direct investment into the SEC. She advised that submissions were received from a number of Prescribed Bodies in relation to this Material Alteration recommending that these lands would revert to unzoned lands. She again urged the Members to be very careful in taking a decision on this as it was going to have a huge impact on the SEC and on ability to attract foreign investment of a significant nature and she asked the Members to think strategically here. She stated

that it was a brownfield site and advised that there was no requirement for this zoning. She appealed to Members to accept CE Recommendation on this.

Cllr. Killilea referred to previous lengthy debate that took place on this in January 2022. Referring to the location of the site in question, he advised it was quite a bit away from IDA Park and that Galway City Council owns lands beside it that is ear-marked for a Halting Site. He further advised that there was an existing industrial estate located there. He stated that he understood the need for a large tract of land to be available for future development but emphasised that the land in question was only five acres. He stated that while he understood where Ms. Loughnane was coming from as to the strategic importance of the site, he advised that it was also important for space to be made available for transport hubs and be located near the sort of transport infrastructure that the site is adjacent to. He stated that careful consideration needed to be given to transport industry and this was a perfect site for possibly an open space bus park to be built, with a natural gas terminal and station alongside an electric charging dock area for buses, trucks and other vehicles. He asked the Members to support his motion.

Cllr. Geraghty supported Cllr. Killilea's motion and stated that Irish Investment was just as important as foreign investment. In reply, Ms. Loughnane advised that this was a very strategic piece of land, and the rejection of CE Recommendation would have a significant impact. She urged for the protection of the SEC as it is critical for the attraction of large-scale strategic investment.

Cllr. Byrne stated that he was in favour of adopting the CE Report on this and would be opposing the motion but suggested an objective be included in CDP to support transport facilities in this area. Cllr. Carroll supported these comments.

Cllr. Sheridan seconded Cllr. Killilea's Motion. He advised that he had visited the site in question which is located at the rear of an industrial site that exists on that road with the motorway located 150m away at the rear of it. He stated that this was a strategic development in its very essence with services deployed locally. He stated that he had seen the merits of it and would be in favour of this proposal.

Cllr. M. Connolly stated that he was a bit conflicted on this. He acknowledged Ms. Loughnane's point in relation to the SEC while also seeing value of points raised by Cllr. Killilea. He also took the point that Knocknacarra was no place for a bus park, etc. and any such developments should be on the outskirts of the city.

Cllr. Maher proposed that the Members accept CE Recommendation. He stated that they had spent a lot of time discussing this previously in January and should proceed to a vote.

## Minutes of Special Meeting held on 22nd April 2022

Cllr. Geraghty, stated that while he respected Ms. Loughnane's earlier comments, suggested that if a big multi-national was to set up in the vicinity of this site, then there would need to be a requisite transport hub beside it to include recharging facilities, refuelling facilities, etc. He stated that this was required and should not be looked on as being a negative.

Cllr. McKinstry supported CE Recommendation and stated that they needed to think strategically in terms of large-scale industrial development. He stated that hydrogen was the way of the future in terms of the replacement of gas, and as such to attract a large hydrogen processing site in future, a large industrial site must be retained strategically for the purposes of the SEC.

Cllrs. Mannion and Roche also supported CE Recommendation.

Referring to Cllr. McKinstry's earlier comments regarding hydrogen processing, Cllr. Sheridan stated that this was at least two generations away and the Members should plan for the interim in a strategic manner.

Cllr. Roche queried who owned the site currently and whether they had engaged with Athenry/Oranmore Municipal Members regarding the proposal for the site? In response, Cllr. Killilea stated that he believed that City Direct Bus Ltd, and therefore its owner Glen Ward owned the site, as they made the submission via Planning Consultants (MKO). He stated that the submission made argument for the facilitation of other bus companies on-site also. He confirmed that he had not been lobbied by any person or organisation in relation to this. He stated that because he was a member of the Transport Industry and because he passed the site every day, for these reasons he believed that this could be the solution for the relocation for a transport hub.

Cllr. Cuddy stated that he lived approx. one mile from this site and confirmed that no one had approached him in relation to this. He stated that he too was totally conflicted by both arguments.

Cllrs. Sheridan, Carroll & Geraghty confirmed that they had not been approached by the owners of site either and were not aware who owned them.

An Comh. O Curraoin queried if the landowner had been contacted about this and were they aware that this land was going to be considered for this purpose. He said that he would have an issue with lands being zoned without their knowledge. In response, Cllr. Killilea advised that the landowners made a submission originally, so were aware of it.

Cllr. Herterich Quinn stated that she was not conflicted at all as a Councillor for the area. She stated that there needed to be movement in the area, and that the area has

## Minutes of Special Meeting held on 22nd April 2022

been promised significant direct investment for years. She stated that the interested party who owns the land may be seeking to bring their business to the area, and this could only be a positive thing, in her opinion.

Mr. Owens then sought to clarify the Executive's position and stated that it was not to suggest that there was not a need for a Transport Hub. He stated that the question being posed was whether this was the most appropriate location and if chosen, what impact this would have on the wider issue of the importance of SEC. He stated that they needed to reflect on the importance of strategic corridor and explained that this corridor competes at international level. He explained that the risks are examined by firms who are deliberating over locations of potential foreign investment, and as such certainty is critical for this also. He stated that SECs provided such certainty, and as such potential zonings nearby to such corridors are critical to FDI investment.

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

### For: 12

Cllr. Broderick	Cllr. Charity	Comh. O Cualáin
Cllr. Geraghty	Cllr. Herterich/Quinn	Cllr. C. Keaveney
Cllr. Killilea	Cllr. King	Cllr. McClearn
Cllr. Sheridan	Cllr. Thomas	Cllr. Walsh

### Against: 14

Cllr. Byrne	Cllr. Carroll	Cllr. D. Connolly
Cllr. M. Connolly	Cllr. Finnerty	Cllr. Hoade
Cllr. Maher	Cllr. Mannion	An Comh. Mac an Iomaire
Cllr. McKinstry	Cllr. Murphy	Cllr. Reddington
Cllr. Roche	Cllr. Welby	

### Abstain: 8

Cllr. Canning	Cllr. Cuddy	An Comh. O Curraoin
Cllr. Donohue	Cllr. P. Keaveney	Cllr. Kinane
Cllr. McHugh Farag	Cllr. Parsons	

### No Reply: 4

***The Cathaoirleach declared the motion not carried.***

## **SGT LUZ Portumna 10.2**

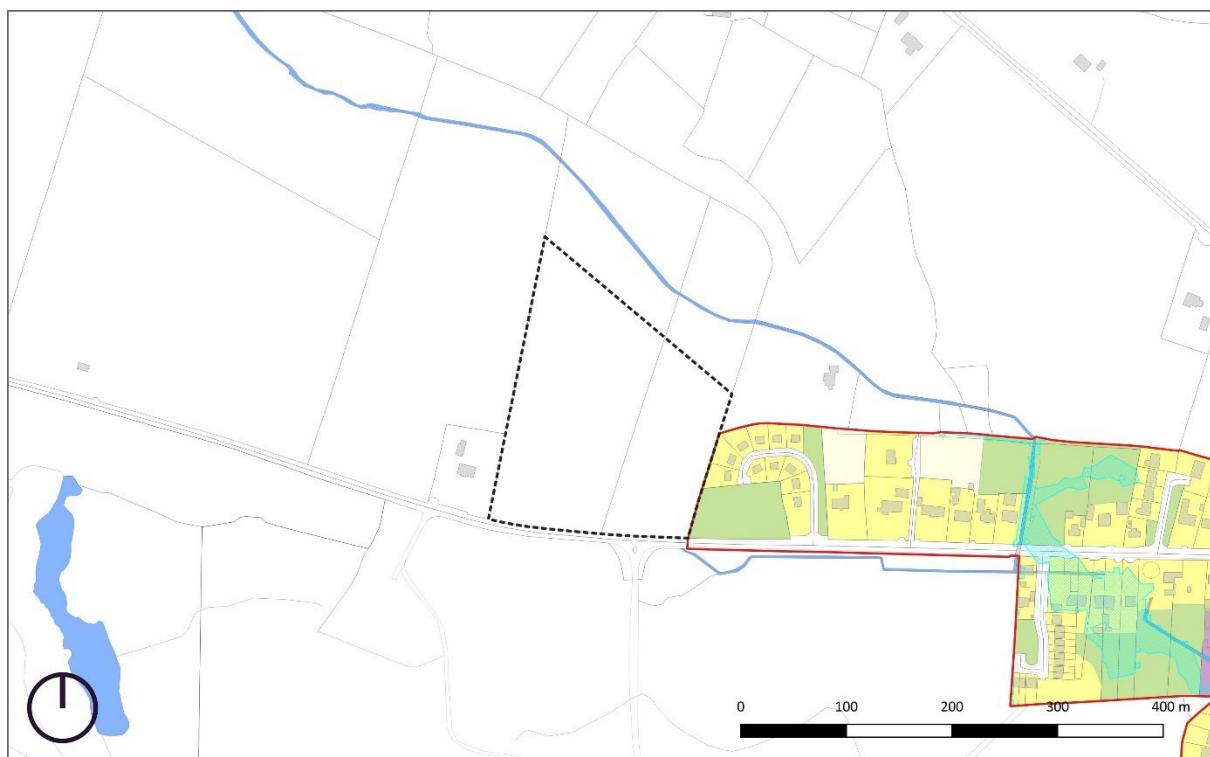
Ms. Loughnane outlined the **Chief Executive's Response** as follows:

## Minutes of Special Meeting held on 22nd April 2022

This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Tourism. The Chief Executive considers there is no justification for the zoning of these additional lands and the extension of the plan boundary at this location. Based on the OPR Recommendation No.7 above it is considered that these lands would not be zoned Tourism and would remain outside the Portumna plan boundary.

Ms. Loughnane outlined the **Chief Executive's Recommendation** as follows:

Remove these lands from the Portumna settlement boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



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

*I, Cllr. Canning, propose to reject CE Recommendation on SGT LUZ Portumna 10.2, extend the plan boundary at this location and zone these lands as Tourism.*

***Motion was proposed by Cllr. Canning, seconded by Cllr. McClearn and agreed by the Members.***

**IT WAS AGREED TO TAKE SGT LUZ MAIGH CUILINN 8.2A & SGT LUZ MAIGH CUILLINN 8.2B TOGETHER**

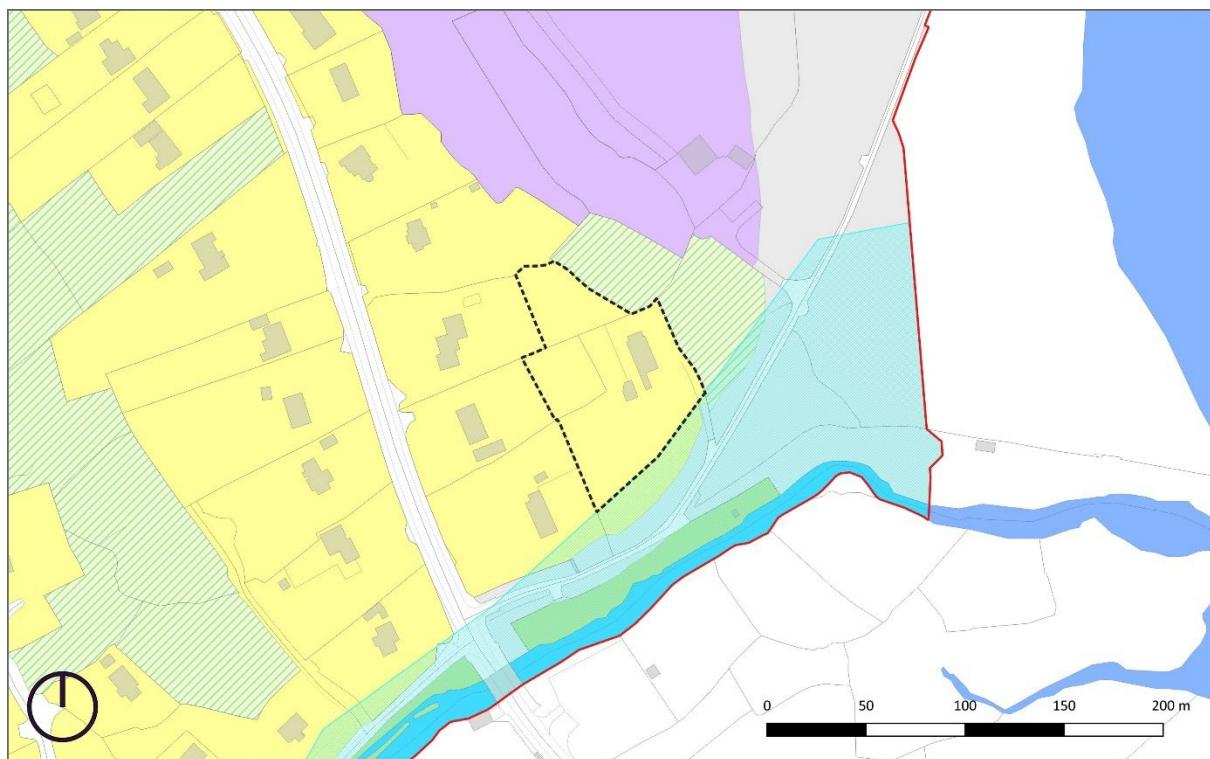
### SGT LUZ Maigh Cuilinn 8.2a

Ms. Loughnane outlined the **Chief Executive's Response** as follows:

This parcel of land was zoned Existing Residential in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members proposed by resolution that these lands would be re-zoned to Tourism. Based on the OPR Recommendation No. 7 above it is considered that these lands would revert to Existing Residential.

Ms. Loughnane outlined the **Chief Executive's Recommendation** as follows:

Revert to Existing Residential as per Draft Galway County Development Plan 2022-2028:



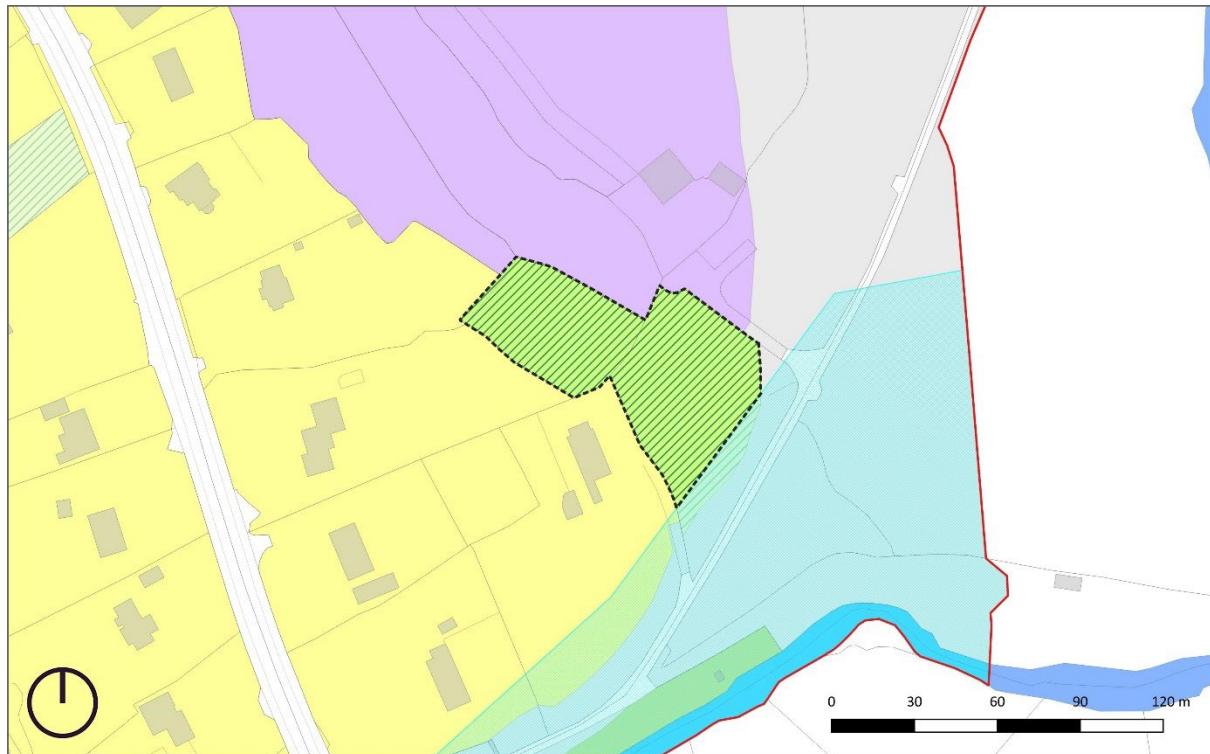
### SGT LUZ Maigh Cuilinn 8.2b

Ms. Loughnane outlined the **Chief Executive's Response** as follows:

This parcel of land was zoned Agriculture in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members proposed by resolution that these lands would be re-zoned to Tourism. Based on the OPR Recommendation No. 7 above it is considered that these lands would revert to Agriculture.

Ms. Loughnane outlined the **Chief Executive's Recommendation** as follows:

Revert to Agriculture as per Draft Galway County Development Plan 2022-2028:



Cllr. Thomas advised that the lands in question refer to Wildlands Adventure Centre which has proven to be a massive success. He stated that it would provide a huge boost for the town of Moycullen if both tracts were maintained as Tourism zoning. He stated that the opportunity was there for this business to expand and stated that it was important not to inhibit this in any way. Cllr. McKinstry supported these comments.

Ms. Loughnane stated that this is a perfect example of where it has been proven that not every tract of land had to be zoned for a particular use. In this case, it was still granted permission on its merits within the matrix, and it didn't need to be zoned tourism when it came in initially as a planning proposal.

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

*I, Cllr. Thomas, propose to reject the CE's Recommendation on SGT LUZ Maigh Cuillinn 8.2a and 8.2b and to zone the lands tourism.*

***Motion for SGT LUZ Maigh Cuillinn 8.2a and SGT LUZ Maigh Cuillinn 8.2b was proposed by Cllr. Thomas, seconded by Cllr. McKinstry and agreed by the Members.***

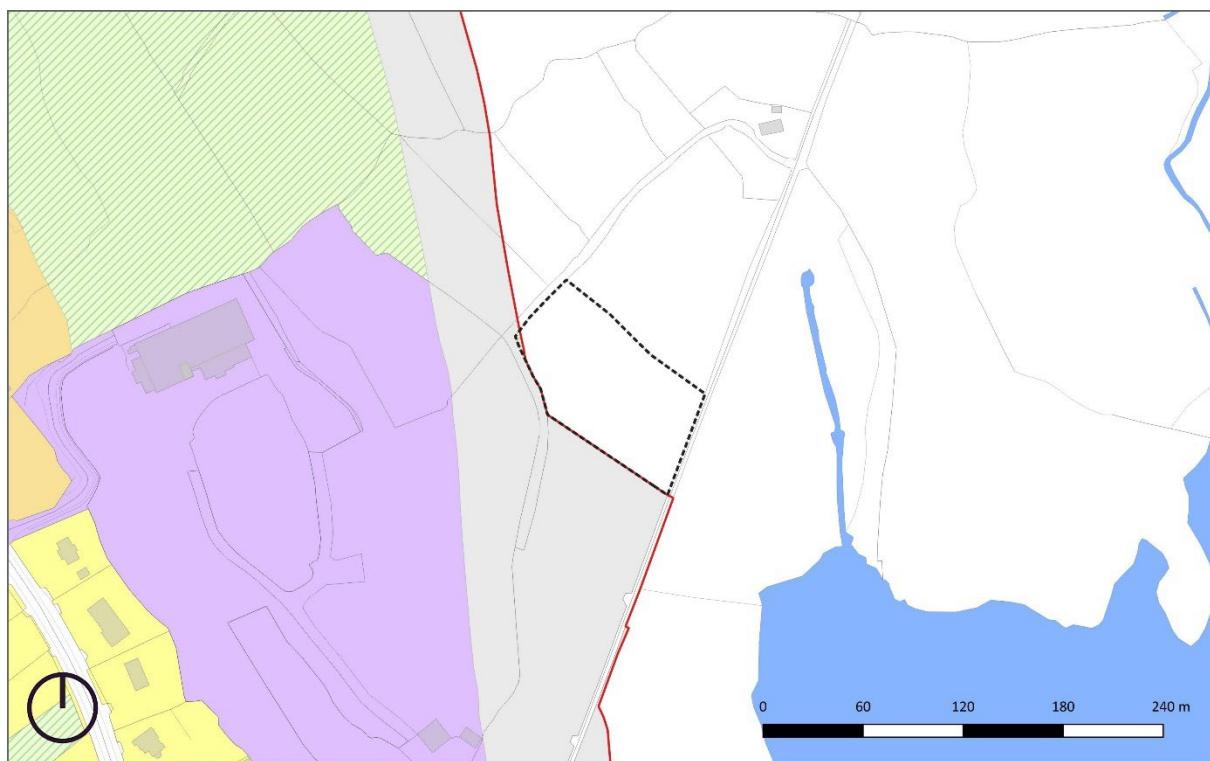
#### SGT LUZ Maigh Cuilinn 8.4

Ms. Loughnane outlined the **Chief Executive's Response** as follows:

This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Tourism. The Chief Executive considers that there is no justification for the zoning of these additional lands on the eastern side of the Maigh Cuilinn Bypass which is currently under construction. Based on the OPR Recommendation No.7 above it is considered that these lands would not be zoned Tourism and would remain outside the Maigh Cuilinn plan boundary.

Ms. Loughnane outlined the **Chief Executive's Recommendation** as follows:

Remove these lands from the Maigh Cuilinn plan boundary and revert to unzoned lands as per Draft Galway County Development Plan 2022-2028:



Ms. Loughnane explained that this was proposed for potential extension of Wildlands Business and was located on opposite side of the bye-pass. She explained that the natural boundary was the bye-pass and advised that the TII have made a submission on this also.

Cllr. Thomas advised that this had been discussed at length during December/January Meetings. He stated that he understood that it was the far side of the bye-pass, but it still had clear access under the bye-pass. He explained that the adventure centre was

## Minutes of Special Meeting held on 22nd April 2022

hoping to branch out to the water sports side of things and this zoning would help promote the expansion of the business.

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

*I, Cllr. Thomas, propose to reject the CE's Recommendation on SGT LUZ Maigh Cuilinn 8.4 and to zone the lands tourism.*

***Motion was proposed by Cllr. Thomas, seconded by An Comh. O Curraoin and agreed by the Members.***

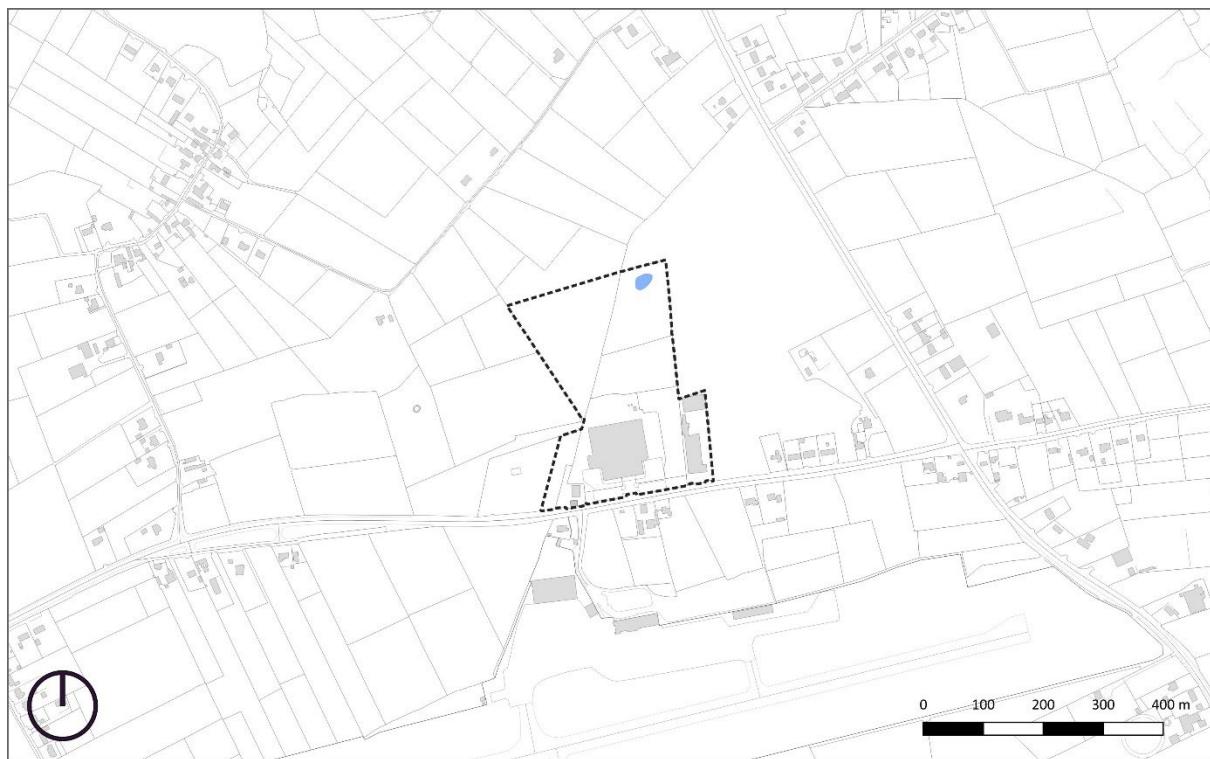
### MA 5.4 and RSA LUZ Galway Airport 17.1

Ms. Loughnane outlined the **Chief Executive's Response** as follows:

This parcel of land was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Business and Enterprise. The Chief Executive considers there is no justification for the zoning of these lands outside any settlement boundary. Based on the OPR Recommendation No.7 above it is considered that these lands would not be zoned Business Industrial and revert to unzoned lands.

Ms. Loughnane outlined the **Chief Executive's Recommendation** as follows:

Revert to Unzoned Land as per Draft Galway County Development Plan 2022-2028:



## Minutes of Special Meeting held on 22nd April 2022

Ms. Loughnane explained that this was a very significant piece of land across from Galway Airport for which a Masterplan would be prepared and that all stakeholders would be engaged with in relation to same. She advised that there was an existing development on this site and was an existing Brownfield Site. She stated that in the interests of keeping of NPO and RPO and Masterplan intact, she would be urging the Members to go with CE Recommendation.

Cllr. McKinstry stated that he agreed with CE Recommendation. This was seconded by Cllr. Maher.

Cllr. Cuddy stated that these lands were across the road from Galway Airport and queried why they were being mentioned in this context. Ms. Loughnane stated that it has been identified as a Growth Enabler in the NPF and was included in the RSES in Regional Economic Strategy, therefore tying it into NPO and RPO. Cllr. Cuddy stated the existing business was hoping to expand their business and made a huge investment in this area. He stated that he would be rejecting CE Recommendation.

Cllr. McClearn stated that he believed the proposal has great merit and would be built, subject to planning permission, long before the Masterplan was prepared. He stated that this site has the potential to create substantial rates monies in a very short period, was strategically located and would be a major benefit employment-wise. He stated that he did not see how it would impact on Airport Site.

Cllrs. Carroll, Hoade, Killilea and Sheridan also rejected CE Recommendation.

Cllr. Maher stated that he wished to withdraw his seconding of CE Recommendation.

**Cllr. Cuddy submitted the following proposal:**

*I, Cllr. Cuddy, propose that we reject the CE and OPR recommendations on MA 5.4 and RSA LUZ Galway Airport 17.1 and revert back to Material Alteration agreed by Members in December/January*

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

Cllr. McKinstry asked that his opposition to this Motion be noted.

### MA RECOMMENDATION 8 – FLOOD RISK MANAGEMENT

Mr. Dunne read OPR submission on MA Recommendation 8 – Flood Risk Management.

Having regard to NPO 57 and to the provisions of The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) the Chief Executive is

required to make the Plan without the following material amendments in Volume 2 Material Alterations:

- MASP LUZ Baile Chláir nos.1.2
- MASP LUZ Bearna nos. 2.1b and 2.4
- MASP LUZ Oranmore no. 3.5
- SGT LUZ Headford nos.7.4 and 7.10
- SGT LUZ Portumna nos.10.2 and 10.4

The Chief Executive may consider making the Plan with proposed amendment SGT LUZ Portumna no.10.4 subject to a minor modification restricting development to water compatible development, as defined by the guidelines (proposed amendment SGT LUZ Portumna nos.10.2 is subject of MA Recommendation 7 - Employment Zoned Land).

A minor modification to proposed amendment MASP LUZ Baile Chláir no.1.3 restricting development permissible to less vulnerable development would also be appropriate.

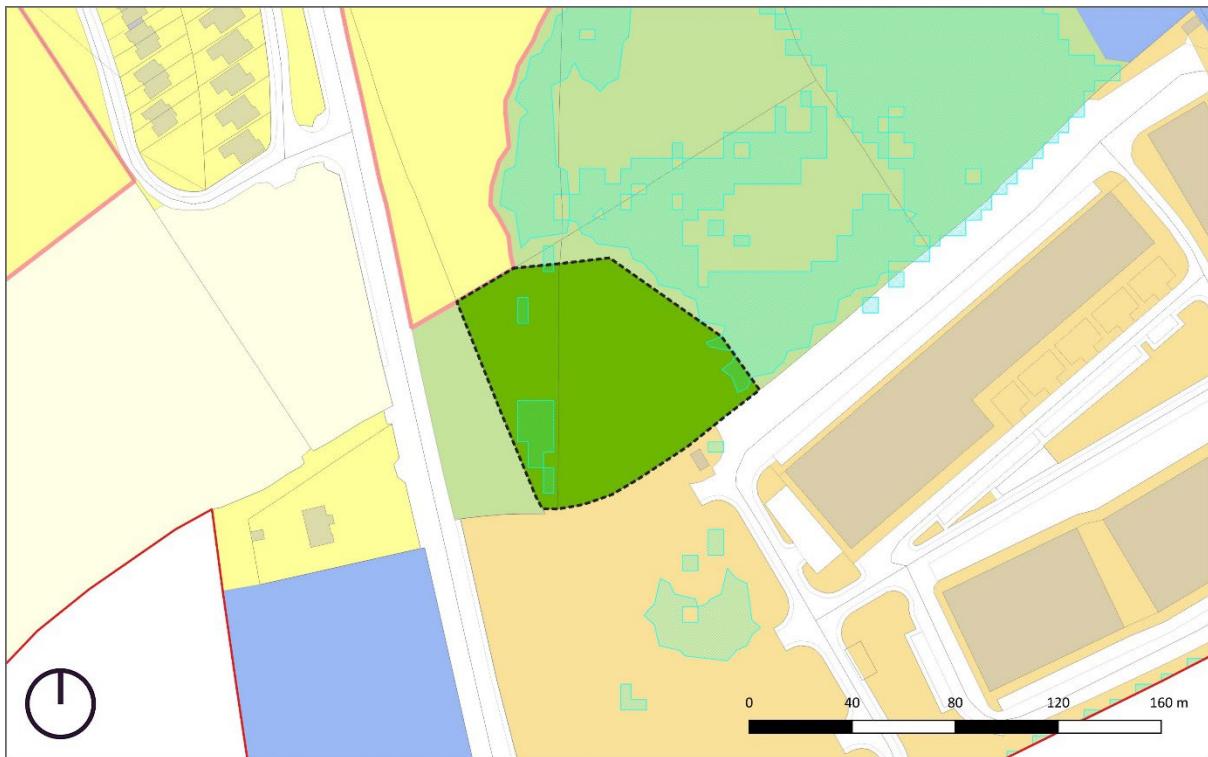
### **MASP LUZ Baile Chláir 1.2**

Mr. Dunne outlined the **Chief Executive's Response** as follows:

This parcel of land was zoned Open Space/Recreation & Amenity in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be Residential Phase 1. As per the Flood Zoning Map accompanying the Draft Plan there are small segments within these lands at risk of flooding. As a result of OPR Recommendation No. 8 above it is considered that these lands would revert back to Open Space/Recreation & Amenity.

Mr. Dunne outlined the **Chief Executive's Recommendation** as follows:

Revert the Lands to Open Space/Recreation & Amenity to the Draft Galway County Development Plan 2022-2028:



***This was already covered in a previous motion on 21/04/2022. Noted by the Members.***

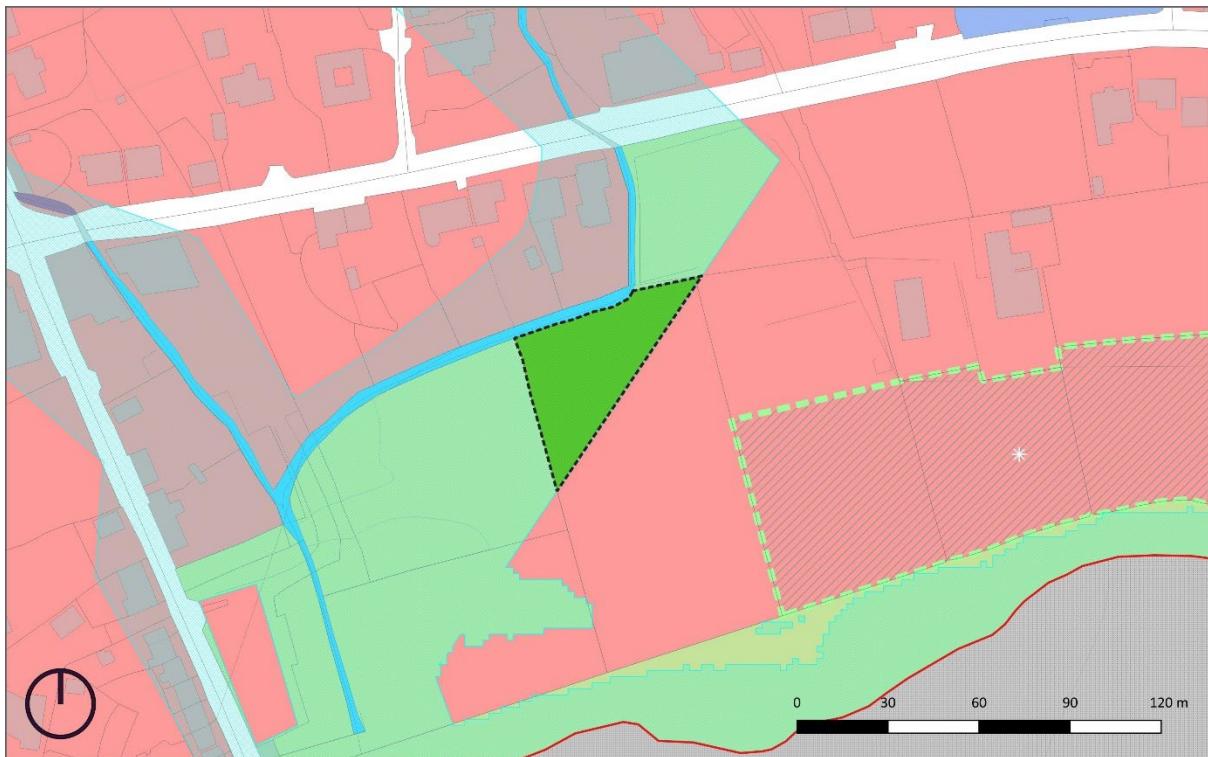
### **MASP LUZ Bearna 2.1b**

Mr. Dunne outlined the **Chief Executive's Response** as follows:

This parcel of land was zoned Open Space/Recreation & Amenity based on the Stage 2 Flood Risk Assessment which was carried out on the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution amended the zoning on these lands to Town Centre/Infill Residential. The Chief Executive considers that the proposed zonings as per Material Alteration are contrary to the Stage 2 Flood Risk Assessment carried out on the Draft Plan and the associated 2009 Flood Guidelines. As a result of OPR Recommendation No.8 above it is considered that these lands would revert back to Open Space/Recreation & Amenity.

Mr. Dunne outlined the **Chief Executive's Recommendation** as follows:

Revert the Lands to Open Space/Recreation & Amenity as per the Draft Galway County Development Plan 2022-2028:



Mr. Dunne stated that there was a lengthy discussion on this previously in the December/January Meeting. He advised that these lands have been identified as Flood Risk and CE Recommendation would be to revert lands to Open Space/Recreation & Amenity.

Cllr. Thomas proposed that they reject CE Recommendation. He stated that there was no danger of flooding at this location whatsoever and it has never flooded. This was seconded by An Comh. O Curraoin.

**The following Motion was submitted by Cllr. Thomas:**

*I, Cllr. Thomas, propose that we reject the CE and OPR recommendations on MASP LUZ Bearna 2.1b and revert back to Material Alteration agreed by Members in December 2021/January 2022 to Town Centre/Infill Residential*

Cllr. McKinstry disagreed with the rationale of the previous speakers and affirmed there was no guarantee that this land would not flood. He proposed that they go with CE Recommendation.

Mr. Dunne cautioned that they had to be very mindful in terms of Flood Risk Assessments carried out. He advised that where mitigation measures have been carried out, it was contrary to the Flood Risk Guidelines for a land-use zoning to be put in place.

Cllr. Thomas referenced the culvert in Bearna Village and stated that the debris from poor maintenance of this culvert caused the flooding of the R356 in the past.

## Minutes of Special Meeting held on 22nd April 2022

Mr. Dunne stated that in report submitted, it indicated that there was raised floor levels and would be indicative of flood risk being there.

An Comh. O Curraoin stated that he supported Cllr. Thomas on this. He stated that the culvert that was in place at the time of flooding issue was too narrow. He stated that if the drains are kept clear there will never be an issue here. He stated that tidal flooding would only ever last one hour at most, and that there was a lot of scaremongering going on in Bearna regarding flooding.

Cllr. Mannion stated that she would be supporting Cllr. McKinstry's motion.

Cllr. Roche stated that the need for definitive proof of the culverts lack of maintenance being at fault for the flooding in the area solely. He stated that the 2009-2015 flood mapping shows that the area was prone to flooding. He stated that if evidence was adequate regarding culverts, then fair enough. Otherwise, he stated that land should never be zoned residential in a Flood Risk Zone.

Cllr. McKinstry explained that with climate change, there would be 20% heavier rainfall during storm events which will be unpredictable in locations. He stated that this will be accompanied by 1.5-2m sea level rise. He stated that the need to retreat at least 100m from shoreline by year 2100 and that it did not make sense to be putting in new houses that are near the coast in that context.

Cllr. M. Connolly stated that Galway County Council seem to have done works in relation to culvert and stated that they needed to be sensible about this as well. He stated that Councillors who know the area can best advise on it. He also suggested that flood mitigation can be part of the planning and suggested that certain allowances have to be made with zoning.

In response to Cllr. Maher's query, Mr. Dunne confirmed that the site is in Flood Zones A & B.

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

### For: 16

Cllr. I. Canning	Cllr. M. Connolly	Comh. O Cualáin
Comh. O Curraoin	Cllr. Finnerty	Cllr. Geraghty
Cllr. Herterich/Quinn	Cllr. Hoade	Cllr. C. Keaveney
Cllr. Killilea	Cllr. King	Comh. Mac an Iomaire
Cllr. Reddington	Cllr. Sheridan	Cllr. Thomas
Cllr. Walsh		

### Against: 10

Cllr. Broderick	Cllr. Byrne	Cllr. Charity
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## Minutes of Special Meeting held on 22nd April 2022

Cllr. Cuddy  
Cllr. Maher  
Cllr. Welby

Cllr. Donohue  
Cllr. Mannion

Cllr. Kelly  
Cllr. McKinstry

### Abstain: 11

Cllr. Carroll  
Cllr. Cronnelly  
Cllr. McClearn  
Cllr. Parsons

Cllr. D. Collins  
Cllr. P. Keaveney  
Cllr. McHugh Farag  
Cllr. Roche

Cllr. D. Connolly  
Cllr. Kinane  
Cllr. Murphy

### No Reply: 2

***The Cathaoirleach declared the motion carried.***

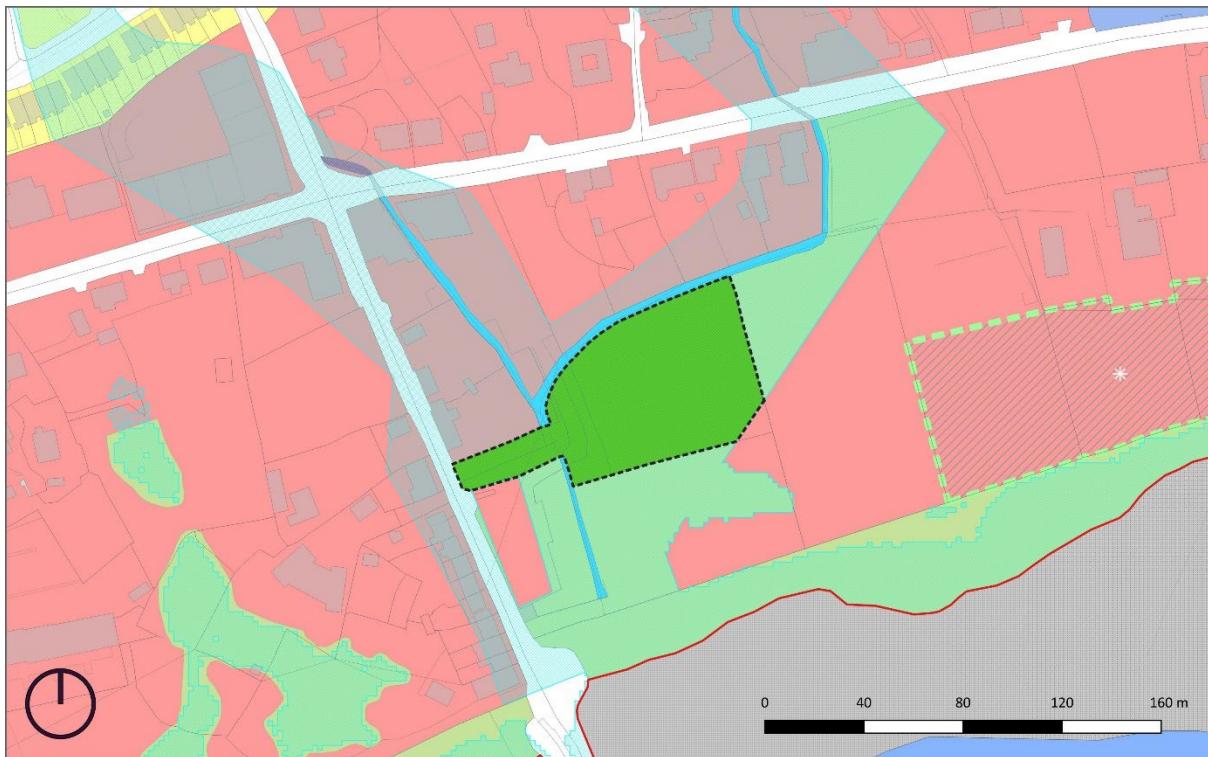
### **MASP LUZ Bearna 2.4**

Mr. Dunne outlined the **Chief Executive's Response** as follows:

This parcel of land was zoned Open Space/Recreation & Amenity based on the Stage 2 Flood Risk Assessment. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution amended the zoning on these lands to Town Centre/Infill Residential. The Chief Executive considers that the proposed zonings as per Material Alteration are contrary to the Stage 2 Flood Risk Assessment carried out on the Draft Plan and the associated 2009 Flood Guidelines. As a result of OPR Recommendation No.8 above it is considered that these lands would revert back to Open Space/Recreation & Amenity.

Mr. Dunne outlined the **Chief Executive's Recommendation** as follows:

- MASP LUZ Bearna 2.4-Revert the Lands to Open Space/Recreation & Amenity as per the Draft Galway County Development Plan 2022-2028:



Mr. Dunne advised that the CE Recommendation would be that lands revert to open space/recreation & amenity and referred to previous discussions that took place at December/January meetings. He further advised that Flood Risk Assessment has been submitted on this, thus the Planning Authority is precluded from considering zoning due to flood mitigation measures having taken place. He explained that under the Flood Risk Guidelines, Planning Authority had to take precautionary approach when zoning.

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

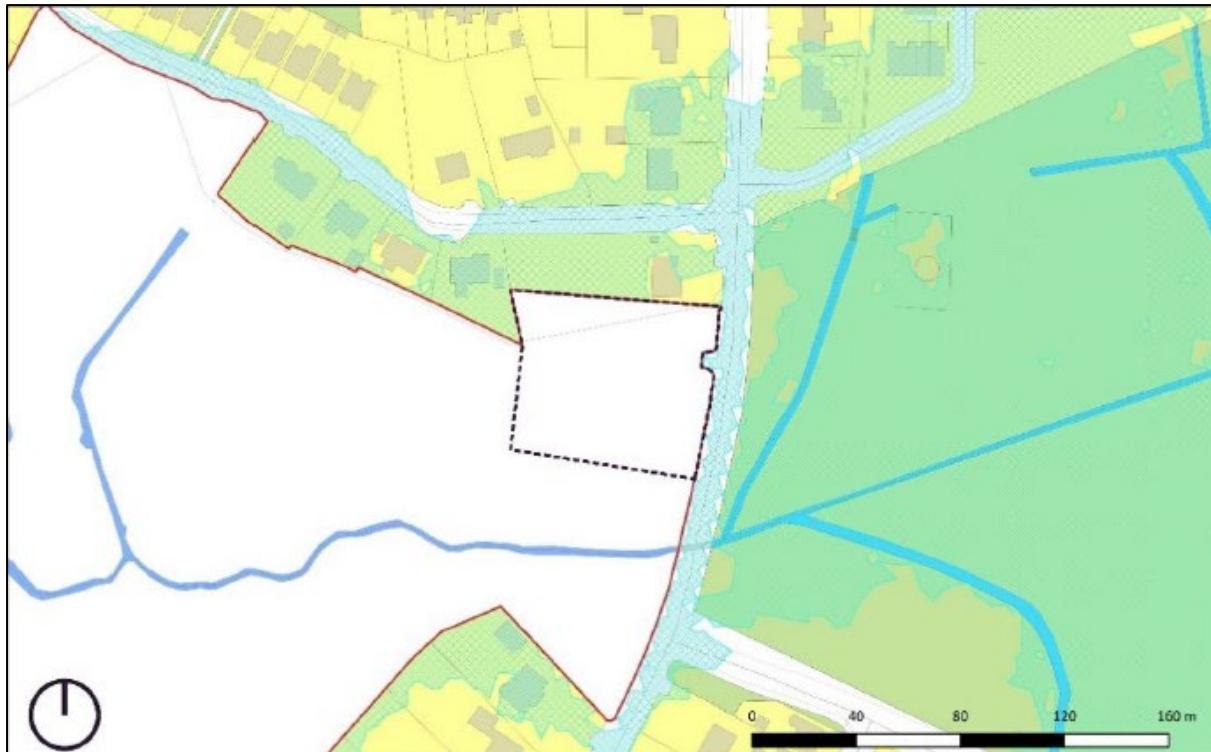
#### **MASP LUZ Oranmore 3.5**

Mr. Dunne outlined the **Chief Executive's Response** as follows:

These lands were not included in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution added these lands and zoned them Residential Phase 2. As a result of OPR Recommendation No. 3 & 8 it is considered that this parcel of land would be removed from the Oranmore settlement boundary and revert to unzoned as per the Draft Galway County Development Plan 2022-2028.

Mr. Dunne outlined the **Chief Executive's Recommendation** as follows:

Remove the subject lands from the Oranmore settlement boundary and revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



***This was already covered in a previous motion on 21/04/2022. Noted by the Members.***

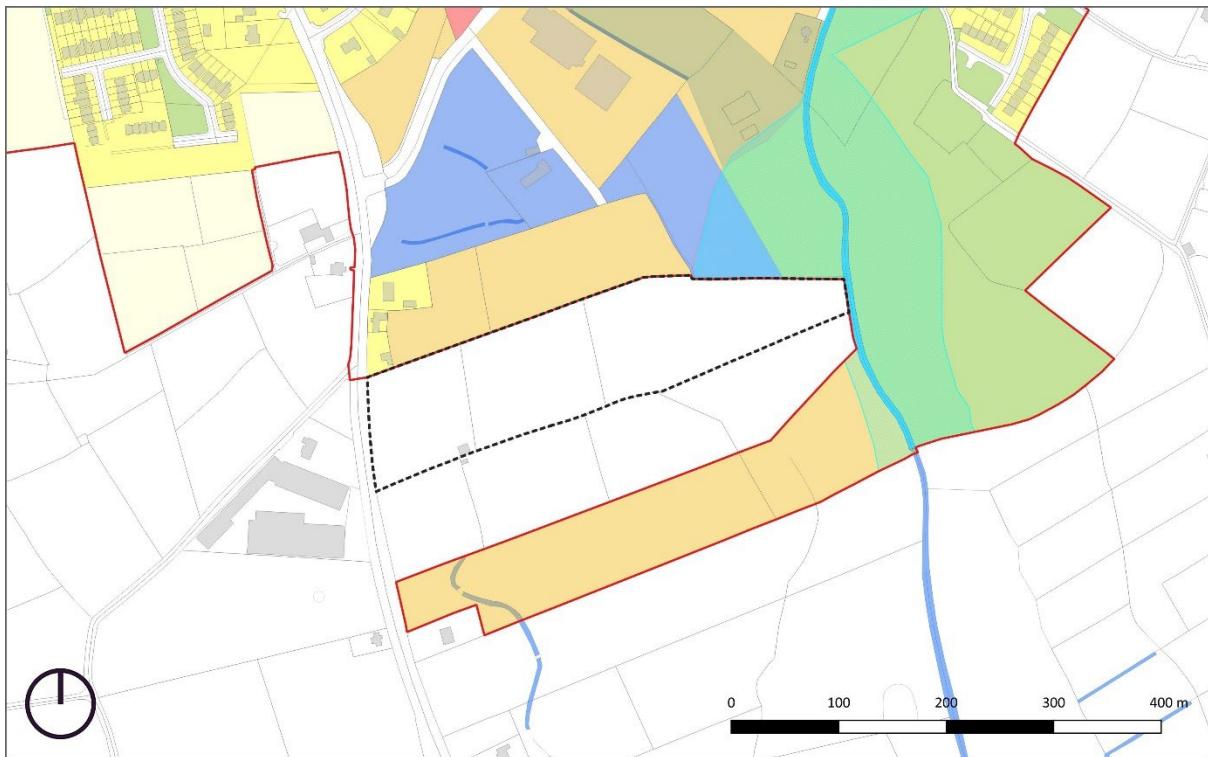
#### SGT LUZ Headford 7.4

Mr. Dunne outlined the **Chief Executive's Response** as follows:

These lands were not included in the Draft Galway County Development Plan 2022-2028. During the course of the Council Meeting in December 2021/January 2022 the Elected Members by resolution added these lands and zoned them Residential Phase 2. The Chief Executive considers that the proposed zonings as per Material Alteration are contrary to the Stage 2 Flood Risk Assessment carried out on the Draft Plan and the associated 2009 Flood Guidelines. As a result of OPR Recommendation No. 3 & 8 above it is considered that these lands would not be included in the settlement boundary for Headford.

Mr. Dunne outlined the **Chief Executive's Recommendation** as follows:

Remove the subject lands from the Headford settlement boundary and revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



***This was already covered in a previous motion on 21/04/2022. Noted by the Members.***

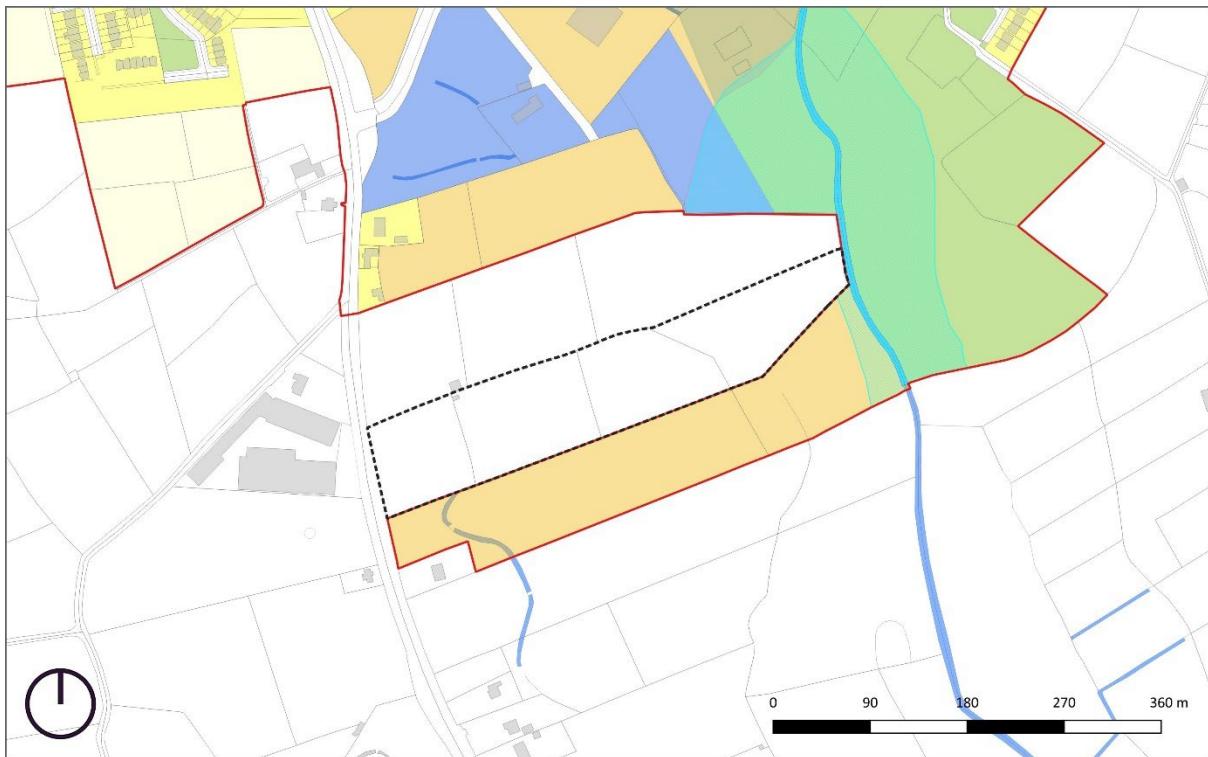
#### **SGT LUZ Headford 7.10**

Mr. Dunne outlined the **Chief Executive's Response** as follows:

These lands were not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution added these lands and zoned them Residential Phase 2. The Chief Executive considers that the proposed zonings as per Material Alteration are contrary to the Stage 2 Flood Risk Assessment carried out on the Draft Plan and the associated 2009 Flood Guidelines. As a result of OPR Recommendation No. 3 & 8 above it is considered that these lands would not be included in the settlement boundary for Headford.

Mr. Dunne outlined the **Chief Executive's Recommendation** as follows:

Remove the subject lands from the Headford settlement boundary and revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



***This was already covered in a previous motion on 21/04/2022. Noted by the Members.***

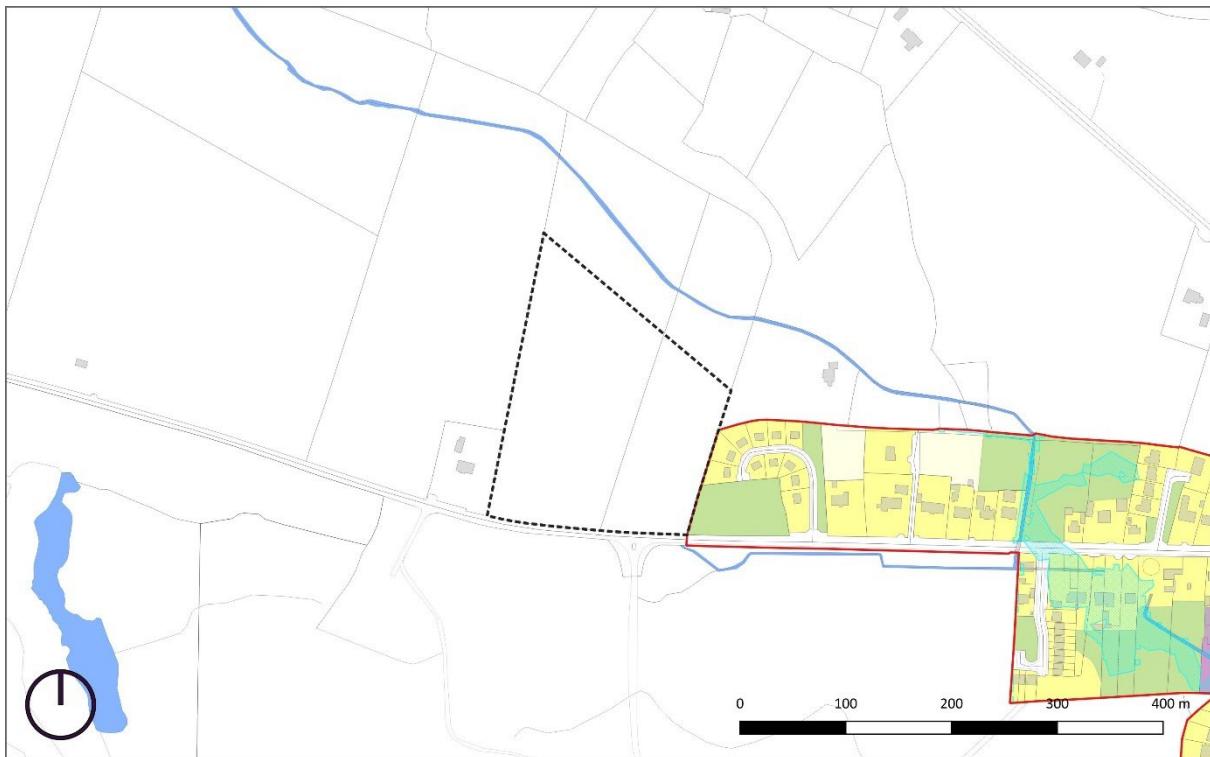
### **SGT LUZ Portumna 10.2**

Mr. Dunne outlined the **Chief Executive's Response** as follows:

These lands were not included in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution added these lands and zoned them Tourism. As a result of OPR Recommendation No. 7 & 8 above it is considered that these lands would not be included in the settlement boundary for Portumna.

Mr. Dunne outlined the **Chief Executive's Recommendation** as follows:

Remove the subject lands from the Portumna settlement boundary and revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028:



***This was already covered in a previous motion on 21/04/2022. Noted by the Members.***

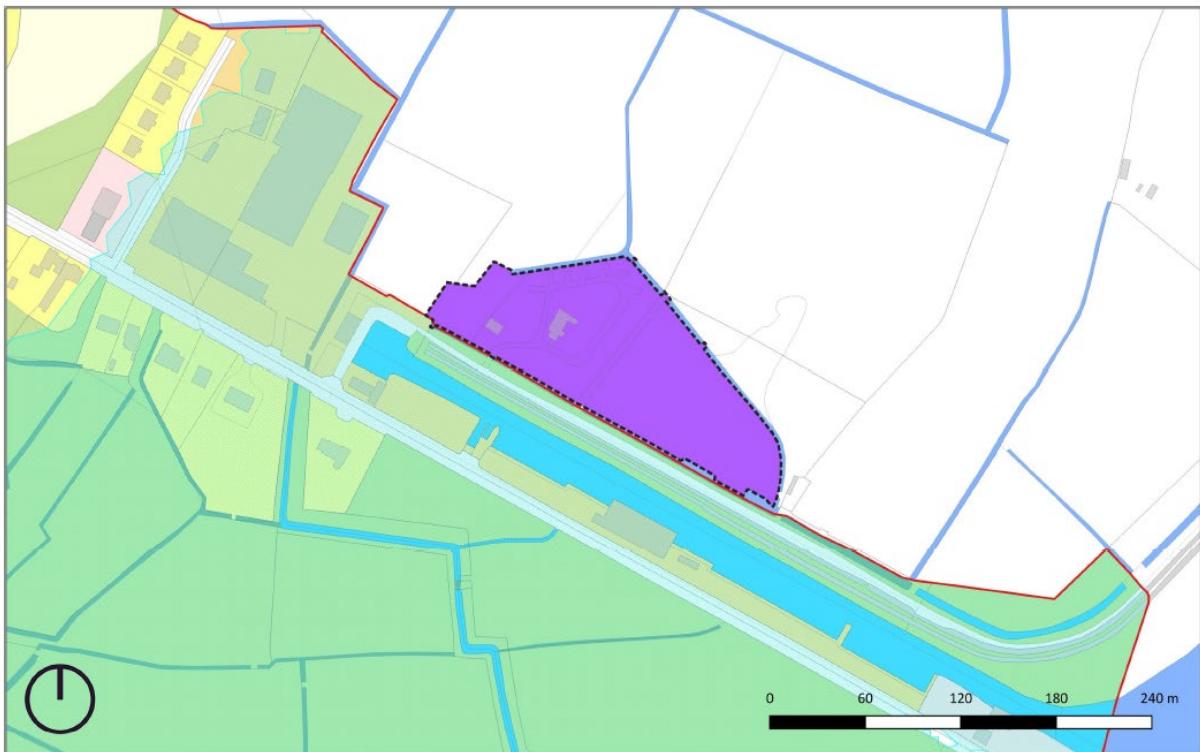
#### **SGT LUZ Portumna 10.4**

Mr. Dunne outlined the **Chief Executive's Response** as follows:

These lands were not included in the Draft Galway County Development Plan 2022-2028. A submission was received in relation to these lands as part of the Draft Galway County Development Plan 2022-2028. As the proposed use is tourism the Justification test was applied, and it is considered that a Tourism land use zoning would be appropriate in this instance subject to the additional text under section 4.5 Land Use Zoning Matrix for Small Growth Town. Permissible Uses shall be constrained to those water compatible and less vulnerable uses.

Mr. Dunne outlined the **Chief Executive's Recommendation** as follows:

Retain the Tourism Lands as per Material Alteration with the additional text under Section 4.5 Land Use Zoning Matrix for Small Growth Town. Permissible Uses shall be constrained to those water compatible and less vulnerable uses.



Mr. Dunne stated that there was evidence of some flooding at this location. He stated that because of tourism zoning, OPR have requested that additional text that permissible uses be constrained to those water compatible and less vulnerable uses. He advised that OPR sees merits of this proposal and have asked for minor modifications and additional text.

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

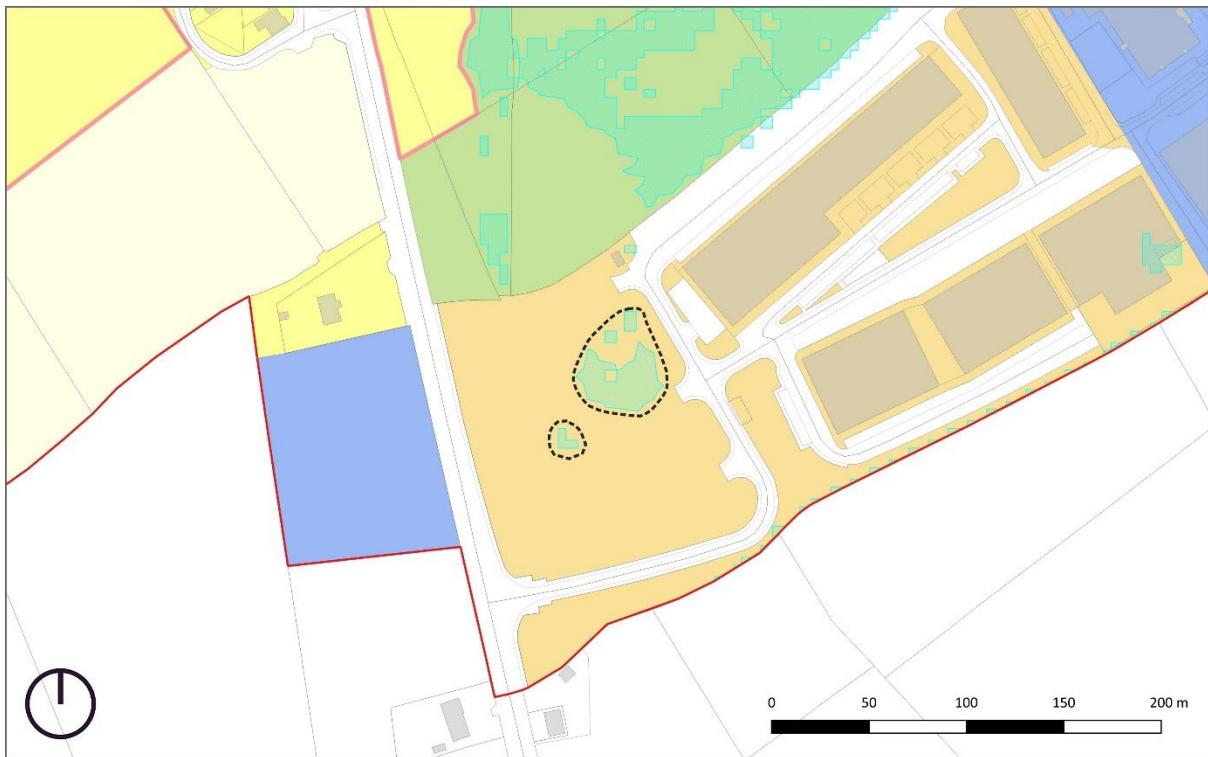
### **MASP LUZ Baile Chláir 1.3**

Mr. Dunne outlined the **Chief Executive's Response** as follows:

The lands are zoned Business and Enterprise. Statement to be inserted with Asterix on this parcel of land.

Mr. Dunne outlined the **Chief Executive's Recommendation** as follows:

Insert statement as follows at bottom of map and insert Asterix on map "**It is considered that future permissible uses shall be restricted to less vulnerable uses on these lands**"



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

## **MA RECOMMENDATION 9 – AN CHEATHRU RUA**

### **9. Environment, Heritage and Amenities**

#### **9.1 An Cheathrú Rua WTTP**

Mr. Dunne read OPR MA Recommendation 9 – An Cheathru Rua

Having regard to section 10(2)(b), section 10(1D) and section 12(11) of the Planning and Development Act 2000, as amended, and to section 10(2)(n) of the Act consequent to the peripheral location of the lands outside An Cheathrú Rua settlement boundary, and to the recommendation of the SEA Environment Report, the Chief Executive is required to make the plan without amendment MA 7.23 (and RSA LUZ 19.1)

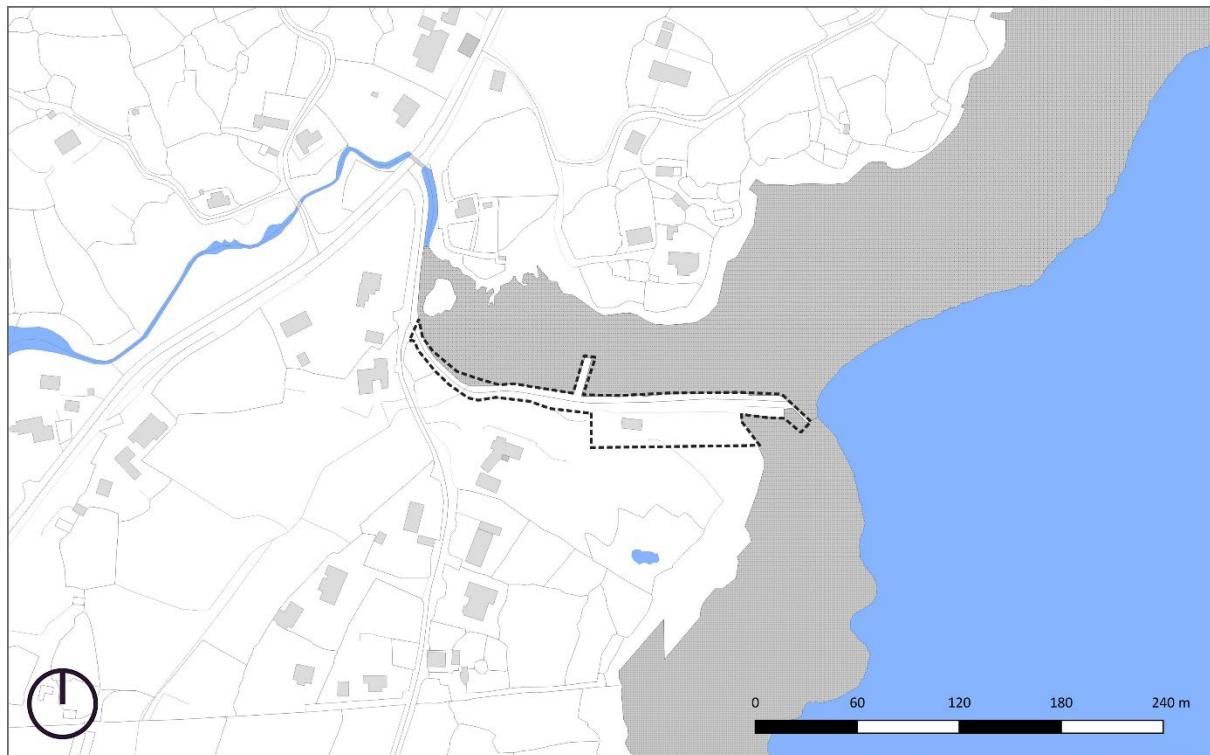
Mr. Dunne outlined the **Chief Executive's Response as follows:**

This land subject to Material Alteration 7.23 and RSA LUZ 19.1 was not zoned in the Draft Galway County Development Plan 2022-2028. During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed that these lands would be zoned Open Space/Recreation & Amenity. The Chief Executive considers that there is no justification for the zoning of these lands which are outside

any settlement boundary. Based on the OPR Recommendation No.9 above it is considered that these lands would not be zoned Open Space/Recreation & Amenity and revert to unzoned lands.

Mr. Dunne outlined **Chief Executive's Recommendation** as follows:

Revert to unzoned lands as per Draft Galway County Development Plan 2022-2028.



Mr. Dunne stated that there was an application granted by An Bord Pleanala for a tourism development at this location and a subsequent submission came in requesting that these lands be zoned tourism. He suggested that by retaining zoning as per Material Alteration, it may hinder the scope of potential development further down the line. He reminded the Members that there could not be new zonings introduced at this stage of the Development Plan process and CE recommendation is for unzoning of these lands.

An Comh. O Cualáin proposed that CE Recommendation be rejected. He also requested clarity on the 100m Buffer Zone for An Cheathru Rua and queried if OPR had made comments on it and if it were going to remain in place. In reply, Mr. Dunne advised that it had remained as per Draft Plan and therefore was not subject to Material Alteration. He further advised that there still could be a direction from the Minister recommending its removal.

**An Comh. O Cualáin proposed the following Motion:**

*I, An Comh. O Cualáin, propose to reject the OPR and CE's Recommendation as per MA 7.23 and RSA LUZ 19.1 and to zone the lands as Open Space/Recreation & Amenity.*

***Motion was proposed by Comh. O Cualáin, seconded by Comh. Mac an Iomaire and agreed by the Members.***

An Comh. O Curraoin queried if a decision had been made on the submission regarding the Molloy Lands in Bearna yet (MASP LUZ Bearna 2.4 – Pg 51). He advised that he had some connectivity issues during the meeting and may have missed the discussion on same. Mr. Dunne confirmed there was a discussion, and an overview of these lands were given.

Mr. Owens advised that a decision has been made on the matter and it was not possible to revisit the decision.

A number of Members queried if the submission could be revisited due to the connectivity issues experienced by An Comh. O Curraoin?

Mr. Owens acknowledged points made by the Members but advised that the guidelines were in accordance with Standing Orders and stated that there was no provision to revisit a decision already decided upon at the same meeting. In response to An Comh. O Cualáin, Mr. Owens advised that the issue in relation to a connectivity issue was in the context of a vote taken but advised that no vote was taken in this case.

An Comh. O Curraoin requested that it be recorded that he had connectivity issues when this submission was being discussed and requested that it be noted that he rejected CE Recommendation on MASP LUZ Bearna 2.4.

## **MA RECOMMENDATION 10 – WASTEWATER MANAGEMENT INFRASTRUCTURE**

Mr. Dunne read OPR MA Recommendation 10 – Wastewater Management Infrastructure.

Having regard to national and regional policy objectives promoting circular economy principles to maximise waste as a resource namely NPO 56 and RPO 8.17, and the provisions of NPO 63 and RPO 8.12 which seek to ensure that sustainable water services infrastructure is in place to meet demands of continuing population growth and the developing economy, and the Strategic Environmental Assessment Report, the Chief Executive is required to make the Plan without the following amendments:

## Minutes of Special Meeting held on 22nd April 2022

- MA 7.8 Amendment to Section 7.5.10 Sludge Management
- MA 7.9 Amendment to Policy Objective WW 1
- MA 7.10 Amendment to Policy Objective WW 2

Mr. Dunne outlined the **Chief Executive's Response** as follows:

- MA 7.8 Amendment to Section 7.5.10 Sludge Management

During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed the amendment subject to Material Alteration MA 7.8. The Chief Executive considers that there is no justification for the additional text. Based on the OPR Recommendation No.10 above it is considered that the text in Section 7.5.10 would revert back to the that contained in the Draft Galway County Development Plan 2022-2028.

- MA 7.9 Amendment to policy objective WW 1

During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed the amendment subject to Material Alteration MA 7.9. The Chief Executive considers that there is no justification for the additional text. Based on the OPR Recommendation No.10 above it is considered that the text in section Policy Objective WW1 would revert back to the that contained in the Draft Galway County Development Plan 2022-2028.

- MA 7.10 Amendment to policy objective WW 2

During the Council Meeting in December 2021/January 2022 the Elected Members by resolution proposed the amendment subject to Material Alteration MA 7.10. The Chief Executive considers that there is no justification for the additional text. Based on the OPR Recommendation No. 10 above it is considered that the text in section in Policy Objective WW2 would revert back to the that contained in the Draft Galway County Development Plan 2022-2028.

Mr. Dunne outlined the **Chief Executive's Recommendation** as follows:

- MA 7.8 - Narrative is Section 7.5.10 Sludge Management would revert back to the Draft Galway County Development Plan 2022-2028 as follows:

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.

~~The Ballinasloe area will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to Environmentally sensitive sites including Natura 2000, SPC, SACs under Habitat, Birds and Wildlife Directives, proximity to River Suck and~~

~~Shannon, flood and groundwater risks/conflict with Waterframework obligations, and in keeping with Environmental Justice Principles of affording the population and environment of Ballinasloe the opportunity to evolve, flourish and regenerate after repeated chronic siting of waste facilities in the area in order to guarantee that those living in Ballinasloe have equal access to a healthy, safe, and sustainable environment, as well as equal protection from environmental harm.~~

~~The Tuam Area will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to the SAC Lough Corrib and River Clare flood plain and the processing or associated treatment will not be permitted in the lifetime of this plan.~~

- MA 7.9 Policy Objective WW 1 would revert back to the Draft Galway County Development Plan as follows:

#### **WW 1 Enhancement of Wastewater Supply Infrastructure**

Work in conjunction with Irish Water to maximise the potential of existing capacity and to facilitate the delivery of new wastewater services infrastructure, to facilitate future growth in the county.

~~The Ballinasloe area will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to Environmentally sensitive sites including Natura 2000, SPC, SACs under Habitat, Birds and Wildlife Directives, proximity to River Suck and Shannon, floodplain and groundwater risks/conflicts, unsatisfactory water status with regard to Water framework obligations and River Basin Management plans, interference with progressive sustainable development plans with regard to National Cycleway Spur, Suck Bathing and emerging Water recreation feasibility plans, and in keeping with Environmental Justice Principles of affording the population and environment of Ballinasloe the opportunity to evolve, flourish and regenerate after repeated chronic siting of waste facilities in the area in order to guarantee that those living in Ballinasloe have equal access to a healthy, safe, and sustainable environment, as well as equal protection from environmental harm.~~

~~The Tuam Area will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to the SAC Lough Corrib and River Clare flood plain and the processing or associated treatment will not be permitted in the lifetime of this plan.~~

- MA 7.10 Policy Objective WW2 would revert back to the Draft Galway County Development Plan as follows:

#### **WW 2 Delivery of Wastewater Infrastructure**

Liaise and co-operate with Irish Water in the implementation and delivery of the Water Services Strategic Plan (2015) and the Irish Water Investment Plan 2020-2024 and

other relevant investment works programmes of Irish Water in the delivery of infrastructure within the county.

~~The Ballinasloe area will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to Environmentally sensitive sites including Natura 2000, SPC, SACs under Habitat, Birds and Wildlife Directives, proximity to River Suck and Shannon, floodplain and groundwater risks/conflicts, unsatisfactory water status with regard to Water framework obligations and River Basin Management plans, interference with progressive sustainable development plans with regard to National Cycleway Spur, Suck Bathing and emerging Water recreation feasibility plans, and in keeping with Environmental Justice Principles of affording the population and environment of Ballinasloe the opportunity to evolve, flourish and regenerate after repeated chronic siting of waste facilities in the area in order to guarantee that those living in Ballinasloe have equal access to a healthy, safe, and sustainable environment, as well as equal protection from environmental harm.~~

~~The Tuam Area will not be suitable or considered appropriate siting for a regional Connaught/Ulster waste management facility and/or as a regional or county sludge hub given its proximity to the SAC Lough Corrib and River Clare flood plain and the processing or associated treatment will not be permitted~~

Mr. Dunne stated that in terms of identifying two areas in the county that would not be suitable or acceptable for waste management infrastructure would be predetermining an outcome of a Waste Management Plan. He advised that OPR and other Prescribed Bodies have made submissions in relation to this. He advised that the CE would not be recommending the necessity to include specific locations which in its opinion would not be appropriate locations. He explained that that plan was outside the remit of Galway County Development Plan and would be pre-determining something that may not come out of this. CE Recommendation is that this text be deleted.

Cllr. Killilea stated that he would be rejecting CE Recommendation in relation to the Tuam section of this.

Cllr. Dr. Parsons stated that she would be rejecting CE Recommendation in relation to Ballinasloe section of this. She stated that there are different environmental considerations in Ballinasloe as has been previously discussed at meetings in December/January. She stated that Ballinasloe has shouldered a disproportionate amount of the waste management burden for the county over the years. She stated that they needed to take back some control and build up their community in a healthy way and for those reasons would be rejecting CE Recommendation.

Cllr. Roche concurred with previous speakers and stated that waste management should not be regionalized.

Cllr. Sheridan stated that it flies in the face of good environmental management and should not be regionalized. He stated that the strategy of making one place suffer

while others don't, is a principal in environmental waste management that goes back decades.

Mr. Dunne advised that this is ultra vires policy objective and narrative and Galway County Council do not have control over it. He stated that by inserting such a policy objective into CDP does not mean it will determine that it will not go ahead in that location.

Cllr. Broderick asked that MA 7.8, MA 7.9 and MA 7.10 were considered together. He stated that they had to be mindful that there was a Court Order in place preventing waste management activities in the town of Ballinasloe.

Cllr. Roche stated that while he acknowledged that they did not have a say in this, he saw this as the only opportunity to express their concerns that they did not want either site to be considered as a Regional Hub. He queried who was directing this and queried what was left open for them to do regarding this matter?

Mr. Dunne explained that it was the Waste Enforcement Regional Lead Authorities (WERLA) who had this remit and Galway County Council do not have any powers in this regard.

Cllr. Roche stated that this was an unacceptable situation that we as a local authority may now be forced to deal with other counties waste and in his view, this was unfair.

Cllr. Killilea then sought to clarify for Members that he was speaking regarding wastewater treatment infrastructure specifically. He stated that Irish Water has already identified Tuam for a Sludge Hub along with Ballina, Sligo and Castlebar. As such he stated that he wanted the CDP to allow for the possibility of a lively and heated debate should the sludge hub plans for Tuam be developed. He acknowledged Cllr. Dr. Parsons comments in relation to Ballinasloe and stated that Ballinasloe was not mentioned for such a sludge hub. He again stated that he wished to reject the CE's Recommendation solely on the basis that the WWTP in Tuam has more than 100. No. instances of improper discharges into rivers and water systems over the past few years.

Mr. Dunne sought to further clarify on the matter and read extract from Irish Water submission as follows:

"The current NWSMP identified Tuam as a potential site for a Sludge Hub, and Ballinasloe as a potential site for a Satellite Dewatering Centre. Following further assessment, Tuam has not been selected as a potential site for a Sludge Hub, while Ballinasloe is still under review for selection as a Satellite Dewatering Centre. It should be noted that Ballinasloe WWTP currently dewaterers both imported and indigenous sludge."

He stated that as per Irish Water submission Tuam was no longer under consideration for location of a Sludge Hub and Ballinasloe was under consideration as a Satellite

## Minutes of Special Meeting held on 22nd April 2022

Dewatering Centre. He again advised that Galway County Council are not in control of where these sites are located.

Ms. Loughnane stated that it would not inform any other process by inserting or removing it from the CDP and was not going to make any difference with respect to a decision on location of a sludge hub. She stated that by including it, it just weakens other aspects of the CDP.

Cllr. Dr. Parsons, referring to Ballinasloe, stated that this area has served the county well and carried the load disproportionately regarding waste management. She stated that the fact that Tuam was taken out made it more important for Ballinasloe to be referenced and stated that she would like to see it included in the Plan. Cllr Parsons pointed out that Galway County Council is the relevant Local Planning Authority in terms of any planning building development and infrastructure application and in certain circumstances is also the grantee of waste permit applications and that she held the view that as such Galway County Council has considerable power and agency in determining the inappropriateness and unsuitability of locations for Sludge and Waste industries within the county. Cllr Parsons stated this is in keeping with Environmental Justice Principles robustly debated throughout the CDP process and already incorporated into the Draft CDP 2022-28 with full agreement of members. She stated that she would support the proper siting of this but not in an area that has already been impacted. She urged Members to support her on this.

Cllr. Geraghty supported Cllr. Dr. Parsons comments.

Ms. Loughnane explained that it was quoting something in the CDP that was outside Galway County Council powers and may leave us open to a challenge on it.

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

*I, Cllr. Killilea, propose that to reject the CE's Recommendations on MA 7.8, MA 7.9 and MA 7.10.*

***Motion was proposed by Cllr. Killilea, seconded by Cllr. Dr. Parsons and agreed by the Members.***

**GLW-C20-43 NORTHERN WESTERN REGIONAL AUTHORITY (NWRA)**

Mr. Dunne gave an overview of the submission received.

He advised that a comprehensive submission has been made by the Northern Western Regional Authority (NWRA). The NWRA notes that there are over 250

proposed Material Alterations in both Volume 1 and 2 of the Draft. It is stated that the submission will concentrate on issues that have regional significance in terms of consistency or otherwise within the RSES. Reference to Material Alterations in Volume 1 that involve minor narrative changes, updates on technical and/or published documents will generally be supported. In relation to Material Alterations in Volume 2 the commentary will be restricted to issues pertaining to the MASP towns and will not comment on Small Growth Towns or Small Growth villages as these are not identified in the RSES.

### Material Alteration MA 2.3 Housing Supply Target

#### **Summary of Submission:**

It is noted that Household Supply Targets Methodology is used to estimate the number of house-completions required in the County to meet demand. The submission discusses the current average housing completions and levels of completion needed in the Key Towns will be many multiples more than double the figure for the whole County.

The submission notes the 'Development Plans, Draft Guidelines for Planning Authorities' (August 2021). Within the context of these guidelines and the RSES, the Assembly raised concern to the Draft Plan core strategy allocations.

The Assembly raised issue of the consistency of the population target in the RSES for Key Towns. RSES plans for a 30% increase for these towns by 2040. There are significant differences between the targets which can have a distorting influence in Galway on the provision, delivery and cost of infrastructure.

The population allocation between urban and rural areas is still a matter of concern for the Assembly.

Mr. Dunne outlined the **Chief Executive's Response** as follows:

This recommendation is at variance to the OPR submission where it was considered appropriate the settlement hierarchy and the portioned of population growth allocated to each town. The two Key Towns of Ballinasloe and Tuam have been identified in the Core Strategy to grow in population by 30%. The parameter in the RSES relates to at least 30% of population uplift and as a result the Chief Executive is satisfied that this is reflected in the Core Strategy. The Core Strategy, as prepared as per the Material Alteration No. 2.12, is cognisant of this and also of RPOs 3.1 to 3.4 which seeks to deliver compact growth through directing population growth to MASP, Key Towns as well as the regeneration and renewal of small towns and villages in rural areas.

It is considered that the approach taken aligns with both national and regional policy as outlined in the NPF and RSES and is in line with the *Housing Supply Target Methodology for Development Planning Guidelines* (2020).

Mr. Dunne outlined the **Chief Executive's Recommendation** as follows:

No Change

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

Material Alterations 2.6, 2.13, 3.3, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7 and 4.8:

**Summary of Submission:**

The Assembly does not propose to examine the above in detail and believes Galway County Council is best placed to manage rural housing and the proposals above are supported. Urban Fringes are added for a number of towns (MA 4.1), should a similar fringe be established for Ballinasloe?

In relation to MA 4.5 (which is supported by the Assembly) for the renovation of derelict dwellings, more weight should be given to constructing modern, well-serviced and designed buildings.

**Chief Executive's Response:**

The general commentary regarding Rural Housing is noted. Subject to the OPR Recommendation No. 5 and 6 it is recommended that the material alterations relating to rural housing would revert to the Draft Plan. The Rural Housing Development Strategy and associated GCTPS boundary does not extend out to Ballinasloe and therefore it is not considered warranted to place an urban fringe around Ballinasloe.

In relation to MA4.5 the additional wording was as a result of a resolution passed by the Elected Members. It is considered as part of the development management process the character of the building will be considered but due cognisance of constructing well modern, well services and designed buildings will also be the forefront.

**Chief Executive's Recommendation:**

See OPR Recommendation No.5 and 6

***Members were advised that this was connected to OPR Recommendation No. 6 which was deferred for discussion/decision until May Meeting. Noted by the Members.***

Material Alteration 5.1 EL4 Former Galway Airport

Reference to the revised wording of Policy Objective EL4 Former Galway Airport. It is requested to review additional reference to “residential” or “community” lands which is stated should be included in the policy objective EL4 Former Galway Airport Site.

Mr. Dunne outlined the **Chief Executive's Response** as follows:

The additional reference to residential and community uses for the Airport is noted. However, it is considered that the amended wording as per policy objective EL4 Former Galway Airport is appropriate.

**Chief Executive's Recommendation:**

No Change

Cllr. Cuddy stated that reference was made to proposed residential development and queried if Irish Water had been consulted about providing the necessary infrastructure for such development. Mr. Dunne advised that Irish Water had commented previously on the Plan that proposals do not mention residential development. He stated that they don't see it as a residential unit out at airport site. CE recommendation is that we don't add “residential”.

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

#### Material Alteration 6.20 NR4 New Access on National Roads

It is suggested that the policy objective be specifically titled ‘New accesses directly onto National Roads’ to ensure it is not confused with indirect access via the regional and local road network that access national roads.

**Chief Executive's Response:**

Noted. It is considered appropriate to amend the title as requested.

**Chief Executive's Recommendation:**

**NR 4 New Accesses Directly onto on National Roads**

**'The policy of the Planning Authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmh apply. This provision in accordance with the relevant TII Guidelines applies to all categories of development. Consideration will be given, where appropriate, for the facilitation of regionally strategic projects and utility infrastructure.'**

- Please note additional recommended text to this policy objective as part of Fáilte Ireland and Irish Water submission.

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

Material Alteration 7.1-7.17

The Assembly supports MA 7.1 – 7.17.

In relation to MA 7.5 this Policy Objective WS 8 Proliferation requires high standard sewerage treatment plants which might infringe on developers wishing to avail of the most economically and environmentally advantageous designs.

**Chief Executive's Response:**

Noted. Based on the recommendation No.6 from the OPR it is considered appropriate to revert back to the text as per the Draft Galway County Development Plan 2022-2028.

**Chief Executive's Recommendation:**

See OPR Recommendation No.6

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

Material Alteration 7.8 Section 7.5.10 Sludge Management

It is considered that this would be contrary to regional policy in its present format as it is short of much relevant information in terms of technical appraisal and evidence, and no maps provided to examine or determine areas involved.

**Chief Executive's Response:**

Noted. It is considered that the wording as per Material Alteration is not appropriate and it is considered that this should revert back to the text as per the Draft Galway County Development Plan 2022-2028.

**Chief Executive's Recommendation:**

See OPR Recommendation No.10

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

Material Alteration 7.16 Table 7.10

Table 7.10 does not contain any numerical data on headroom capacities despite being recorded in the SEA report. It would inform the public much better if this were included.

**Chief Executive's Response:**

Noted. It is not considered appropriate to include the capacities in this table.

**Chief Executive's Recommendation:**

No Change

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

Material Alteration 11.6 H4 Portiuncula University Hospital

The Assembly notes the new policy objective recognising the importance of Portiuncula Hospital and notes that it is consistent with RPO 7.10.

**Chief Executive's Response:**

Noted.

**Chief Executive's Recommendation:**

No Change

***Noted by the Members.***

Material Alteration MA 15.2 Table 15.1

It is considered that Table 15.1 should acknowledge that typology study that could result in a change in density outcomes.

**Chief Executive's Response:**

Noted. Any change resulting in a typology study will result in change in density outcomes

**Chief Executive's Recommendation:**

No Change

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

**Volume 2**

The submission examines macro issues in the MASP (included are the towns of Baile Chláir, Bearna and Oranmore and the areas of Briarhill and Garraun which are adjacent to the city.

Material Alteration MASP MA2 Land Use Zoning Table for the MASP, Small Growth Towns and Small Growth Villages

It is noted that the land use matrix table includes reference to nursing home/ retirement home/ sheltered housing is welcomed but does not zone land as required by RPO 7.14.

**Chief Executive's Response:**

Noted. Chapter 3 Placemaking, Regeneration and Urban Living and Chapter 11 Community Development and Social Infrastructure of the Draft Plan includes policy objectives which support the provision for housing of mixed type and tenure as well as housing to accommodate the needs of specific user groups. Specialised housing is actively supported, and it is considered that distinct zoning class for specific types of housing or healthcare facilities is not required and has the potential to restrict and indeed limit the level of facilities and the locations at which they could be provided. Policy Objective PA3 Accommodation for Older Persons and Policy Objective PA4 Retirement Villages and Sheltered Housing for older persons in Chapter 11 Community Development and Social Infrastructure reflects the strategy proposed by Galway County Council.

**Chief Executive's Recommendation:**

No Change

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

**Material Alterations MA 3-8**

These relate to developments in areas at known risk of flooding and bring clarity to landowners and developers.

**Chief Executive's Response:**

Noted.

**Chief Executive's Recommendation:**

No Change

***Noted by the Members.***

**Other Comments**

The Assembly note that the amount of residential zoned land in Baile Chláir, Bearna and Oranmore could be increased by 8, 2 and 2.5ha respectively and there could be an equivalent decrease in Oranmore. If the proposed MAs are accepted, how will their impact on the core strategy table be impacted? Garraun and Briarhill plans proposed increase in residentially zoned lands, which may also have an impact on the core strategy table.

**Chief Executive's Response:**

Noted. The Material Alterations relating to additional land in Baile Chláir, Bearna and Oranmore. Based on the OPR Recommendations it is considered that this would be addressed.

**Chief Executive's Recommendation:**

No Change

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

## **GLW-C20-168 DEPARTMENT OF ENVIRONMENT, CLIMATE AND COMMUNICATIONS**

Mr. Dunne gave a **summary of the submission** received as follows:-

The Department notes that the revised Climate Action Plan 2021 has been published and requests that, where possible and related to any proposed Material Alterations, the Draft Plan be updated to reflect same.

The submission makes a number of observations in relation to Material Alteration 14.4. Clarity is requested in the final Plan as to the rationale for the buffer zone proposed under this material alteration, in particular, how the proposed material alteration is consistent with the Climate Action Plan 2021, the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Action (DHLGH, 2017).

It is requested that the final Plan demonstrate how the apparent reduction in available land for wind development and the reduction in the capacity of permitted and commissioned development, as amended in Material Alteration 14.5, affect the potential yield as expressed in Table 11 of Appendix 1 of the Draft Galway County Development Plan 2022-2028. It is requested that this is considered in the context of the increased ambitions under the Climate Action Plan 2021.

Mr. Dunne outlined the **Chief Executive's Response** as follows:

The Material Alteration 14.4 was proposed as resolution by the Elected Members. A full review of the proposed material alteration and impact on the wind potential of this area was undertaken. The decisions were based on an objective analysis of data about the location of potentially affected residential concentrations, the local topography as well as the extent of landscape and visual impacts of an existing windfarm within this area. It was considered that any future developments would be unlikely to comply with development management standards, generally, and emerging wind energy guidelines, specifically proximity, nuisance, visual impacts, effects on amenities and tourism resources and ecology. Full cognisance was taken of the minimal effect that it would have on the areas zoned for wind energy development, with a reduction of 10.7km<sup>2</sup> (1,077 Ha) in the overall County area. This reduction results in 0.17% less available area for Wind Potential for the County.

**Chief Executive's Recommendation:**

No Change.

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

## **GLW-C20-227 DEPARTMENT OF HOUSING LOCAL GOVERNMENT AND HERITAGE**

This submission relates to the commentary on the Draft Galway County Development Plan 2022-2028.

Mr. Dunne outlined the **Chief Executive's Response** as follows:

The submission was sent into the Chief Executive on the 11<sup>th</sup> of August 2021. This submission was received after the closing date for submissions on the Draft Development Plan (20.5.21 – 30.7.21). The same submission was sent in during the Material Alterations public consultation stage however it does not relate to Material Alterations that were on display and therefore cannot be considered under the Development Plan process.

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

No Change.

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

## **GLW-C20-131 DEPARTMENT OF EDUCATION**

Mr. Dunne gave a **summary of the submission** received as follows:-

This submission is in relation to *Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy*, noting zoning amendment relating to “Community Facilities” in various settlements. The submission notes that the “Community Facilities” zoning amendments in Baile Chláir, Oranmore, Headford, Moycullen and Portumna do not impact on the Department’s requirements as outlined in its submission to the Draft Galway County Development Plan.

The submission states that Material Alteration 2.1 and Material Alteration 2.12 are of particular note with regards to the proposal to reflect projected growth out to 2031, based on the RSES projected 2031 figure of 219,500 for County Galway.

The submission notes that in the Department's submission to the Draft CDP in July 2021, the school provision requirements had been calculated based on the RSES 2031 figure of 219,500. The Department identified its own growth figures between 2029 and 2031 for all settlements. It is noted that the difference between the Department figures and those in the proposed Material Alteration 2.12 are small because the Department made its assessment on the same overall additional increase of 8,400 as is proposed by the material alteration. Therefore, the changes as proposed in Material Alterations 2.1 and 2.12 do not alter the Department's school provision requirements as indicated in its submission in July 2021.

**Chief Executive's Response:**

The Chief Executive notes that the Department considers that the Material Alterations 2.1 and 2.12 do not have an impact on future school provision requirements and that the population projections and associated school provisions are closely aligned.

**Chief Executive's Recommendation:**

No Change.

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

## GLW-C20-73 DEPARTMENT OF TRANSPORT

Mr. Dunne gave a **summary of the submission** received as follows:-

The Department of Transport (DoT) notes that since the previous Development Plan was published there has been significant policy developments which are relevant to accessible and integrated public transport. These include:

- Publication of the “whole of Government” National Disability Inclusion Strategy (NDIS) 2017-2022, which includes specific actions assigned to Local Authorities. DoT welcomes Material Alteration no. 6.11, new policy objective PT 8.
- The ratification by Ireland in 2018 of the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD). This puts obligations on State Parties to ensure access for persons with disabilities to the physical environment and transportation in both urban and rural areas.
- The DMURS Interim Advice Note – Covid-19 Pandemic Response which was published on the DMURS website in 2020. It includes guidance that designers should ensure that measures align with the principles of universal design, consider

Government policy on accessibility for people with disabilities and consult people with disabilities to further appraise measures. Reference in the Draft Plan to the 2019 DMURS should be replaced with reference to the 2020 DMURS Interim Advice Note. Submission notes the reference to this in Material Alteration no. 6.12.

- To make public transport fully accessible to people with disabilities requires a 'whole journey approach' which refers to all elements that constitute a journey from the starting point to destination.
- The publication by the National Transport Authority (NTA) of its 'Local Link Rural Transport Programme Strategic Plan 2018 to 2022'. DoT notes Material Alteration 6.17.

**Chief Executive's Response:**

The Chief Executive welcomes the Department's observations in relation to the Material Alterations 6.11, 6.12, 6.17 and notes the requirements of accessible and integrated public transport provision.

**Chief Executive's Recommendation:**

No Change.

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

## GLW-C20-13 ENVIRONMENTAL PROTECTION AGENCY

Mr. Dunne gave a **summary of the submission** received as follows:-

He advised that a comprehensive submission has been made which outlines the role of the EPA as an SEA environmental authority. The submission considers the Material Alterations under the headings of Sustainable Development; Likely Significant Effects; Future Modifications to the Draft Plan; SEA Statement – "Information on the Decision"; and, Environmental Authorities. The submission is accompanied by EPA Recommendations and Resources for the SEA of Local Authority Land-Use Plans.

Galway County Council should ensure that the Plan, as amended, is consistent with the need for proper planning and sustainable development and should ensure that the Plan is consistent with key relevant higher-level plans and programmes.

According to the EPA, the majority of the proposed alterations will have no significant environmental effect. However, if the SEA identifies any alterations that have the potential for significant environmental consequences, a clear justification for making those changes should be provided. Prior to adoption, the Plan must acknowledge and

## Minutes of Special Meeting held on 22nd April 2022

incorporate the SEA's recommendations. In accordance with SEA regulations, any future changes to the Draft Plan should be screened for significant effects.

The submission notes that once the Plan is adopted, an SEA Statement should be prepared that summarises a number of issues, and a copy of the SEA statement should be sent to any environmental authority consulted during the SEA process. Furthermore, under the SEA regulations, the Council should consult with environmental authorities which have been listed in the submission.

In addition, the accompanying document with the submission included key environmental recommendations for local authorities to consider when conducting SEA of land-use plans at the county and local levels.

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

Noted. With the adoption of the Galway County Development Plan 2022-2028 the final Environmental Reports will be updated, and a SEA Statement will be prepared.

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

No Change.

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

## **GLW-C20-186 ELECTRICITY SUPPLY BOARD**

Mr. Dunne gave a **summary of the submission** received as follows:-

He advised that a detailed submission was received from the Electricity Supply Board (ESB). The ESB acknowledges the ambition of the Draft Galway County Development Plan 2022-2028 to reinforce climate change policies.

Reference to Climate Action Plan and the requirements for same have been outlined in the submission.

The following is an outline of the Proposed Material Alterations:

### Material Alterations No.7.18,7.19 ,7.20 and 7.21- Electricity Network

The support for this infrastructure objective has been outlined. The provision of a secure and reliable electricity transmission infrastructure is essential. Reference to the strong electrical grid for the county is outlined.

### Material Alterations No.14.1- Green Hydrogen

## Minutes of Special Meeting held on 22nd April 2022

The support for Policy Objective 14.1 is outlined and the importance of green hydrogen for the county.

### Material Alterations No.14.4 & 14.5 Wind Energy

Reference to Material Alterations in relation to Wind Energy is outlined and support for the subject Material Alterations

### Material Alterations No.15.20 - Solar Energy

Reference and support for Material Alteration 15.20 is outlined.

### Material Alterations No.15.21-EV Charging Provision

Reference and general support for the DM standard is outlined. Cognisance of (Energy Performance of Buildings) Regulations 2021 were outlined.

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

Noted. The support for Material Alterations outlined above are welcomed.

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

No Change

***The CE Recommendation was proposed by Cllr. Byrne, seconded by Comh. O Cualáin and agreed by the Members.***

## **GLW-C20-139 FAILTE IRELAND**

Mr. Dunne gave a **summary of the submission** received as follows:-

This submission relates to Material Alteration 8.2 and 6.20 respectively.

### Proposed Material Alteration no. 8.2

Failte Ireland welcomes the proposed Material Alteration 8.2. The submission recommends a further amendment to the material alteration as follows, given the strategic importance of the Regional Tourism Strategies:

“To work to improve the visitor experience and to **support the implementation of Fáilte Ireland's Regional Tourism Strategies**, Destination Experience Development Plans and Visitor Experience Development Plans across the country to ensure that all visitors enjoy the unique experience of County Galway.”

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

The Chief Executive notes the support for Material Alteration 8.2, it is not considered warranted to include the additional wording as proposed above. It is considered that

there are a number of policy objectives in Chapter 8 Tourism and Landscape that will support the Regional Tourism Strategies and it should be noted that Galway County Council will be preparing Tourism Strategy for the county in the near future.

**Chief Executive's Recommendation:**

No Change

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

Proposed Material Alteration No. 6.20

The submission acknowledges the inclusion of Policy Objective NR4 to implement national policy on access to national roads in line with Section 28 guidelines. In addition, it is noted that in Section 2.6 of the Section 28 guidelines, Planning Authorities are allowed to identify stretches of national roads where a less restrictive approach may be applied for developments of national and regional importance and on lightly trafficked section of National Secondary Roads. The submission states that there are strategic tourism business and experiences located along the N59 which have direct access onto it. The N59 forms part of the Wild Atlantic Way and Connemara region and has various levels of traffic flow. The submission is requesting a more flexible approach to be applied to specific sections of the N59. On this basis the submission believes that consideration should be given to the inclusion of a Policy Objective in the Development Plan which would be consistent with Section 2.6 of the Spatial Planning and National Roads - Guidelines for Planning Authorities.

**Chief Executive's Response:**

Noted. As per the request above in relation to Policy Objective NR 4 it is considered that it is warranted to modify the policy objective as follows.

**Chief Executive's Recommendation:**

It is considered that the new policy objective relating to NR4 New Accesses on National Roads and further amended as per NWRA Recommendation:

**NR 4 New Accesses Directly onto on National Roads**

**'The policy of the Planning Authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmh apply. This provision in accordance with the relevant TII Guidelines applies to all categories of development. Consideration will be given, where appropriate, for the facilitation of regionally strategic projects and utility infrastructure.**

## Minutes of Special Meeting held on 22nd April 2022

Mr. Dunne explained that wording “directly onto” had been agreed through the NRWA Submission and what was being proposed here was additional wording which was outlined in blue text.

Cllr. Mannion welcomed comments by Failte Ireland.

Cllr. Byrne referred to Galway County Council’s policy regarding use of an existing access and the applicant’s need to meet sightline criteria. He stated that he was a bit confused by the wording here.

Cllr. Cuddy also requested more clarity on it.

Ms. Loughnane explained that if there was an existing access in place, that access must be used. She advised of the need to comply with policy documents in place at the making of a decision. Cllr. Byrne queried what the following wording means “....the generation of increased traffic from existing accesses to national roads .....”. He suggested that what they were doing to DM was totally contradictory in CDP. He stated that if a new development did not generate increased traffic, then sightlines should not be a criterion. He gave an example of person renting a house in an area separate to farm-holding and who had to travel to and from farm holding up to 15 times a day where if he was permitted to build a family home beside farm holding it would decrease the traffic flow. Cllr. Cuddy agreed with Cllr. Byrne’s comments. He gave example of a situation in a cul-de-sac with 10 no. houses that lead on to National Primary Road with ample sight distance. Ms. Loughnane advised that this policy objective does not address that particular issue, and this was a new policy objective. She suggested that if Mr. Byrne can provide proof that there was a decrease of traffic movements in place then it should be straight forward and stated that it will be in new Plan if adopted. She stated that TII do not want any new entrances onto National Roads.

Cllr. Roche stated that he supported Cllr. Byrne’s earlier comments. He stated that he couldn’t accept the situation that TII or GCC would not facilitate such a request referred to earlier and suggested that this was pushing rural decline.

Cllr. Mannion stated that she would be opposed to anything that would hinder getting planning permission along N59 and therefore withdrew her initial approval of CE Recommendation in this instance.

Cllr. Thomas stated that it vitally important that some provision for access on to national routes is permitted.

Ms. Loughnane explained that there is a policy objective with respect to direct access on to national roads. She referenced RH 16 where it gives provision for farm families to build if no other lands are available and assured Members that RH 16 still exists.

Cllr. Roche disagreed with Ms. Loughnane’s comments and stated that the policy may exist to facilitate this, but it was not happening on the ground and had caused a lot of hardship.

## Minutes of Special Meeting held on 22nd April 2022

Mr. Owens explained that an element of the amendment being discussed has already been agreed on Page 61 under the NRWA submission agreed earlier and advised that they could not revisit this wording.

Cllr. Byrne again queried the situation where a shared access is used, and it is confirmed that development will not increase traffic movements. He suggested that they should not be bringing sightlines into consideration in this instance and that was what was stated in spatial guidelines.

Cllr. Murphy referred to a similar situation regarding a planning permission refusal on the Ballindereen/Kinvara Road. He queried what Ms. Loughnane meant by proof and stated that he did not know how someone could prove what needs to be proved.

In response to Cllr. Collins' query, Mr. Dunne advised that there was a detailed discussion at the December/January Meetings on RH 16 which is in place in CDP. He stated that they had done what the Members wanted in terms of access on to national road and acknowledged all the sentiments expressed by the Members on the matter. He explained that they were not dealing with One-Off Housing in this instance and Policy Objective RH 16 in the CDP covers this. He explained that the amendment being proposed here was to allow provision for regionally strategic projects. He stated that the proposed amendments have addressed what Failte Ireland, and Irish Water have asked to address. He advised that the text that was outlined in blue was what they were asking for agreement from the Members on.

Mr. Pender, DOS reiterated Mr. Dunne's earlier comments and advised the Members that this policy had nothing to do with one-off housing on national routes.

**It was agreed by the Members to defer a decision on the remainder of this submission until the May Meeting.**

**THE MEMBERS AGREED TO TAKE THE SUBMISSION FROM GALWAY CITY COUNCIL NEXT (Pg 103-107 of CE Report)**

### **GLW-C20-142 GALWAY CITY COUNCIL**

Mr. Dunne advised that a detailed and comprehensive submission has been made by Galway City Council which relates to a number of Proposed Material Alterations, and it was agreed to discuss them individually.

#### Material Alteration 4.2 MASP LUZ Briarhill

The City Council considers that the proposed alteration of un-zoned, un-serviced greenfield agricultural lands will jeopardize the Draft City Plan's Core Strategy approach. The submission explains how the city strategy is coordinated and evidence-based, with a focus on delivering development on regeneration and brownfield land, retaining additional zoning, and the development of Ardaun LAP, a nationally

designated MUHD site, which is supported by the NPF and RSES and is a recipient of URDF funding. Processing this specific unplanned greenfield area at Briarhill would hinder the development of the city's designated expansion areas at Ardaun and would be in infringement of RSES/MASP. In the case of Briarhill, the submission considers that the Draft Plan failed to provide any evidence-based justification for this specific development location, as required by the guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, using the sequential approach to development. In the context of the MASP, the application would have required this aspect to be reviewed by an overall assessment. Galway City Council does not approve of Briarhill's designation as a new settlement area on the city's periphery and notes that the designation of the MASP area was based on a shared vision and good communication. The submission suggests that it is unfortunate that this did not occur prior to the proposed extensive zoning proposals, obviating the need to express this opinion during the public consultation. Galway City Council consider that the 25% additional bank of land equivalency to the original Residential Phase 1 zoned land of 13.03ha is neither warranted nor supported by any evidence. The submission suggests there is a lack of justification for increased residential density at this location. The submission states that increased land zoning and density would result in a 60% increase in housing yields on these lands, which is not accounted for in the housing strategy, core strategy table, or given justification in the core strategy.

**Chief Executive's Response:**

Noted. There was consultation with officials from Galway City Council and Galway County Council in relation to the preparation of the Draft Galway County Development Plan and the Material Alteration stage of the plan process. An outline of the proposals for Briarhill were discussed 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 being served from a water and wastewater perspective.

Lands zoned for residential development are adjacent to a major employment base and where based on a strategic aim of the Galway County Development Plan there is greater shift to reduce dependency on the private car. The additional hectares of land added to Briarhill was because of the reconfiguration of the Core Strategy which takes account of the *Housing Supply Target Methodology for Development Planning*.

**Chief Executive's Recommendation:**

No Change

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

**MASP LUZ Garraun 5.2**

This submission holds a similar stance on Garraun as previously expressed in Briarhill. It is considered that the classification of Garraun as a significantly scaled new settlement area on the city boundary and in such close proximity to Oranmore has not yet evolved from any consensus with Galway City Council with respect to MASP development. The submission notes that the proposed material alteration will add further to the scale of the development designated at this location. Galway City Council consider that the 40% additional bank of land equivalency to the original Residential Phase 1 zoned land of 14.38ha is neither warranted nor supported by any evidence based analysis.

**Chief Executive's Response:**

The development of Garraun and its inclusion within Galway County Development Plan 2022-2028 is very much public transport driven. The Urban Framework Plan which is embedded with land use zonings and has a core strategy allocation in Chapter 2 should be seen as an attractor for both city and county councils in providing residential units adjacent to a train station on the edge of Galway city. With the successful awarding of circa €12 million for the Garraun Train Station works and associated studies under the Urban Regeneration Development Fund there is significant potential for these lands to develop into attractive neighborhoods for both county and city residents.

**Chief Executive's Recommendation:**

No Change

Cllr. Carroll expressed his annoyance at what he perceived as interference by Galway City Council in the Galway County Development Plan. Cllrs. Cronnelly and Cuddy concurred with those comments.

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

**General Comment on Land Use Zonings**

The submission notes there are other proposed zoning changes within the MASP boundaries at Bearna, Oranmore and Baile Chláir through additional zonings, redesignations to Residential Phase 1 and infill residential, which cumulatively will further increase potential housing yield and associated population within the County MASP area. The submission notes that the City Council has no objections to the

specific proposals as they are located within existing settlement it is not clear how the impact of the cumulative range of proposed changes has been assessed in the context of distribution of population as provided for the county in the MASP/RSES.

**Chief Executive's Response:**

Noted. Some of the additional residential lands referenced in the settlement above have been recommended by the Office of the Planning Regulator to be removed.

**Chief Executive's Recommendation:**

See OPR Recommendation No. 2, 3 & 8.

***This was already covered in a previous motion. Noted by the Members.***

Material Alteration 2.11

This submission discusses observations that have been made in the context of the amalgamation of the original core strategy Table 2.9 and the inclusion of lands, subject to the proposed material amendments which have altered this table. The submission notes that the core strategy table is required to reflect the totality all lands zoned residential and the potential housing yield and should balance with the population allocation in the RSES. However, the submission has outlined discrepancies in the table:

- Baile Chláir includes for a significant quantum of additional zoned lands on greenfield lands (18.35ha) and at a density of 30ha would identify 550 units compared to the 393 stated in the table.
- The increase of units projected to be delivered on greenfield sites has increased from the Draft Plan, but there has been no re-visiting of the overall housing allocation/justification for more zoning. This is important in view of the fact the allocation of residential lands at the original Draft Plan stage was questioned already in view of exceedance.
- The total number of associated housing units in the County MASP area is 3,166. This is significant increase from the original amount of 2,200 in the Draft Plan. The submission acknowledges that there are now figures for infill and brownfield at the request of the OPR, this recognises that there is an excess of greenfield lands being zoned. The submission notes that NPF/RSES is to use land sustainably encouraging compact growth and regeneration in advance of zoning new greenfield sites. As per the Draft plans the core strategy table indicates an allocation of population to the MASP of 5,500. However, the capacity of the lands zoned for residential in this area now has a capacity for a population of 7,915 persons. This has arrived at using a conservation occupancy rate of 2.5 persons per household. The core strategy table as shown in the material alteration does not reflect this revised capacity.
- The table has an unaltered allocation of 5,500 which reflected the calculation in the draft plan core strategy allied to a lesser scale of zoning, greenfield sites only and

with a lower density assigned in Briarhill. The submission noted that that this therefore does not reflect or balance with the material amendment in the table and is in conflict with the MASP requirement for population allocation and development land in the county area.

**Chief Executive's Response:**

Noted. The population projection in the draft HS was initially based upon the high NPF scenario, estimating a population of 211,100 for the County up to 2028. Prior to the publication of ESRI method, the basis for housing demand projection included a step-by-step method respective of the NPF/RSES population target, applying a pro rata basis over the Plan period, and applying the household size projection.

The new ESRI method, however, introduces an adjusted scenario based upon NPF and Baseline scenarios, utilising the elements of housing supply and unmet demand (overcrowding + homelessness) within the housing demand projection in the County over the Plan period.

Given different assumptions and elements considered within the two methods, the results may appear to not exactly align when applying the avg. household size of 2.5. To be more precise, the first method is relying purely on demographic elements to estimate population, while the second is providing housing demand rather than household projection. Alternatively, to provide an indication of housing allocation across the County over the Plan period, the population allocation for each settlement was applied to the overall housing demand projected for the County.

**Chief Executive's Recommendation:**

No Change

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

**Material Alteration 5.1**

The submission expresses its support for Policy Objective EL4. This acknowledges the potential opportunity for the site and as an NPF key growth enabler Galway City and Metropolitan area. However, the submission notes two amendments being brought forward appear to include elements that could undermine the future success of this potential opportunity materialising on the site. The submission welcomes the revised wording includes for the role of Galway City Council to be well embedded in determining the remit of a future masterplan and it is assumed that this masterplan will come before the City Council Members also for agreement, being joint owners. However, it is considered that the inclusion of the development of the site for new uses as proposed with the addition of "Aviation" introduces a conflicting objective. The submission notes that it is not clear how the regeneration of the site for a mix of business and technology uses can be advanced safely if lands retain an aviation

function. The submission hereby requested that the inclusion of the lands for aviation purposes be removed from the Policy Objective EL4.

**Chief Executive's Response:**

Noted. The support for the preparation of the Masterplan for the Former Galway Airport is noted.

**Chief Executive's Recommendation:**

No Change.

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

**Material Alteration 5.5 Proposed Zoning Change**

The submission strongly objects to the re-designation of these lands as Business and Enterprise. The submission notes that the structures on the site have a legacy use and have capacity for adaptation to similar or appropriate uses subject to normal planning and environmental considerations. The submission does not consider it appropriate to give a zoning to these buildings and a considerable swathe of land to the rear without any evidence-based justification. It is noted that the adjacent lands on the old Airport Site will require investment to render it suitable for the uses as identified in Policy Objective EL4. The submission states that the scale of these lands will still be a challenge to evolve the old Airport Site to new economic uses and the zoning of additional lands for similar purposes in the vicinity can only undermine the potential success of the anticipated regeneration of the airport lands and it will dilute the benefits of a specific masterplan. The submission outlines that the proposed Material Alteration will be contrary to previous examination in the Draft RSES where such lands were not deemed appropriate to be included within the boundary of the old Airport regeneration site for development purposes and therefore the Material Alteration would appear contrary to regional policy.

**Chief Executive's Response:**

Noted. The Chief Executive is not in favour of this Material Alteration. Based on the OPR Recommendation No. 7 it is recommended that these lands would revert to unzoned lands as per the Draft Galway County Development Plan 2022-2028.

**Chief Executive's Recommendation:**

See OPR Recommendation No.7

***This was already covered in a previous motion. Noted by the Members.***

**Material Alteration 5.2 RET 3 Joint Retail Strategy**

The submission acknowledges that under Ministerial guidelines a joint Retail Strategy is to be prepared between Galway City and County Council. The submission states they have no objection to the principle of such a joint strategy being prepared and have included an objective in the current Draft City Development Plan to prepare such. Furthermore, the submission requests that material alteration is modified to reflect the stages of both plans in that the City Plan will be adopted in 2023 and the wording in the amendment should state “completed within a year of the adoption of both the City and County Plans”.

**Chief Executive's Response:**

Noted. It is noted that there is no objection in principle to undertake the Joint Retail Strategy, and in terms of the timeline it is considered appropriate to modify the policy objective as requested.

**Chief Executive's Recommendation:**

Modify Policy Objective RET 3 Joint Retail Strategy as follows:

It is an objective of the Planning Authority to work with Galway City Council to prepare a joint retail strategy as per the requirement under Section 3.5 of the Retail Planning Guidelines for Planning Authorities (2012). **A Joint Local Authority Working Group will be set up to prepare and deliver a Joint Retail Strategy for the Galway Metropolitan Area. The Joint Retail Strategy which will identify requirements for further retail will be completed within a year of the adoption of both city and county plans within 1 year of the adoption of the County Development Plan and will be adopted by way of variation to this Plan.**

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

MASP MA1 - GCMA 24 Area Based Transport Assessment

There is concern regarding the scale of development in Briarhill. Reference to Policy Objective GCMA 24 Area Based Transport Assessment is noted however there is concern regarding the second part of this policy objective.

**Chief Executive's Response:**

Noted. The Chief Executive is not in favour of this Material Alteration relating to part (b). Based on the OPR Recommendation No. 1 it is recommended that the text relating to part (b) from the policy objective GCMA 24 would be deleted.

**Chief Executive's Recommendation:**

See OPR Recommendation No. 1

***This was already covered in a previous motion. Noted by the Members.***

Material Alteration Bearna MA 1

The reduction of the building setback from the foreshore reduced from 30m to 15m at Bearna as a retrograde step in the context of the greater MASP area and in the context of environmental concerns. It is stated that there is considerable potential of the expansion of the coastal link from Barna Woods and Silver Strand to Bearna Village. The development of a high-quality sustainable pedestrian and cycle linkage will be hugely beneficial for the expanding population of Bearna and allow for a more strategic MASP view of amenity linkages.

**Chief Executive's Response:**

Noted. It is considered that the reduction of the setback from 30m to 15m as per the Material Alteration is not appropriate. Therefore, it is considered that the 30m setback should be reinstated.

**Chief Executive's Recommendation:**

Revert Policy Objective BMSP 9 Coastal Setback as per Draft Galway County Development Plan 2022-2028 as follows:

**BMSP 9 Coastal Setback**

Ensure a general building setback of **30m 15m** from the foreshore field boundary line to allow for the development of the coastal amenity park and a seaside promenade, cycleway, children's playground(s), landscaped amenity space and improved access routes to the local beaches, Bearna Pier and water-based activities.

Cllr. McKinstry stated that he would strongly recommend going with CE Recommendation.

Cllr. Thomas commented that there was a well-orchestrated email campaign done here by the residents of Bearna and suggested that it was a completely green-led campaign. He stated that he was not in agreement with the proposed change of building setback to 30m. He stated they had now gone from a situation where they had total agreement from the landowners along the foreshore with regard initial proposal to a situation of where there will be nothing available for the people of Bearna. He stated that the ideal situation would be for a walkway around the village of Bearna which unfortunately was not now going to be the way.

Cllr. Welby stated that he was happy to support this proposal as he believed these facilities would be a huge benefit to the area. He stated that this was a case of peoplepower, and it was great to live in a period where peoplepower wins out.

An Comh. O Curraoin stated that he did not have any issue either way with what amount of land was in or out but emphasized the importance of the landowners being paid the proper price for these lands. He stated that he was in favour of the proposed development, but his issue was the amount of compensation the landowners were being offered for it.

## **Minutes of Special Meeting held on 22nd April 2022**

Cllr. Mannion stated that she was happy to support 30m set-back and thanked the people of Bearna for the courteous campaign they conducted.

Cllr. Byrne welcomed and supported the 30m set-back. He considered this a very good community led campaign which brought the community together. He stated that if there was a proposal for a Bay Walk type project, he believed that it would receive government support and he hoped that the landowners get recompensed for their land.

Cllr. McKinstry agreed with Cllr. Byrne's comments that this was a community led campaign and advised that this was not a land-grab. He stated that he did not think the land was usable for other uses like housing and welcomed working with the landowners when there was further progress on this proposal.

An Comh. Mac an Iomaire complimented the people of Bearna for the campaign they ran over the past few weeks and hoped that the landowners get compensated fairly for their lands.

Cllrs. Collins, M. Connolly, Cuddy, Donohue, Maher, Reddington and Roche all stated that this was a good win for Bearna, agreed with previous comments that this was a community led campaign and hoped that it can be progressive from now on, to include working with landowners on the matter.

Cllr. Dr. Parsons congratulated the people of Bearna on their campaign and wished the community and landowners all the best for the future development of Bearna. She stated that she believed that the voice of the community was very important and that everybody's rights will be upheld going forward.

Cllr. McClearn welcomed the decision that was made and stated that he was one of the few Councillors that voted against the 15m set-back at the December/January Meeting.

Cllr. Charity stated that he too was one of the nine Councillors who voted against the 15m set-back initially and stated that this was a campaign well run and congratulated all those involved.

Cllr. Kelly advised that he abstained from the original vote as he was not familiar with the area or the proposal. He stated that he did not see it as a Green-led campaign and welcomed the decision.

Cllr. Kinane stated that she highly respected An Comh. O Curraoin's view on the matter and that it was not about victory but was about doing the right thing. She stated that she believed that they were all here for the good of the County and it was a good evening for the people of Bearna.

Cllr. Sheridan stated that there was a team effort here from the people of Bearna and wished them well.

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

***The Meeting was then adjourned to the 4<sup>th</sup> May 2022.***

**Chriochnaigh an Cruinniú Ansin**

**Submitted, Signed and Approved**



**Cathaoirleach:** \_\_\_\_\_

**Date:** \_\_\_\_\_ 27/06/2022 \_\_\_\_\_